

NEVADA COUNTY GENERAL PLAN

**FINAL
ENVIRONMENTAL IMPACT REPORT**

VOLUME 3

ATTACHMENT "1"

as certified by the

**NEVADA COUNTY
PLANNING COMMISSION**

May 11, 1995

NEVADA COUNTY PLANNING COMMISSION
PLANNING COMMISSION RESOLUTION
RESOLUTION NO: 95-001

**A RESOLUTION OF THE NEVADA COUNTY PLANNING COMMISSION
CERTIFYING AS ADEQUATE THE FINAL ENVIRONMENTAL IMPACT REPORT,
AS AMENDED, PREPARED FOR THE FINAL DRAFT NEVADA COUNTY GENERAL
PLAN, MARCH 1994**

WHEREAS, a Draft Environmental Impact Report (EIR) was prepared on the Final Draft Nevada County General Plan, March 1994; and

WHEREAS, the Draft EIR was duly and properly noticed and circulated among Federal, State and local agencies as well as all organizations and individuals who requested such notice in accordance with Section 15072 of the State California Environmental Quality Act (CEQA) Guidelines.

WHEREAS, all substantive comments were considered, reviewed, and responded to in the form of "Response to Comments" in the Final EIR, as amended, pursuant to Section 15132 of the State CEQA Guidelines.

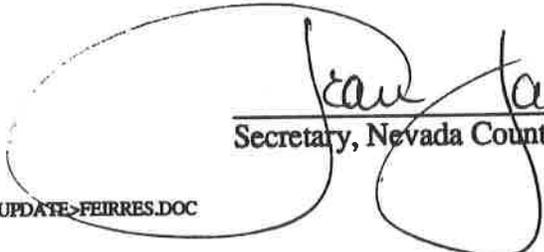
WHEREAS, in light of what is reasonably feasible, the Final EIR, as amended, provides a good faith, full-disclosure effort of the environmental impacts and consequences of the proposed project, sufficient to make an intelligent decision on the project according to Section 15151 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Planning Commission certifies that the Final EIR on the Final Draft Nevada County General Plan, March 1994, as modified, is adequate for the project, finding that the Final EIR, as modified, is complete and has been prepared in accordance with the requirements of the California Environmental Quality Act. In so doing, also the Commission finds that after making the changes to impacts, levels of significance and mitigation measures in the Final EIR based upon the stated findings, the Final EIR, as modified reflects the independent judgment of the Planning Commission as the certifying agency.

APPROVED AND ADOPTED THIS 11TH DAY OF MAY, 1995.



Ex-Officio Secretary, Nevada County Planning Commission



Secretary, Nevada County Planning Commission

**LIST OF CHANGES ON NC GENERAL PLAN FEIR
CHANGES MADE AT 5/12/95
PLANNING COMMISSION HEARING**

CHANGES ARE EITHER BOLDDED OR ~~STRIKED THROUGH~~

NOTE: Where ever reference is made to Mitigation Measure #1, it will be revised as follows (strike the word "mandatory").

Attachment "1" - Page 5 - Item #2 - under Findings:

2. Mitigation Measure #1 provides for development standards that mitigate the impact of development on a wide variety of different types of open space and requires ~~mandatory~~ submittal of a clustering option for discretionary land use projects.
3. Mitigation Measure #16 will ensure that wildlife habitat open space "~~values~~", especially in the SDA area will be protected.
4. Mitigation Measure #18 will ensure that deer habitat open space "~~values~~" will be protected.

Attachment "1" - Page 9 - Item #1

Proposed Plan policies will ensure that, for local roads under the jurisdiction of the County, development impact fees will be collected and improvements made in accordance with the prioritization of policy 4.7, actions will be taken to limit or restrict development until needed improvements are made, there will be an adopted schedule for road improvements, and the County will consistently consider the effect of proposed development on the area-wide transportation network. Additionally, proposed Plan policies will ensure that, for the State highway system, local moneys ~~will~~ will be provided as required to partially fund critical improvements.

Attachment "1" - Page 22 - change last sentence in Paragraph that starts out "In all other residential... to read:

In addition, submittal of a clustering option shall be required ~~clustering~~ in these land use designations shall be required and clustering encouraged for all discretionary projects where environmentally sensitive resources, as defined in Policy 1.17, are present..

