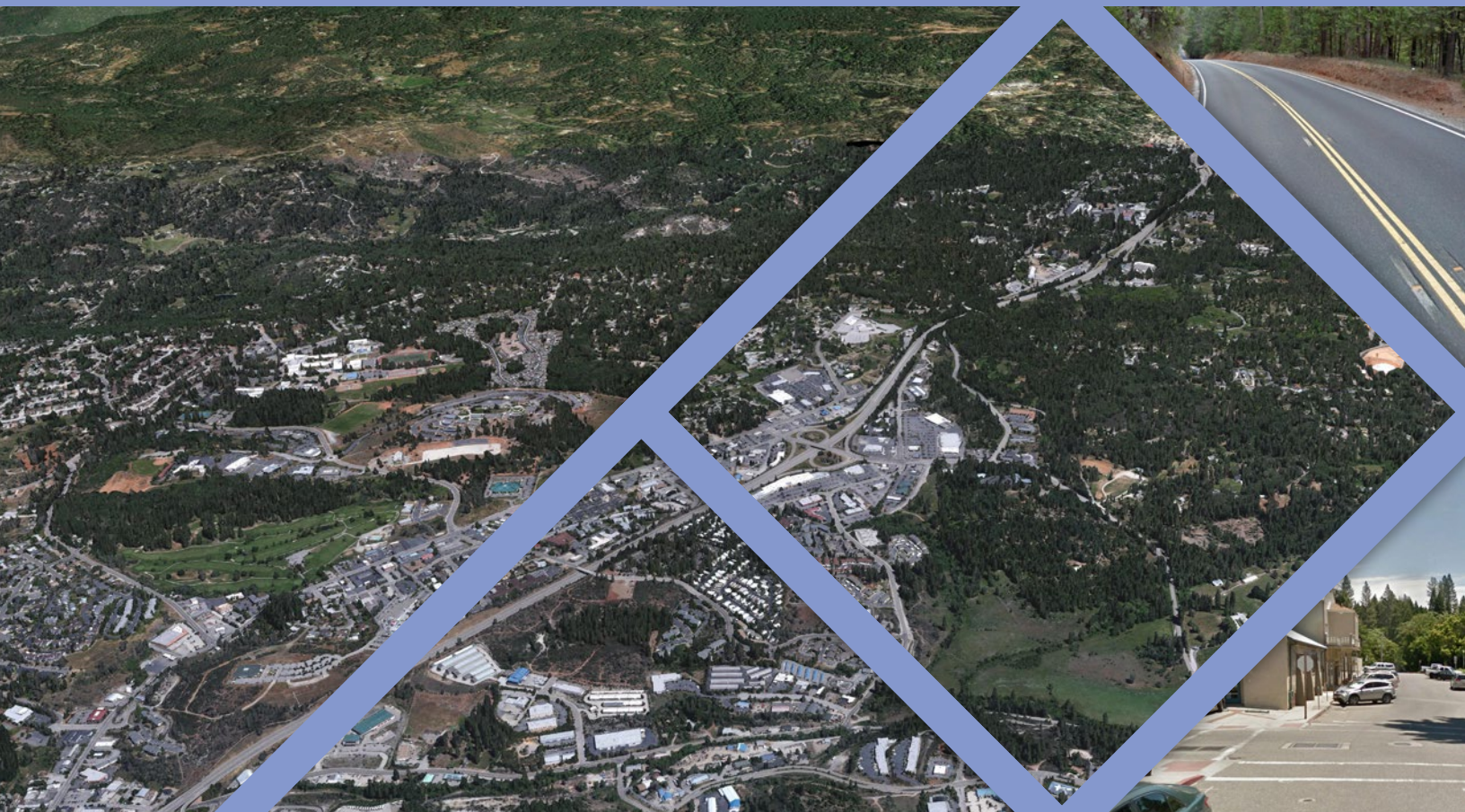


Executive Summary

for the Draft Environmental Impact Report for the
Sphere of Influence Plan for the City of Nevada City

State Clearinghouse Number: 2019029150



Presented to

Nevada County
Local
Agency
Formation
Commission

Presented by

Kimley»Horn

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2.0 EXECUTIVE SUMMARY

2.1 INTRODUCTION

This summary is provided in accordance with California Environmental Quality Act Guidelines (State CEQA Guidelines) Section 15123. As stated in Section 15123(a), “an EIR [environmental impact report] shall contain a brief summary of the proposed action and its consequences. The language of the summary should be as clear and simple as reasonably practical.” As required by the guidelines, this chapter includes (1) a summary description of the Sphere of Influence (SOI) Plan Update for Nevada City (proposed project or project), (2) a synopsis of environmental impacts and recommended mitigation measures (Table ES-1), (3) identification of the alternatives evaluated and of the environmentally superior alternative, (4) a discussion of the areas of controversy associated with the project, and (5) issues to be resolved.

2.2 PROJECT LOCATION

The proposed project is located within Nevada County (County) and comprises the City of Nevada City (City) and the proposed SOI Plan update area that encircles the City. The City is the County seat of Nevada County and is situated within the western third of Nevada County in the valley of Deer Creek. The City of Nevada is one of three incorporated cities within Nevada County; Grass Valley (immediately south of the City) and Truckee (approximately 40 miles northeast of the City) being the other two. Urbanization within the County is primarily located within these three City centers and consists of residential, commercial, industrial, and other uses typical of small cities. Geographically, the County is bounded by the Middle Fork of the Yuba River and Sierra County on the north, the state of Nevada to the east, the Bear River and Placer County to the south, and Yuba County to the west. The City is in the western foothills of the Sierra Nevada Mountains, approximately 70 miles northeast of Sacramento, and lies in the area of transition between the valley to the west and the generally steep, granitic terrain of the Sierra Nevada mountains further east. The City’s unique topography of hills and valleys is due to its geographical setting within a basin on the western slope of the Sierra Nevada Mountains.

The major transportation routes that provide regional connectivity through the City is the generally east-west trending State Route 20 (SR-20) and north-south trending State Route 49 (SR-49) which through the City are joined. SR-20 and SR 49 are the major connectors through the City and to points east. SR-49 provides access to the northwesterly areas of the City and SOI west from the SR-20/SR-49/Uren Street Intersection. SR-20\49 connects Nevada City to the City of Grass Valley approximately four miles to the southwest. SR-20 runs in a northeasterly direction for approximately 25 miles connecting Nevada City with the unincorporated portions of Nevada County before linking with Interstate 80 (I-80) near Nevada County’s southern border with Placer County. I-80 is the major connector for the region and links Sacramento and the Bay area, and points east including Reno and beyond.