Attachment "1" Page 36 - Item #1 under Findings:

1. The proposed Plan policies above address the need to avoid potential increases in downstream flooding by protection of natural drainage and vegetative patterns through project site review, use of clustered development, and project subdivision design. Policies also provide for site development standards that use measures applicable to projects to avoid downstream flooding from new development. Measures include avoidance of stream channel modifications, avoidance of excessive areas of impervious surfaces, and use of on-site retention and detention of stormwater. Policies also limit the maximum allowed impervious surface for each land use designation.

Attachment "1" - Page 37 - Mitigation Measure #9 and #9a

9. New development shall minimize the discharge of pollutants into surface water drainages by providing the following improvements or similar methods which provide equal or greater runoff control: (a) include curbs and gutters on arterials, collectors, and local roads consistent with adopted urban street designs; and (b) oil, grease, and silt traps for subdivisions creating 5 or more parcels and commercial and industrial development of 1 acre or greater size. Maintenance of such facilities shall be assured through a legally-enforceable mechanism.
- 9A. Policy No. 12.3 should be revised to read "Cooperate and encourage those activities dealing with techniques and practices to minimize erosion ~~of the~~ **in cooperation with Nevada County Resource Conservation District, including provision of educational materials for the general public regarding techniques and practices to minimize erosion from construction activities.**

Attachment "1" - Page 41 - paragraph starting out with "Buildout of the proposed.

Buildout of the proposed Plan will result in the direct loss of wildlife habitat and/or habitat fragmentation in both Community Regions and Rural Regions. Infill development and expansion of development within Community Regions will result in the ~~lost loss~~ of most functional wildlife habitat due to site grading, road building, infrastructure installation, and construction of residential and other uses. Such development could result in the fragmentation of areas that currently consist of relatively undeveloped, uninterrupted wildlife habitat. Development within Rural Regions will result in partial vegetation removal and associated loss of wildlife habitat. Development impacts will be similar to that in Community Regions. Fragmentation impacts will be greatest in areas of western Nevada County below 4,000' in elevation where fragmentation has not yet occurred. Loss of habitat values would occur in areas that are not already developed at parcel size smaller than 20 acres. Comments received from the State Department of Fish and Game indicate that loss of habitat and habitat fragmentation should be considered a significant impact.

Attachment "1" - Page 45 - Mitigation Measure #17 - 2nd Paragraph

17. The following policy should be added to the Wildlife and Vegetation Element of the proposed General Plan.

Non-development buffers shall be maintained adjacent to perennial stream corridors through the use of clustering, the designation of a Planned Development, or the implementation of other siting and design tools. Buffers shall be sufficient in size to protect the stream corridor for movement, as well as provide some adjacent upland habitat for foraging.

Attachment "1" - Page 46 - Item #7 last sentence.

The Commission considered, but did not adopt, a mitigation measure to require 40 acre minimums within critical migratory deer winter range because this measure failed to recognize the impacts of exiting parcelization. Nor did it the prior measure allow the use of a planning tool, such as a planned development, to protect this resource.

Attachment "1" - Page 59 - Item #1 under "Findings"

1. The above proposed Plan policies will provide for site development standards for visually important ridgelines and viewsheds, building height standards, discourage night-time light pollution, and design guidelines for development.

Attachment "1" - Page 66 (Whole Page retyped as follows):

IMPACT #39. Buildout of proposed General Plan land uses may expose noise-sensitive land uses to unacceptable industrial and other fixed noise sources. This is considered to be a significant impact as proposed General Plan policies would not necessarily ensure that siting of plan-related land uses would not result in conflicts with noise regulations.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan could result in the siting of noise sensitive use and noise generating uses in proximity to one another. This would be considered significant if noise sensitive uses would be exposed to noise levels above standards identified in Policy 9.1.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.20, 1.21, 9.1, 9.4, 9.7 through 9.12, 17.6, 17.14, 17.17, and 17.24 would serve to reduce impacts but *not* to a *less-than-significant* level.
2. Implementation of policies above, and Mitigation Measures #1, #36 and #37 **below and as amended**, would serve to reduce the impact to a *less-than-significant* level.
37. Provide for adequate design controls to assist in **minimizing mitigating on-site fully mitigate** the significant adverse impacts of future noise generating land uses through increased setbacks, landscaping, earthen berms, and solid fencing.

This determination is based on the following finding(s):

1. The above proposed Plan policies will assist in minimizing exposure of noise sensitive land uses to unacceptable fixed noise sources by providing specific noise standards for all development projects, by requiring the preparation of a noise study if there is potential for such a project to generate noise in excess of policy 9.1 noise standards, by discouraging noise-sensitive land uses in those areas where policy 9.1 standards may be exceeded, and by providing for design controls to minimize future project noise impacts.
2. Mitigation measure #1 provides for development standards that will ensure adequate buffering and screening to minimize the potential incompatibility of adjacent land uses and requires the submittal of a mandatory clustering option for discretionary land use projects
3. Mitigation measures #36 and #37 will ensure that noise studies will be prepared in accordance with the Noise Element Manual methodology and that design controls will be included in the approval of projects to assist in minimizing significant noise impacts.
4. **As an alternative measure, the Commission considered requiring design controls to "fully mitigate" the significant adverse impacts of future noise. However, the Commission determined such wording was too absolute and therefore, not practical or feasible as a mitigation measure.**

~~Mitigation Measure #30: Reduction of the intensity of use in the Northstar area to levels allowed under existing zoning (which are consistent with the 1980 Nevada County General Plan) along with the reduction in intensity of use to levels allowed in the Penn Valley and New Town areas under Mitigation Measure #16 (see the Biotics section of this EIR) and #39 (see the Public Services and Utilities section of this EIR) would result in reduction of the traffic volumes at the SR 20/SR 49 interchange, allowing the minimum acceptable LOS to be achieved. Also, these reductions in intensity of use would be likely to similarly reduce the volume of traffic on surface streets in the vicinity, as indicated by the reduction in volumes on McCourtney Road from as high as 11,000 ADT under the proposed General Plan to 6,500 ADT with the reduced land use intensities based upon the existing zoning. Additionally, the following Mitigation Measure #31~~

~~would address the impacts of development on the future LOS for Alta Sierra Drive.~~

The following shall be added to policy 1.5.u. (SDA policy):

The Specific Plan prepared for each SDA shall include a Transportation System Management and Demand Management program designed to minimize the SDA's impacts on the local road and State highway systems. Said program will ensure that implementation of the Specific Plan will provide for consistency with adopted County LOS as found in policies 3.10, 4.1, and 4.3.

Mitigation measure #30A: The New Town Reserve SDA in the southwestern portion of the County, as implemented by policy 1.16, shall be revised on the land use map to reflect a maximum dwelling unit total of 255, as "SDA - 180 DU". This reduction in the intensity of land use will assist in the reduction of the traffic volumes at the SR 20/SR 49 interchange and surface streets in the vicinity, allowing the minimum acceptable LOS to be achieved. It will also allow for the low-intensity development of the area while still allowing for the potential development of a new town subject to preparation and adoption of a specific plan and associated transportation management techniques that will ensure consistency with the proposed Plan's LOS.

AMENDED AS SHOWN ON THIS DOCUMENT ON 5/12/95 - PER PLANNING COMMISSION
DELIBERATIONS ON THIS DATE

SUPPORT>PC>GPUPDATE>EIRATAMD.DOC

ATTACHMENT "1"

FINAL DRAFT NEVADA COUNTY GENERAL PLAN'S FINAL ENVIRONMENTAL IMPACT REPORT ATTACHMENT

NEVADA COUNTY PLANNING COMMISSION DETERMINATION OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Introduction

This addendum provides for a list of changes made by the Nevada County Planning Commission, as lead agency, to the Final Environmental Impact Report prepared for the Final Draft Nevada County General Plan. Unless otherwise noted below, determination as to the level of significance for each impact remains as found in the main body of the Report. Modifications to mitigation measures may include removal of a measure, replacement with a more feasible and/or effective measure, or additional mitigation. Where changes are made to the Report, each change includes a finding as to why the change was made.

This addendum provides for the following:

- List of unmodified determinations of level of impacts and mitigation measures
- List of modified determinations of revised mitigation measures for significant, unavoidable impacts
- List of modified determinations of revised mitigation measures for significant, avoidable impacts
- List of modified determinations of revised mitigation measures for less-than-significant impacts
- Revised Mitigation Monitoring Program

**UNMODIFIED DETERMINATIONS OF LEVEL OF IMPACTS
AND MITIGATION MEASURES**

(see main body of Final EIR for a discussion of the impact and mitigation measures)