2.3 PROJECT DESCRIPTION

The proposed project is an update to the SOI Plan for Nevada City and comprises the proposed SOI Plan update area that encircles Nevada City. The City's jurisdictional boundaries include approximately 1,470 incorporated acres (2018 Nevada County GIS data) and the current SOI (exclusive of the incorporated area) includes approximately 2,702 acres. Within its boundaries, the City provides a full portfolio of municipal services, including treated water, public sewer, police, fire protection, and recreation and park services. Land in all directions outside of the City boundaries and within the current SOI consists of unincorporated county land, with the exception of the City of Grass Valley to the south. The land patterns within the SOI are discussed in additional detail in *Chapter 3.0 Project Description*.

The proposed project or any update to the SOI does not include any changes to existing land uses, land use designations, or zoning, but inclusion in the SOI is the first step towards annexation of the territory. Annexation would result in the area becoming a part of the incorporated City and thus the area(s) would have access to municipal services. As discussed in *Chapter 1.0 Introduction*, the Nevada County LAFCo has the specific authority to make determinations regarding annexations, incorporations, reorganizations, and other changes of government boundaries in this region. Future actions that may result from the proposed project and implementation of the SOI Plan would be subject to LAFCo's review. However, LAFCo is prohibited from directing specific land use or zoning actions, and therefore, imposition of mitigation and conditions of approval on projects and areas to be annexed is typically the responsibility of the associated municipality. LAFCo is required to adopt a SOI plan for each city and district in its jurisdiction *every five years*, as necessary, review and update each SOI. Nevada City's SOI was first adopted by LAFCo in 1983 with no environmental review. The SOI was affirmed by LAFCo in 2008 with a negative declaration. LAFCo is now in the process of updating the SOI Plan for the City again as required by policies and provisions of the Cortese-Knox Hertzberg Act (CKH).

The discussion of the proposed project includes the LAFCo/City Preferred Consensus Alternative (Consensus Alternative), as shown in *Figure 2-1: LAFCo/City Consensus Alternative*, which is specifically identified as the Preferred Alternative in accordance with CEQA requirements. The Consensus Alternative has been developed over the last few years through a collaborative process and coordination between the City and LAFCo. Under the Consensus Alternative, the City and LAFCo staff have developed a 'consensus map' that includes four priority annexation areas and also excludes some territory represented in the current 2008 City SOI that would be removed from the SOI. The Consensus Alternative is summarized below. The EIR also includes three other alternatives, which are listed below, discussed further in *Chapter 3.0 Project Description* and analyzed in *Chapter 6.0 Alternatives*.

LAFCo and the City have identified four priority annexation areas (Annexation Area #1, #2, #3, and #4) that are intended for annexation in the very near future. These four areas are generally developed, and three of the areas include parcels that have already been connected to the City's sewer system. Annexation of these four areas is unlikely to increase existing development levels.

Additionally, six Potential Development Areas (Providence Mine East, Hurst Ranch, HEW Building, Manzanita Diggings, Highway 49 Planned Development Area and Gracie/Gold Flat) have been identified, and are included in each project alternative (with the exception of the 'No Project Alternative.' These six areas have the potential for annexation and further development using sewer service from the City. Inclusion of these Potential Development Areas in the SOI would indirectly induce growth by facilitating annexation or enabling extension of public services to both developed and undeveloped properties within these areas.

2.4 AREAS OF CONTROVERSY

Pursuant to CEQA Guidelines Section 15123(b)(2), this EIR acknowledges the areas of controversy and issues to be resolved that are known to the City of Nevada and/or were raised during the EIR scoping process. These issues were identified during the NOP review period. Seven comment letters were received from agencies, organizations, and individuals in response to the NOP comment period (February 25, 2019 through March 27, 2019). These comments on the NOP are included in Appendix A.

The following list, categorized by issue, summarizes the concerns brought forth in the comment letters:

Issue Area:	Concerns Related To:
Project Description	<ul style="list-style-type: none"> • The project description must be stable and contain clear objectives, and include usable maps • The No Project Alternative should be the existing Sphere of Influence (SOI) • Tiering does not excuse an adequate analysis • The existing development patterns and setting must be adequately described
Aesthetics	<ul style="list-style-type: none"> • Clear before and after visual conditions should be provided
Air Quality and Greenhouse Gasses	<ul style="list-style-type: none"> • EIR should evaluate AQ and GHG • The existing conditions and non-attainment status should be stated to adequately address impacts including cumulative • To evaluate AQ and GHG as key environmental issue in EIR • Compliance with required GHG reduction plans must be discussed
Biological Resources	<ul style="list-style-type: none"> • A full accounting of impacts to biological resources, including cumulative resources, and species in the California Natural Diversity Database (CNDDDB) should be included • Mitigation should be supported by the California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS) and U.S. Army Corps of Engineers (USACE)

Issue Area:	Concerns Related To:
Cultural and Tribal Resources	<ul style="list-style-type: none"> • Comply with the requirements of Assembly Bill 52 and Senate Bill 18 • Archaeological resources need to be adequately evaluated and mitigated
Hydrology and Water Quality	<ul style="list-style-type: none"> • Discuss the Central Valley Regional Water Quality Control Board (CVRWQB) Basin Plan, antidegradation policy, Construction General Permit, Storm Water Pollution Prevention Plan, Municipal Separate Storm Sewer System Permits, Clean Water Act, and other needed NPDES permits • Discussion of potential violations of water quality standards must be discussed • Existing SOI was done to protect Deer Creek
Land Use	<ul style="list-style-type: none"> • The SOI update is not needed per the Cortese-Knox-Hertzberg-Act • Include an analysis of potential to subdivide • Discuss compatibility with existing land use and planning documents • The DEIR should not make recommendations to land uses
Population and Housing	<ul style="list-style-type: none"> • Discuss the potential for substantial inducement of population • Discuss the existing affordable housing within the City
Public Services	<ul style="list-style-type: none"> • Increased demand to public services must be evaluated • Discuss current capacity of schools and parks • Emergency response during peak traffic hours should be analyzed
Transportation	<ul style="list-style-type: none"> • The DEIR should utilize VMT to discuss traffic impacts • Improvements to traffic safety • Include mitigation to reduce effects on transit services
Utilities and Services	<ul style="list-style-type: none"> • Include mitigation for County sanitation facilities and services • Include mitigation for solid waste collection • Potential to be required to be annexed and cost of extending services • Discuss current capacity of wastewater treatment and landfills • The volume of water needed to serve the project should be evaluated and there is adequate evidence that sufficient supply exists
Wildfire	<ul style="list-style-type: none"> • Discuss the impacts associated with wildfires
Cumulative Impacts	<ul style="list-style-type: none"> • The incremental effects of all project, and those under environmental review must be accounted for
Alternatives	<ul style="list-style-type: none"> • The EIR needs to include a reasonable range of Alternatives and that reduce the projects impacts