- #4 Conflicts with cities' environmental plans and goals
- #5 Conflicts with airport master plans
- #10 Exposure to flood hazard from dam failure and earthquake-related seiches
- #21 Loss of timberlands
- #23 Degradation of the aesthetic quality of views from scattered rural development on hillsides and ridgelines
- #28 Increase in light and glare from development
- #29 Creation of linear sprawl along major transportation routes
- #32 Road and other improvements will have physical impacts on the environment
- #34 Increase in the demand for transit services and facilities
- #34A Increase in traffic safety problems
- #35 Exposure to severe weather conditions and hazards
- #36 Increase in air emissions from mobile sources
- #37 Increase in PM-10 emissions from woodsmoke and other sources of suspended particulates
- #40 Exposure to aircraft noise
- #43A Potentially restricted agricultural water supplies and increased costs
- #44 Increased generation of solid waste
- #45 Conflicts with the Hazardous Waste Management Plan related to potential public health concerns
- #47 Increased demand for structural fire protection services
- #50 Potential need of 292 acres of parkland and associated recreation facilities
- #51 Increase the demand for library services
- #53 Increase the demand for transportation energy

**MODIFIED DETERMINATIONS OF REVISED MITIGATION MEASURES FOR
SIGNIFICANT, UNAVOIDABLE IMPACTS**

PAGE NUMBER	IMPACT NUMBER	DESCRIPTION
4	# 2	Open Space Conversion
6	# 3	Farmland Conversion
8	#31	State and Cities/Town roadways operating at unacceptable levels
10	#38	Increased noise levels along roadways
12	#42	Increased demand for surface water and groundwater
14	#43	Increased wastewater flows and wastewater facilities
16	#46	Lack of school facility capacity
17	#48	Increased exposure to wildland fire

IMPACT # 2. Buildout of proposed General Plan land uses would result in the conversion of open space areas to urban/suburban uses. This is considered to be a significant impact as proposed General Plan policies would not prevent the significant conversion of existing open space to developed uses.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the General Plan would result in the development of a large amount of currently undeveloped land, subsequently reducing the amount of open space in the County. This loss would result from conversion of agricultural land to more urban uses, subdivision allowed under the Plan, and development of currently unimproved parcels. Loss of open space would affect the existing rural quality and aesthetic value, wildlife habitat, recreational resources, and agriculture, timber, and mining. A more detailed discussion of this impact can be found beginning on page 4.1-28 of the FEIR.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact, but not to a less-than-significant level:

1. Implementation of proposed General Plan policies 1.1, 1.5(r), 1.14, 1.16, 1.17, 1.18, 5.1 through 5.23, and 6.1 through 6.9.
2. Mitigation measures #1, 16, and 18.
3. Mitigation Measure #2: The County shall support the activities of the Nevada County Land Trust and Truckee-Donner Land Trust to acquire and manage open space lands. These non-profit Trusts shall be encouraged to acquire open space through dedication or voluntary purchase from willing sellers of property of easements.

The Trusts shall be encouraged to acquire land or other real property interests which could focus on lands which contain unique, valuable or sensitive resources reflecting environmental or biological sensitivity; scenic landscape units; community separators; historic, cultural, and archaeological content; and low intensity recreational potential.

This determination is based on the following findings(s):

1. The above Plan policies provide Plan designations that encourage visual and functional open space, policy direction that provides for parklands, clustering of development to preserve open space, open space provisions as a part of development projects, and provisions for the protection of and access to open space.
2. Mitigation measure #1 provides for development standards that mitigate the impact of development on a wide variety of different types of open space and requires submittal of a mandatory clustering option for discretionary land use projects.
3. Mitigation measure #16 will ensure that wildlife habitat open space values, especially in the SDA area will be protected,
4. Mitigation measure #18 will ensure that deer habitat opens space values will be protected.
5. The Nevada County and Truckee Donner Land Trusts already exist in Nevada County and have participated in obtaining easements and/or lands for open space purposes. Therefore, the County should encourage this method of mitigation.
6. There are three Recreation and Park Districts: Truckee-Donner, Western Gateway, and Bear River, which also can obtain and maintain open space lands. Proposed Plan policies support these entities as well.
7. As a mitigation measure, the Commission did consider the formation of an Open Space District. A limited purpose Open Land Space District would cost not less than \$10,000 to form as well as result in an estimated minimum cost of \$100,000 annually for District operations. Given the last three fiscal years, County general fund budget reductions, and resulting reductions in level of service, as well as staffing reductions, it is highly questionable as to the economic feasibility of funding such a District. The Commission also questioned the need for an independent district given the above-mentioned Trusts and Recreation and Park Districts.