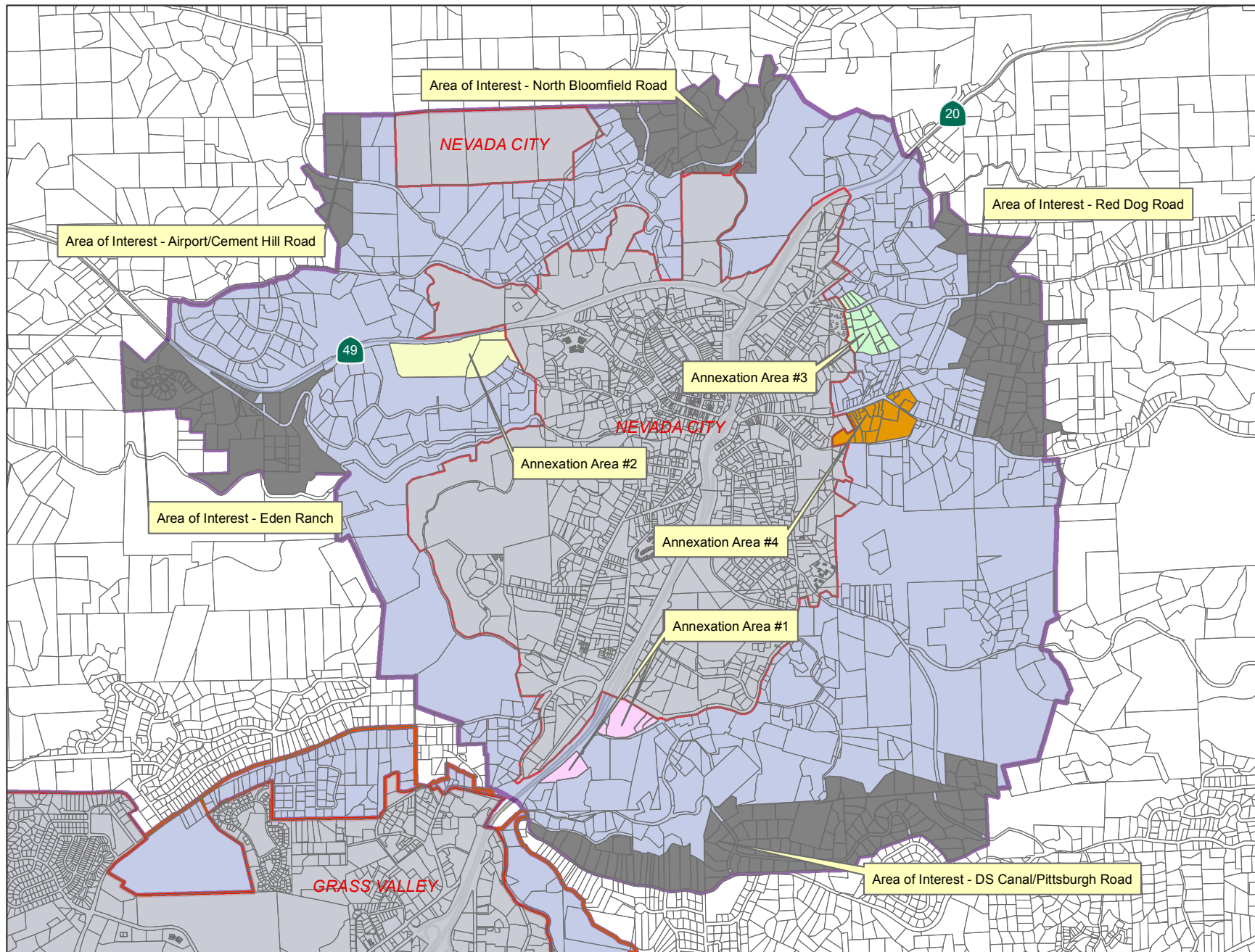


FIGURE 2-1: LAFCO/City Consensus Alternative
Nevada City SOI Plan Update

2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15126.2 (b) of the CEQA Guidelines requires an EIR to “describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.”

The specific mitigation measures summarized in Table ES-1 would reduce the level of project-specific significant impacts to less than significant. Similarly, many impacts are identified that would be less than significant without the need for additional mitigation measures. Significant and unavoidable impacts were identified in the analysis.

2.6 ALTERNATIVES TO THE PROJECT

Chapter 6.0 of this EIR evaluates alternatives to the proposed project in accordance with the CEQA Guidelines Section 15126.6. The analysis of project alternatives takes into consideration the base assumption that all applicable mitigation measures associated with the project would be implemented with the appropriate alternatives. However, applicable mitigation measures may be scaled to reduce or avoid the potential impacts of the alternatives under consideration and may not precisely match those identified for the project. If a specific impact is not raised within the discussion of an alternative, it is because the effect is expected to be the same as that associated with the implementation of the proposed project. Detailed descriptions and analyses of the project alternatives can be found in *Chapter 6.0 Alternatives*. The following is a summary of the alternatives evaluated in this EIR.

As part of the project development process, and as required by CEQA three alternatives have been developed to the preferred LAFCO/City Consensus Alternative. The Alternatives were developed through consultation with City staff, consideration of the public interest, consideration of the legal requirements of CEQA and the environmental review process. The three Alternatives are briefly described below and discussed in additional detail in *Chapter 6.0 Alternatives*.

ALTERNATIVE 1: ORIGINAL LAFCO STAFF RECOMMENDATION ALTERNATIVE

The Original LAFCo Staff recommendation was prepared by LAFCo staff as an update to the City SOI Plan and is shown on *Figure 2-2: Original LAFCo Staff Recommendation Alternative*. This plan includes the same overall SOI Plan update boundary with the exception of five exclusion areas from the outermost boundary of the SOI. These areas have been proposed for exclusion because the areas are either already developed and unlikely to require the City’s services within the timeframe of the sphere plan, or the provision of City services to the area is likely to be infeasible. The exclusion areas are described as follows:

The exclusion areas under this alternative also include the same five pockets surrounding the City as discussed in the Consensus Alternative, but overall the areas are larger. This would reduce the overall

area of the SOI. To avoid repeating names and confusion, these exclusion areas are numbered 1-5 and the additional areas to be excluded are shown on *Figure 2-2 Original LAFCo Staff Recommendation Alternative*.

Exclusion Area 1 - This southeastern exclusion area would still be delineated by Banner Lava Cap Road on the south but would extend northerly to Pittsburg Road, Gold Flat Road, Pinewoods Road, and low-density residential parcels on the north. This area contains additional area than the Area of Interest DS Canal/Pittsburg Road of the Consensus Alternative.

Exclusion Area 2- The eastern exclusion area would be expanded compared to the Area of Interest Red Dog Road. This Exclusion Area would extend south of Red Dog Road to Banner Mountain Trail on the south. This include a block of properties south of Banner Mountain Trail bound by Stillwater Creek Road on the west and Big Blue Road on the east. The westerly boundary of Exclusion Area 2 also would be expanded approximately 1,000 feet west to include undeveloped and rural parcels. In addition, the northerly boundary would extend to Highway 49.

Exclusion Area 3- The northern exclusion area would be similar in size to Area of Interest North Bloomfield Road but would be expanded easterly to include approximately 10 properties consisting of XXX acres. The westerly boundary would become the incorporated City island property known as the Old Airport Property.

Exclusion Area 4- The northwesterly exclusion area would increase in size from the Area of Interest Airport/Cement Hill Road to and would extent. The boundary would include approximately nine additional properties and be and be bound by the Old Airport Property and Cement Hill Road on the east.

Exclusion Area 5 – The westerly exclusion area would be substantially the same as Area of Interest Eden Ranch but would be contracted westerly. This would slightly increase the area in the SOI to include four additional properties.

ALTERNATIVE 2: CITY RECOMMENDATION ALTERNATIVE

The City has indicated it would prefer to retain all territory included in its current SOI (as initially adopted in 1983 and updated in 2008). The City Recommendation Alternative includes an area of approximately 1,650 acres surrounding the City and is shown in *Figure 2-3: City Recommendation Alternative*. This Alternative would maintain the SOI boundary which roughly extends east approximately 0.75 miles from the current City on the east. On the west, the SOI would extend to as much as one mile and as little as approximately 0.33 miles beyond the existing City limits. To the south, the SOI would extend southerly approximately 0.6 miles to Banner Lava Cap Road, and on the north, the SOI would extend approximately 0.5 miles and connect with the existing island of City land generally. In some areas the SOI would not be delineated by a particular physical landmark, most notably the eastern and northern boundaries, though the northern boundary loosely follows the ridgelines of Cement Hill and Sugarloaf Mountain. In these areas the SOI would trend north to south, and east to west, respectively, and cross through mostly undeveloped and rural residential areas. As discussed, the western boundary would be irregularly shaped and also not delineated by a particular physical landmark. The southern boundary would largely be delineated by Banner Lava Cap Road east of SR 20. West of SR 20 the boundary begins to trend in a northwesterly direction trends through undeveloped and rural residential areas

ALTERNATIVE 3: COTERMINUS SPHERE – NO PROJECT ALTERNATIVE

The Coterminous Sphere - No Project Alternative includes adoption of a coterminous SOI. Under this alternative, the City's SOI includes only the territory within the City's jurisdictional boundary, as depicted in *Figure 2-4: Coterminous Sphere – No Project Alternative*. CEQA requires that environmental analysis use as its baseline for analysis the existing physical conditions on the ground, rather than what is proposed in existing planning documents. This alternative assumes no additional expansion of the City and would not extend City services to any unincorporated County land.

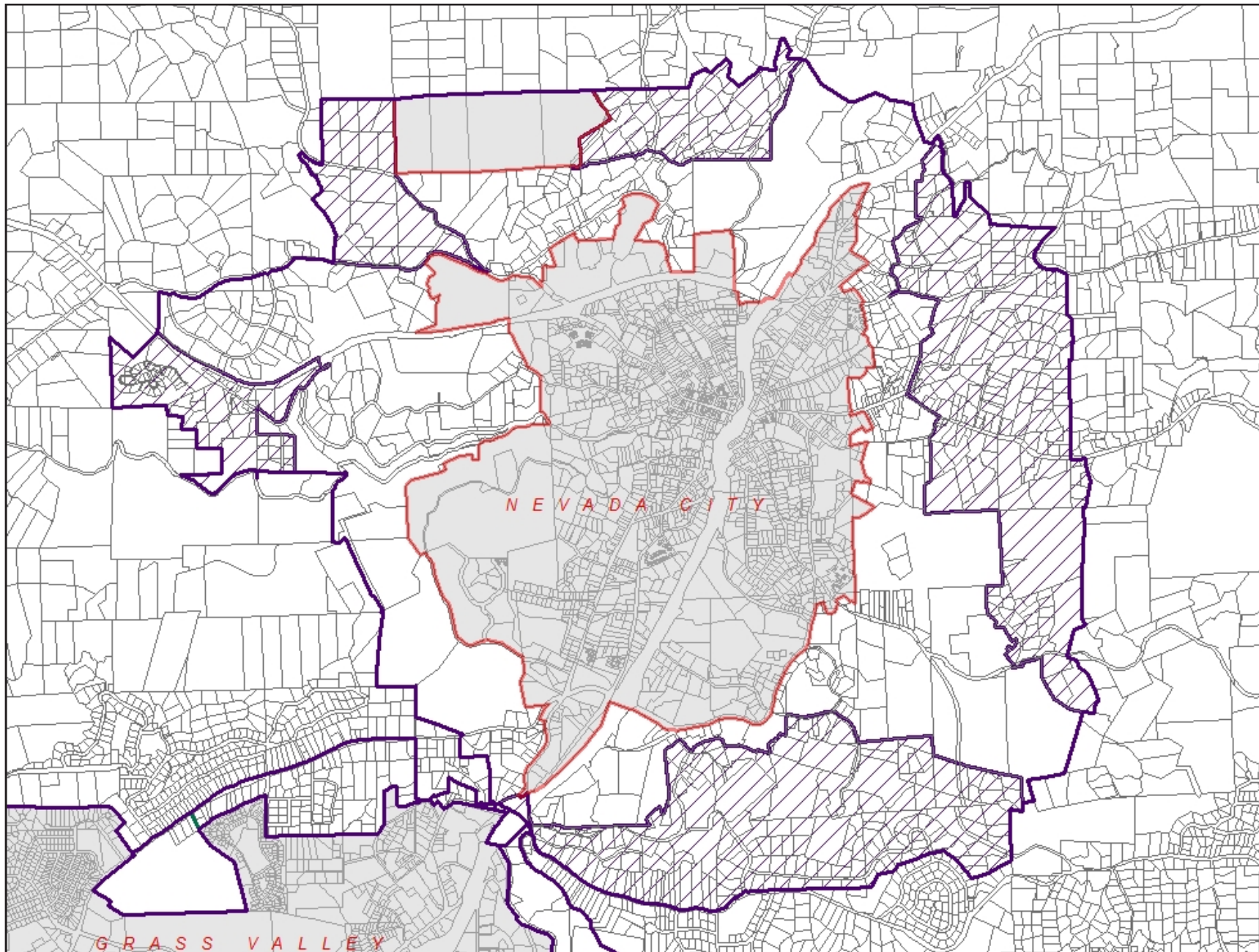


FIGURE 2-2: Original LAFCo Staff Recommendation Alternative
Nevada City SOI Plan Update