IMPACT #3. Buildout of proposed General Plan land uses would result in the conversion of farmland to urban- or suburban-scale uses. This is considered to be a significant impact as proposed General Plan policies do not necessarily protect farmland from conversion to urban uses.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding(s):

1. Buildout of the proposed Plan will result in the conversion of most of the remaining 349 acres of prime agricultural farmland, as well as unique farmland, farmland of local importance, and grazing lands in ownership patterns of 40(+) acres. California Government Code Section 51222 presumes agricultural lands to be in parcels large enough to sustain agricultural use if the land is: (1) at least 10 acres in size for prime land, or (2) at least 40 acres for non-prime land. If such lands are subdivided as allowed under the proposed Plan, it can be assumed that such lands would be converted to a non-agricultural use.
2. Land use compatibility issues can arise when residential uses occur near agricultural operations, which can impact the continued viability of agriculture. Residential exposure to dust, noise, odors, and pesticide spraying can lead to pressure to reduce or eliminate the agricultural operations.
3. As development proceeds in an area, land prices increase above their value for agriculture. Higher land prices can restrict entry into farming and expansion of existing farms.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact, but not to a level of less-than-significant:

1. Implementation of proposed General Plan policies 1.18, 16.1, and 16.4 through 16.9.
2. Mitigation measure #1.
3. The following text shall be added to the end of policy 16.17:

Parcels eligible for Williamson Act contracts shall be 5 or more acres in size.

This determination is based on the following findings(s):

1. Plan policies will encourage agriculture in the County, maintain existing agricultural zoning in Rural Regions, reduce potential land use conflicts between residents and farmers, and encourage the clustering of development in proximity to agricultural operations.

2. Mitigation measure #1 provides for development standards to minimize conflicts between agricultural land and surrounding uses and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Revised policy 16.17 will provide an additional standard for future Williamson Act contracted lands that may encourage additional contracted lands.

IMPACT #31. Buildout of proposed General Plan land uses and associated population growth may result in State roadways and roads within incorporated areas (not under the jurisdiction of the County) operating at unacceptable levels of service, until needed roadway improvements can be funded and constructed. This is considered to be a significant and unavoidable impact, as proposed General Plan and RTP policies would not necessarily ensure that funding would be available to construct improvements needed to maintain acceptable LOS on State roadways.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding(s):

1. At best, local funds can only partially fund future improvements to the State highway system. Policy 4.6 acknowledges that short-term adverse impact to the system from growth and development in the County will occur until adequate funding is available, as major funding limitations exist within the State system. Needed improvements in the State Transportation Improvement Program may not necessarily be included to accommodate projected volumes from buildout of the proposed Plan.
2. More specifically, buildout of the proposed Plan will require that a portion of SR 174 be improved to 4 lanes, yet current State plans identify only a 2 lane improvement. There is no assurance that the State will include the additional improvements in its route planning process.
3. A similar problem exists relative to the road system under the jurisdiction of the incorporated areas of the County. Because the construction and timing of improvements within incorporated areas are outside the County's jurisdiction and control, there is no assurance such improvements will be made.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact, but not to a level of less-than-significant:

1. Implementation of proposed General Plan policies 4.6, 4.7, 4.8, 4.9, 4.11, and 4.20 would serve to reduce the impact to a *less-than-significant* level on local roads under the jurisdiction of the County. However, *significant unavoidable* impacts would occur on State roads and roads within incorporated areas if needed roadway improvements are not funded and constructed as necessary to provide for minimally acceptable LOS.
2. Mitigation measure 31B providing the following new text to the end of policy 1.42:

The coordinated development impact fee program shall include coordination with incorporated cities and possibly a Memorandum of Understanding between the County and cities regarding facilitation and implementation of this program.

This determination is based on the following findings:

1. Proposed Plan policies will ensure that, for local roads under the jurisdiction of the County, development impact fees will be collected and improvements made in accordance with the prioritization of policy 4.7, actions will be taken to limit or restrict development until needed improvements are made, there will be an adopted schedule for road improvements, and the County will consistently consider the effect of proposed development on the area-wide transportation network. Additionally, proposed Plan policies will ensure that, for the State highway system, local moneys will be provided to partially fund critical improvements.
2. The County can most efficiently and equitably fund needed road improvements by coordinating the development impact fee program with the cities.
3. As an additional mitigation measure, the Commission considered conditionally restricting or otherwise prohibiting development of all discretionary projects within the Martis Valley and with access to State Highway 267 until the bypass with Interstate Freeway 80 is completed to ensure availability of adequate transportation facilities for this area. However, such a measure would preclude any discretion by a future Board or Commission regardless of project merits or issues. Proposed Plan policies allow all State Highway's levels of service to fall below level "D". There is no reason for selective protection of Highway 267. In general, "prohibition" is inappropriate because the County cannot always forecast future needs. Additionally, this measure fails to reduce the impact to less than significant.