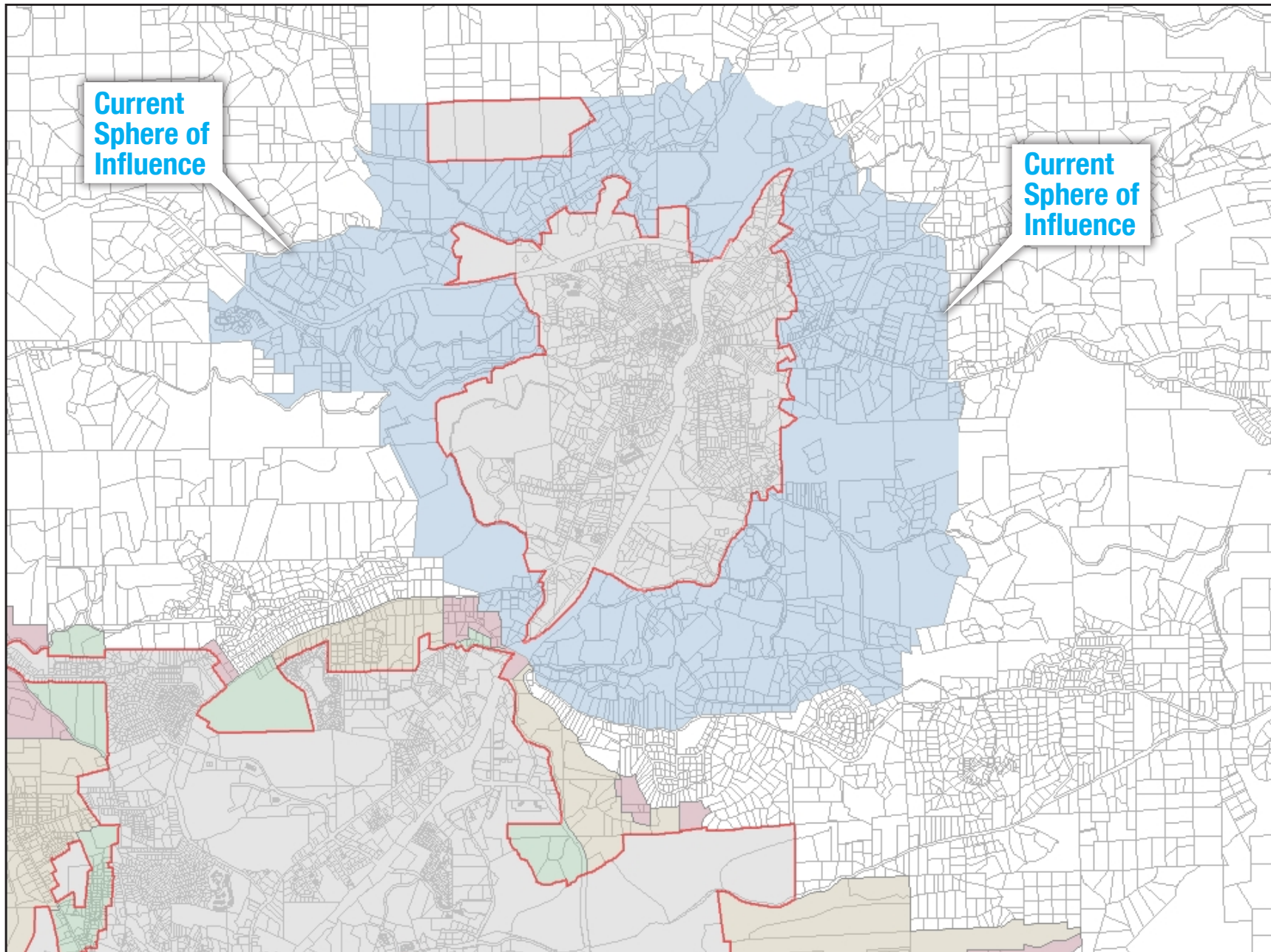


FIGURE 2-3: City Recommendation Alternative
Nevada City SOI Plan Update

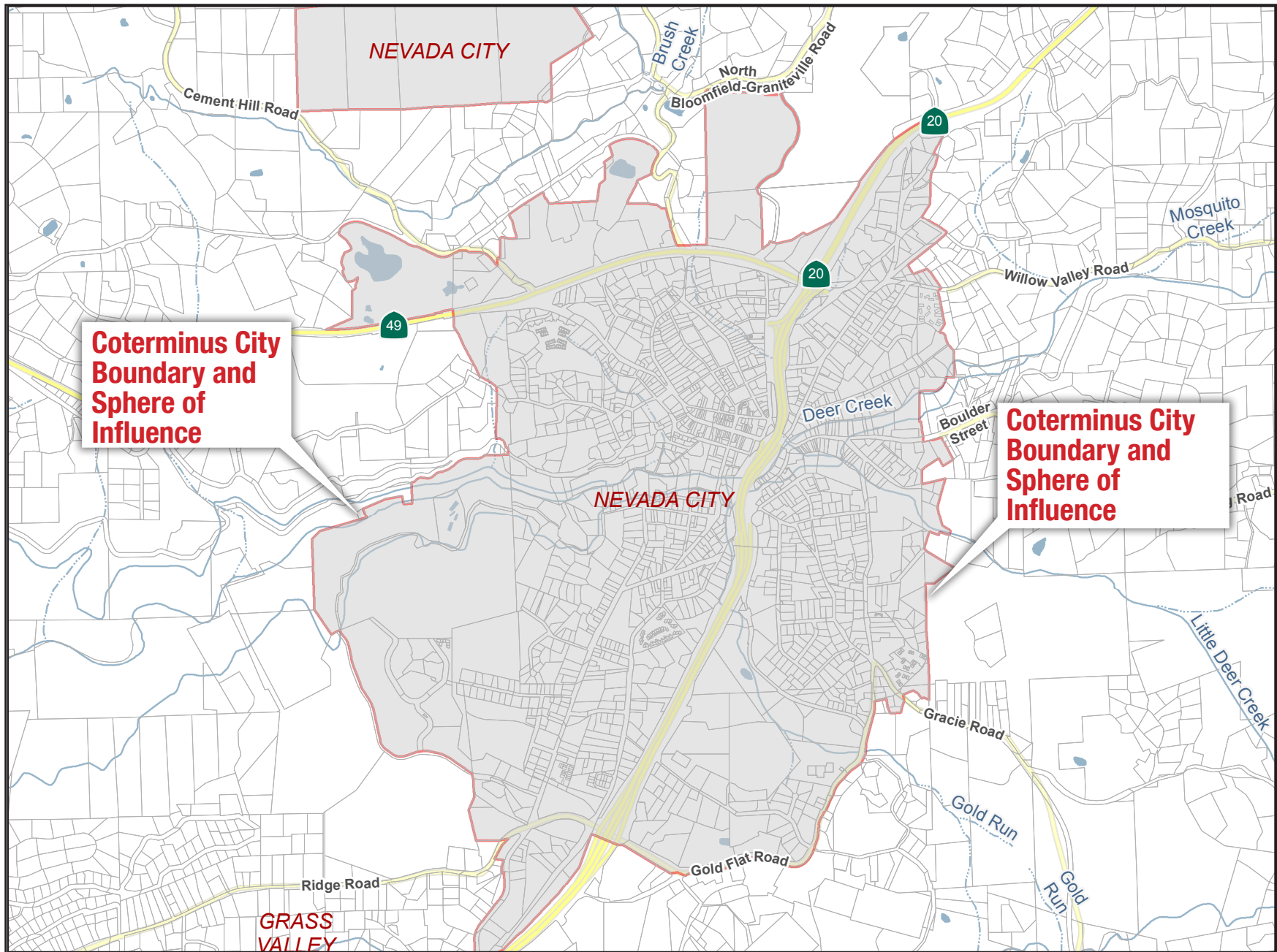


FIGURE 2-4: Coterminus Sphere - No Project Alternative
 Nevada City SOI Plan Update

2.7 ENVIRONMENTAL IMPACT SUMMARY

Table ES-1 (Summary of Environmental Impacts and Mitigation Measures) has been organized to correspond with the environmental issues discussed in *Chapter 4.0* of this Draft EIR. The summary table is arranged in four columns:

- Environmental impacts (“Impact”).
- Level of significance without mitigation (“Significance Before Mitigation”).
- Mitigation measures (“Mitigation Measure”).
- The level of significance after implementation of mitigation measures (“Significance After Mitigation”).

If an impact is determined to be significant or potentially significant, mitigation measures are identified, where appropriate and feasible. More than one mitigation measure may be required to reduce the impact to a less-than-significant level. This Draft EIR assumes that all applicable plans, policies, and regulations would be implemented, including, but not necessarily limited to, City General Plan policies, laws, and requirements or recommendations of the City planning staff or Board.

Applicable plans, policies, and regulations are identified and described in the Regulatory Setting of each issue area and within the relevant impact analysis. A description of the organization of the environmental analysis, as well as key foundational assumptions regarding the approach to the analysis, is provided in *Chapter 1.0 Introduction*.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Chapter 4.1 – AESTHETICS			
Impact AES-1: Have a substantial adverse effect on a scenic vista?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact AES-2: Substantially damage scenic resources including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact AES-3: Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Cumulative Impacts	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Chapter 4.2 - AIR QUALITY			
Impact AQ-1: Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact AQ-2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?	Potentially Significant Impact.	MM AIR-1: Prior to LAFCo approval an annexation involving new, non-ministerial development and construction, the City shall determine if an air quality study is required. If required, the project applicant shall demonstrate to the reasonable satisfaction of the City that the project was reviewed for the potential to result in a cumulatively considerable net increase of any criteria pollutant during construction. Such projects shall be reviewed for conformance to applicable NASQMD Rules and other measures intended to reduce impacts to air quality. Based on the initial evaluation, the City may require applicants to adopt an air quality management plan that complies with NASQMD requirements and meets best practices.	Less Than Significant Impact with Mitigation Incorporated.
Impact AQ-3: Expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact.	MM AIR-2: Prior to LAFCo approval of an annexation involving new, non-ministerial development and construction, the project applicant shall show to the reasonable satisfaction of the City, that the project site is not located within 0.25 miles of a sensitive receptor and would not locate sensitive receptors in proximity to an emitter. If the project is located within 0.25 miles of a known sensitive receptor or would locate a sensitive receptor less than 0.25 miles from a known emission source, an initial evaluation to determine if a Health Risk Assessment (HRA) would be needed shall be made. If an HRA is needed, the HRA shall include mitigation measures	Less Than Significant Impact with Mitigation Incorporated.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		to reduce impacts to less than significant and will be included to the project.	
Impact AQ-4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Potentially Significant Impact.	MM AIR-3: Prior to LAFCo approval of an annexation involving new, non-ministerial development and construction, the project applicant shall show to the reasonable satisfaction of the City that the project would not locate an odor generating use in proximity to substantial numbers of receptors, and would not locate a new project in proximity to an odor generating use. If the proposed project would result in odor impacts, the City shall require appropriate buffers or means of odor control, such as using air filters to ensure receptors are not substantially affected by the source of the odor.	Less Than Significant Impact with Mitigation Incorporated.
Cumulative Impacts	Potentially Significant Impact.	Implement MM AIR-1 through MM AIR-3. No additional mitigation measures are required.	Less Than Significant Impact with Mitigation Incorporated.

Chapter 4.3 – BIOLOGICAL RESOURCES

Impact BIO-1: 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?	Potentially Significant Impact.	MM BIO-1: Prior to LAFCo approval of an annexation involving new, non-ministerial development and construction, the project applicant shall demonstrate to the City that the project will comply with the following measures: <ul style="list-style-type: none"> ▪ If the proposed action requires a grading permit or other action requiring substantial ground disturbance or removal of vegetation including trees, review of the site by a qualified biologist shall be required. The site shall be reviewed for the presence of special-status species, sensitive habitat, or waters or wetlands to identify resources that may occur in or 	Less Than Significant Impact with Mitigation Incorporated.
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Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p>around the project site and that may be disturbed by construction or operation of the project. If the biological survey does not identify any sensitive wildlife or plant species and no impacts would occur, no further mitigation is required.</p> <ul style="list-style-type: none"> ▪ If the biological resources survey identifies special-status species, sensitive habitat, or waters or wetlands that would be disturbed by implementation of the proposed project, the qualified biologist shall develop a mitigation plan to the satisfaction of the City. The mitigation plan shall include measures such as the following but not limited to: <ul style="list-style-type: none"> ○ All ground disturbing activities shall be required to be conducted outside of nesting season and after preconstruction surveys to minimize impacts to nesting birds; ○ The project site shall be evaluated for the presence of special status plant species. If special status plants have the potential for presence, a site survey by a qualified biologist shall be conducted during the blooming period. If special status plant species are located, the qualified biologist shall develop a mitigation plan for the sensitive plant species. ○ The project site shall be evaluated for the presence of any riparian habitat or other sensitive natural community. If such habitats are located or would be potentially impacted by the project, a mitigation plan to the satisfaction of the CDFW and RWQCB, as required, shall be implemented. ○ The project site shall be evaluated for the presence of waters of the U.S. wetlands. If such 	