IMPACT #38. Buildout of General Plan land uses would result in increases in noise levels along roadways. This is considered to be a significant impact as proposed General Plan policies would not necessarily ensure that siting of plan-related land uses would not result in conflicts with noise regulations.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Development of proposed Plan land uses would result in an increase in traffic noise levels. Future land uses could be sited within areas adjacent to roadways that exceed acceptable noise exposure limits for noise sensitive land uses such as residences, schools, hospitals, nursing homes, churches, and libraries. Increased noise levels could also impact existing noise-sensitive land uses.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 9.1, 9.4, 9.5, 9.8, 9.10 through 9.13, and 9.15 would serve to reduce the impact of future land uses and roadway improvements but not to a *less-than-significant* level.
2. Implementation of policies above, and Mitigation Measures #1 (see the Land Use section of this EIR), and #36 and #37, below, would serve to reduce the impact but not to a *less-than-significant* level.

36. Revise Noise Element policy 9.10 as follows:

Require the preparation of a comprehensive noise study for all land use projects determined to have ~~to~~ a potential to create noise levels inconsistent with those standards found in Policy 9.1, and in accordance with the methodology identified in the Noise Element Manual contained in General Plan Volume 2, Section 3-Noise Analysis, Appendix A.

37. Revise Noise Element policy 9.11 as follows:

Provide for adequate design controls to ~~fully mitigate~~ assist in mitigating the significant adverse impacts of future noise generating land uses through increased setbacks, landscaping, earthen berms, and solid fencing.

This determination is based on the following finding(s):

1. The above proposed Plan policies will ensure the preparation of comprehensive noise studies for all future development projects with the potential to generate noise inconsistent with adopted noise standards, preclusion of County-approval of noise-generating land uses inconsistent with these standards, discouraging of noise-sensitive land uses in those areas where noise standards are exceeded, preparation of comprehensive site development standards which consider transitions between uses and buffering and screens standards, discouraging noise-sensitive land uses adjacent to or near a roadway, and discouraging proposed roadways or other projects that could result in increased noise exposure to existing noise-sensitive land uses.
2. Mitigation measure #37 provides for the use of design controls to mitigate noise impacts. The Commission determined it would be infeasible to require "full" mitigation because it would be virtually impossible to ensure that all significant noise impacts are totally mitigated in all instances.

IMPACT #42. Buildout of proposed General Plan land uses and associated population growth will result in increased demand for surface water and groundwater supplies. This is considered to be a significant, unavoidable impact.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding(s):

1. The proposed Plan will create an average water demand of approximately 31 mgd within Community Regions via public surface water systems. Water treatment plant capacities and/or treated water storage facilities for the various communities will need to be expanded to provide for sufficient treated water supplies to serve new growth. The scope and magnitude of improvements necessary to meet these future water needs are significant.
2. The proposed Plan will create an average water demand of approximately 16.3 mgd within Rural Regions via individual groundwater wells and community water systems. Because the availability of groundwater supplies is not known, future growth would result in significant, unavoidable impacts on the County's groundwater resources.
3. Unique restrictions apply to the availability of groundwater in the Martis Valley. There are limited water supplies legally available within the California portion of the Truckee River watershed under Public Law 101-618. In addition, Placer County development will also increase demand for aquifer water.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact, but not to a level of less-than-significant:

1. Implementation of proposed Plan policies 3.1, 3.2, 3.4, 3.5, 3.13, 3.15, 16.15, and 16.16.
2. Mitigation measure #16.
3. The County shall provide for a comprehensive and organized system of well log data. Such data shall be generalized as necessary to protect confidentiality of individual wells. This information will be utilized by decision makers to assist in the making of land use decisions.