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<p>waters or wetlands are located or would be affected by the project, a mitigation plan for the resources to the satisfaction of the CDFW, RWQCB, and USACE, as required, shall be implemented.</p> <ul style="list-style-type: none"> ○ The project site shall be evaluated for the presence of any native resident or migratory fish or wildlife species or the potential to be used as a migratory wildlife corridor, or native wildlife nursery sites. If the site is determined to have the potential of being such a resource, a site survey by a qualified biologist shall be conducted. If these resources are located or the site would function as such and the project would substantially impede the use, the qualified biologist shall develop a mitigation plan for the resources. ○ The project site shall be evaluated for potential conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. If the site is determined to have the potential of such a conflict, a site survey by a qualified biologist or evaluation by a qualified professional shall be conducted. The qualified biologist or professional shall develop a mitigation plan to comply with planning requirements. 	
Impact BIO-2: 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	Potentially Significant Impact.	Implement MM BIO-1.	Less Than Significant Impact with Mitigation Incorporated.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
California Department of Fish and Game or US Fish and Wildlife Service?			
Impact BIO-3: 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?	Potentially Significant Impact.	Implement MM BIO-1.	Less Than Significant Impact with Mitigation Incorporated.
Impact BIO-4: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Potentially Significant Impact.	Implement MM BIO-1.	Less Than Significant Impact with Mitigation Incorporated.
Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Potentially Significant Impact.	Implement MM BIO-1.	Less Than Significant Impact with Mitigation Incorporated.
Impact BIO-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact.	No mitigation measures are required.	No Impact.
Cumulative Impacts	Potentially Significant Impact.	Implement MM BIO-1. No additional mitigation measures are required.	Less Than Significant Impact with Mitigation Incorporated.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Chapter 4.4 – CULTURAL AND TRIBAL RESOURCES			
Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Potentially Significant Impact.	<p>MM CUL-1: Prior to LAFCo approval of an annexation involving new, non-ministerial development and construction, the City shall ensure that the project has been reviewed by a qualified archaeologist for its potential to damage, destroy, or harm the integrity of a historical, cultural, or archaeological resource. After initial review, if necessary, the City shall require the applicant to have a qualified archaeologist conduct a review of the project site and determine the appropriate level of study (e.g., Cultural Resources Report, Cultural Resources Study, or Technical Memorandum) needed to evaluate the potential for presence and/or protection measures for cultural resources either known or unknown. If a formal study is required, all California Native American tribes that are traditionally or culturally affiliated with the geographic area or that have requested notification, shall be contacted. If requested by any tribal group, the City will agree to all mandatory consultation requirements.</p> <p>As part of the Cultural Resources evaluation or study, the qualified archaeologist shall include all reasonable steps needed to fully document, recover, or preserve in place resources within the project site and develop a mitigation plan to prevent damage or destruction to the resource(s). These measures could include, but not be limited to the following:</p> <p>Cultural Resources Protection Measures Implemented Prior to Construction:</p> <ul style="list-style-type: none"> ▪ Review archival records at the NAHC, etc.; 	Less Than Significant Impact with Mitigation Incorporated.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ▪ Consultation with culturally affiliated tribes or other Native American representative(s); ▪ Use of Native American monitors during ground disturbing activities; ▪ Demarcation and preservation in place of any known prehistoric/Native American archaeological, or historical resource; ▪ Evaluation of the historical archaeological site or resources for potential listing on the National Register of Historic Places (NRHP); ▪ Implement a Construction Worker Environmental and Cultural Awareness Training Program meeting or exceeding the Secretary of the Interior's Standards for professional archaeology; <p>Cultural Resources Protection Measures Implemented During Construction:</p> <ul style="list-style-type: none"> ▪ Demarcation and preservation in place of any previously unknown located prehistoric/Native American archaeological, or historical resource; ▪ Cessation of ground disturbance with 50 feet of any located resource (s); ▪ Preservation of resources in place if possible; ▪ If resources are not able to be preserved in place, they shall be appropriately documented and recovered; ▪ Preparation of a report documenting the resource(s); <p>Cultural Resources Preservation Performance Standards:</p> <ul style="list-style-type: none"> ▪ Retention of distinctive materials, features, spaces and spatial relationships; ▪ Retain and preserve the historical character of the site and/or resources; 	

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ▪ Preservation of distinctive materials, finishes, and/or construction techniques; ▪ Recordation and documentation of the resources. 	
Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Potentially Significant Impact.	Implement MM CUL-1.	Less Than Significant Impact with Mitigation Incorporated.
Impact CUL-3: Disturb any human remains, including those interred outside of dedicated cemeteries?	Potentially Significant Impact.	Implement MM CUL-1 and MM CUL-2. MM CUL-2: Prior to LAFCo approval of an annexation involving new, non-ministerial development and construction, the City shall ensure the applicant will conform to the following measure: If human remains are uncovered during any ground disturbing activities, all construction activities onsite shall cease. The construction contractor shall immediately contact the Nevada County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. The City Planning Department shall be contacted immediately after the coroner. If the County coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). No further construction activity shall occur until consultation is complete with the most likely descendent, the Coroner and the City staff. Authorization to resume construction shall only be given by the City after concurrence with the most likely descendent and shall include implementation of all appropriate measures to protect any possible burial sites or human remains.	Less Than Significant Impact with Mitigation Incorporated.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
<p>Impact CUL-4: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>			
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	Potentially Significant Impact.	Implement MM CUL-1 and MM CUL-2.	Less Than Significant Impact with Mitigation Incorporated.
<p>b) 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	Potentially Significant Impact.	Implement MM CUL-1 and MM CUL-2.	Less Than Significant Impact with Mitigation Incorporated.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Cumulative Impacts	Potentially Significant Impact.	Implement MM CUL-1 and MM CUL-2. No additional mitigation measures are required.	Less Than Significant Impact with Mitigation Incorporated.