This determination is based on the following finding(s):

1. The above Plan policies seek to guide the provision of water services within Community and Rural Regions, emphasize the need to concentrate growth in Community Regions to allow for provisions of public facilities in the most efficient and cost-effective manner, encourage user fees for water purveyors, encourage impact fees to offset the cost of growth-related infrastructure, encourage preparation of Master Service Plans based on the proposed General Plan, require a determination of the adequacy of public facilities, or an impact fee program, to serve the proposed development, encourage mechanisms to facilitate the funding of public improvements which are attributable to a given project, encourage water purveyors in their efforts to implement water conservation and greater efficiency of agricultural water use, and encourage multiagency participation in water projects to facilitate affordable irrigation water to areas which have water deficiencies.
2. Mitigation measure #16 will assist in minimizing impacts to surface water and groundwater supplies, especially in the SDA area.
3. As an alternative mitigation measure, a County-wide groundwater survey to assess groundwater supplies, quality, demand, and use is infeasible. The County has supported two previous groundwater studies that attempted to address this issue. In both cases, the results were inconclusive. The Nevada County Department of Environmental Health states that such a study would be expensive, time-consuming, and may prove ineffective in drawing meaningful conclusions. Therefore, this study will be expensive and may not produce needed results. A comprehensive and organized system of well log data made available to decision-makers will provide for a much more cost-effective approach to address this issue. In addition, the County currently has an updated well ordinance that adequately protects wells.
4. As an alternative mitigation measure, the Commission considered the lowering of density within the unincorporated areas of Community Regions. However, the Commission determined such action would be inappropriate because of the potential impacts on affordable housing sites, it is inconsistent with the policy of the Plan to direct growth to Community Regions, and the lack of substantiation that such action would effectively mitigate the impact.

IMPACT #43. Buildout of proposed General Plan land uses would result in increased wastewater flows which would require expansion of wastewater collection and treatment facilities. This is considered to be a significant, unavoidable impact.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding(s):

1. The proposed Plan will result in increased wastewater flows and demand for wastewater treatment. Specifically, buildout of the Plan will result in an average daily wastewater generation of 31.3 mgd and a maximum generation of 78.9 mgd. The majority of these flows will be associated with development in Community Regions. Wastewater treatment plant capacities for the various communities will need to be expanded to provide for sufficient treatment capabilities to handle additional flows at buildout. The long-range availability and timing of the provision of such facilities cannot be assured, particularly given the limited available capacity of existing facilities.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed Plan policies 3.1 through 3.9 and 3.12 through 3.14.

This determination is based on the following finding(s):

1. The above Plan policies seek to guide the provision of wastewater services and systems within Community and Rural Regions, emphasize the need to concentrate growth in Community Regions to allow for provisions of public facilities in the most efficient and cost-effective manner, encourage user fees for such facilities, encourage impact fees to offset the cost of growth-related infrastructure, provide that a long-range Capital Facilities Plan and Five-Year Capital Improvement Program will be developed based on facility needs, encourage preparation of Master Service Plans based on the proposed General Plan for other districts providing wastewater facilities, require a determination of the adequacy of public facilities, or an impact fee program, to serve the proposed development, and encourage mechanisms to facilitate the funding of public improvements which are attributable to a given project.

2. The Commission considered a measure consisting of revisions to the land use map within unincorporated portion of Community Regions to be consistent with existing County zoning. The Commission chose not to accept this measure because it negated one of the central themes of the proposed Plan: to direct growth into Community Regions. The Commission found that, in order to offset the reduced growth potential in Rural Regions, it is environmentally superior to direct growth into Community Regions.
3. The Commission also determined that revising the land use map within the unincorporated portions of the Community Regions to that of the existing zoning would result in a reduction of the County's ability to provide affordable housing. The lack of appropriate sites for higher density housing in Community Regions would serve to increase the pressure for such housing in the Rural Regions, thereby resulting in additional environmental impacts.

IMPACT #46. Buildout of proposed General Plan land uses could result in the generation of 25,769 school-aged children. Existing facilities would not have the capacity to serve these children, and this is considered to be a significant, unavoidable impact.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan would result in the generation of approximately 25,769 school-aged children a 33% increase over the existing enrollment of 17,337. A total of 27 new school facilities utilizing 465 acres of land would be required. The majority of new students resulting from Plan buildout would not be served by either existing or currently planned facilities. The large unfunded State need in education programs, the difficulty in passing local bonds, and the statutory limitations on local government in imposing development fees for education means there is no assurance that adequate monies will be available to fund needed school facilities.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 3.12 through 3.14, 7.3, and 7.5 through 7.7.

This determination is based on the following finding(s):

1. The above Plan policies seek to cooperate with local school district in providing for needed school facilities. They encourage districts to develop and regularly update Facilities Master Plans, cooperate with districts to explore methods of securing adequate funding, and encourage districts that are impacted by growth to development impact fee programs. In addition, the County shall determine for all discretionary projects whether the capacity of public facilities are adequate to serve the proposed development. If not, the County will work with districts in securing project-sponsored mitigation.