Chapter 4.5 – GEOLOGY AND SOILS

Impact GEO-1: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
ii) Strong seismic ground shaking.	Less than Significant Impact.	No mitigation measures are required.	Less than Significant Impact.
iii) Seismic related ground failure, including liquefaction.	Potentially Significant Impact.	MM-GEO-I: Prior to LAFCo approval of an annexation involving new, non-ministerial development and construction, of habitable structures in or adjacent to hydraulically mined areas or steep slopes, the City shall require a geotechnical\geologic hazard investigation of the site and surrounding area to determine if there is a risk of land subsidence. The geotechnical investigation shall describe the potential for the site to experience subsidence either due to seismic ground shaking or soil saturation leading to liquefaction, lateral spreading,	Less Than Significant Impact with Mitigation Incorporated.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		subsidence, or collapse. If the investigation indicates such risk, the applicant shall provide to the satisfaction of the City a design-level geotechnical report and investigation for the subject property. The design level geotechnical investigation shall prescribe, as necessary design and construction features or mitigation that will adequately mitigate the risks of such land subsidence both on the development and surrounding area.	
iv) Landslides.	Potentially Significant Impact.	Implement MM GEO-1.	Less Than Significant Impact with Mitigation Incorporated.
b) Result in substantial soil erosion or the loss of topsoil;	Less than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
c) Be located on a geologic unit or soil that is unstable, or what would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Potentially Significant Impact.	Implement MM GEO-1.	Less Than Significant Impact with Mitigation Incorporated.
d) Be located on expansive soil, as defined Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.	Potentially Significant Impact.	Implement MM GEO-1	Less Than Significant Impact with Mitigation Incorporated.
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are	Less than Significant Impact.	No Mitigation is Required.	Less Than Significant Impact.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
not available for the disposal of wastewater			
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Less than Significant Impacts	No Mitigation is Required.	Less Than Significant Impact.
Cumulative	Potentially Significant Impact.	Implement MM GEO-1.	Less Than Significant Impact.

Chapter 4.6 – GREENHOUSE GAS EMISSIONS

Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that could have a significant impact on the environment?

Potentially Significant Impact.

MM GHG-1: Prior to LAFCo approval of an annexation involving new, non-ministerial development and construction, the City shall ensure the project applicant will implement, to the extent feasible, measures in compliance with all state and local requirements and policies to reduce the volume of GHGs released from construction and operation of their project. As part of the required CEQA review for future annexations, as applicable, the City shall provide the applicant with a list of measures that can be included to projects to reduce GHGs. The list shall consist of but not be limited to the following:

Less Than Significant Impact with Mitigation Incorporated.

Construction

- Work collaboratively with applicants to obtain low-interest financing to meet minimum energy efficiency;
- Adopt the California Title 24 minimum requirements and require new construction to meet Tier 1 or Tier 2 standard of the CALGreen Code.
- Require the install of SmartMeters on all new construction in the SOI Plan update area;
- Require and enforce state requirements for cool roofs on new projects;

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<ul style="list-style-type: none"> Encourage the use of native and drought-tolerant landscaping plants; Require landscaping to use drip irrigation when feasible; Public projects should use high albedo paving materials; Use prefabrication when possible to reduce waste materials; Encourage new homes and businesses to be pre-wired for solar installation; Encourage new construction to use recycled building materials; Require the use of No-VOC floor sealant and when feasible, No-VOC building materials; Request applicant's plant or replant additional trees to minimize the urban-heat island effect; Set a goal of achieving 50% paved-surface shading within five to ten years of project completion. 	
		<p>Operation</p> <ul style="list-style-type: none"> Provide businesses and residents with information regarding rebate programs; Encourage the use of solar installation to power newly completed projects; Encourage the use of alternative transportation; Require the use of photosensors and time clocks to turn off exterior lighting; Require new lighting to provide even light distribution and use LED lamps; Require the use of high-efficiency restroom features; and Require the use of computerized building management systems for HVAC operation. 	

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Impact GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Potentially Significant Impact.	Implement MM GHG-1.	Less Than Significant Impact with Mitigation Incorporated.
Cumulative Impacts	Potentially Significant Impact.	Implement MM GHG-1. No additional mitigation measures are required.	Significant and Unavoidable.

Chapter 4.7 – HYDROLOGY AND WATER QUALITY

Impact HYD-1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact HYD-2: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact HYD-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
i) Result in substantial erosion or siltation on or off-site?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact HYD-4: d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact HYD-5: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Cumulative Impacts	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Chapter 4.8 – LAND USE AND PLANNING			
Impact LU-1: Physically divide and established community?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Impact LU-2: 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?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Cumulative Impacts	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.

Chapter 4.9 – PUBLIC SERVICES

Impact PS-1: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:

a) Fire Protection?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
b) Police Protection?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
c) Schools?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
d) Parks?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
e) Other public facilities?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Cumulative Impacts	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.

Chapter 4.10 – TRANSPORTATION

Impact TR-1: Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Impact TR-2: Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Impact TR-3: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Impact TR-4: Result in inadequate emergency access?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Cumulative Impacts	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Chapter 4.11 – UTILITIES AND SERVICE SYSTEMS			
Impact UT-1: Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Impact UT-2: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Impact UT-3: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Impact UT-4: Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Impact UT-5: Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
Cumulative Impacts	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact

Chapter 4.12 – WILDFIRE

Impact WLD-1: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact.

MM WLD-1: Prior to LAFCo approval of an annexation involving new, non-ministerial development and construction of habitable structures, the City shall require project applicants for projects within the wildland urban interface to submit for review and approval, an evacuation plan to the City. The evacuation plan shall be consistent with any comprehensive plan adopted by the City, and shall consider the increased demand the project would place on existing development, roadways, and the available capacity of resources to accommodate evacuees from the new project should a wildfire occur. If required, the City shall require new developments to include an evacuation improvement plan that will include measures such as roadway widening or installation of traffic control measures that would facilitate evacuation of the project

Less than Significant Impact With Mitigation Incorporated.

Table ES-1: Project Impacts and Proposed Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		site. Future applicants will be required to make a fair share contribution to the necessary improvements.	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildlife?	Potentially Significant Impact.	Implement MM WLD1. No mitigation with more stringent requirements than current building codes and other firesafe building regulations are available.	Significant and Unavoidable.
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?	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact
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?	Potentially Significant Impact.	Implement MM WLD1. No mitigation with more stringent requirements than current building codes and other firesafe building regulations are available.	Significant and Unavoidable
Cumulative Impacts	Potentially Significant Impact.	Implement MM WLD-1. No mitigation with more stringent requirements than current building codes and other firesafe building regulations are available.	Significant and Unavoidable.

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