IMPACT #48. Buildout of proposed General Plan land uses and associated population growth would result in an increased exposure of persons and property to wildland fire. This is considered to be a significant, unavoidable impact. While proposed Plan policy and State standards would serve to reduce wildland fire hazards and associated need for increased fire protection services, these would not reduce the impact to a less-than-significant level.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Nevada County has a high potential for wildland fires of devastating intensity. The majority of the County falls within the "very high" fire hazard zone. Continued development in rural areas will increase the wildland fire hazards which can endanger structures and human life. While the Plan provides low-density land use designations for much of the rural areas of the County, there are "very high" fire hazard zone areas in which 3 to 5 acre parcels could be created. As development occurs in rural areas, there is increased danger of fire spreading from homes into the forest or from the forest into residential areas. In turn, there will also be an increased demand for fire protection services by CDF, TNF, and local fire districts.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 10.1, 10.4, 10.5, 10.6, 10.8, and 10.9 would serve to reduce the impact but not to a less-than-significant level.
2. Mitigation measures #16 and #1 which respectively would provide for use of planned developments to reduce wildland fire impacts in portions of the Rural Regions and require comprehensive site development standards and serious consideration of clustering of development via requiring mandatory submittal of a clustering option for all discretionary projects in Rural Regions to further mitigate the effects of exposure to wildland fire hazard, but not to a less-than-significant level.

This determination is based on the following finding(s):

1. Proposed Plan policies above provide direction with regard to wildland fire protection. Policies encourage the development of one uniform County-wide fire protection ordinance that maintains high fire protection standards, establishment of the office of County Fire Marshall, and implementation of fire safety programs and procedures. Specific fire safety standards will be adopted as the basis for site plan review of projects. Also, low-density land use designations shall be maintained in areas outside Community Regions which are shown to have a high fire hazard and/or lack adequate fire protection facilities. The Plan identifies procedures and responsibilities for designating and preparing local evacuation routes on an area-specific and event-specific basis. The land use maps identify primary and secondary evacuation routes. The Plan also provides direction for development of emergency access roads in discretionary projects through the development review process.

2. Mitigation measure #1 provides for development standards that mitigate the impact of wildland fire and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Mitigation measure #16 will ensure that wildland fire impacts, especially in the SDA area, will be minimized.

**MODIFIED DETERMINATIONS OF REVISED MITIGATION MEASURES FOR
SIGNIFICANT, AVOIDABLE IMPACTS**

PAGE NUMBER	IMPACT NUMBER	DESCRIPTION
20	# 1	Incompatible land uses in proximity to one another
25	# 6	Exposure to seismic hazards
27	# 7	Exposure to landslide hazards
29	# 8	Increase erosion
31	# 9	Mining conflicts
33	#11	Increased development in floodplains
35	#12	Increased impervious surfacing and associated storm water runoff
37	#13	Decrease in surface water quality
39	#14	Decrease in groundwater quality
41	#15	Loss of wildlife habitat
45	#16	Loss of deer habitat
47	#17	Loss of oak trees
49	#18	Destruction of special status species and their habitat
51	#19	Loss of wetlands
53	#20	Loss of riparian habitat
55	#22	Disturbance of cultural resources
58	#24	Impact significant stands of trees
59	#25	Adversely affect the scenic value of waterways
61	#26	Diminish the aesthetic value of roadside scenery
63	#27	60 foot tall buildings could create a dominant visual feature
64	#33	Increased demand for bicycle, pedestrian, and equestrian facilities
66	#39	Exposure of noise-sensitive uses to unacceptable fixed noise sources
67	#41	Exposure of noise-sensitive uses to unacceptable railroad noise
68	#52	Increase in demand for electricity and natural gas

IMPACT #1. Buildout of proposed General Plan land uses would result in incompatible land uses in proximity to one another. This is considered to be a significant impact as proposed plan policies would not necessarily minimize land use conflicts that could occur.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan land uses could result in land use conflicts in Community Regions related to sensitive land uses in proximity to industrial or commercial uses. Land use conflicts in Rural Regions would be related to sensitive land uses in proximity to agricultural, mining and timber harvesting/production activities. The ultimate location of designated open space lands throughout the New Town SDA could also effect land use conflicts.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.20, 1.21, 17.6, 17.14, 17.15, and 17.24 would serve to reduce this impact but *not* to a less-than-significant level.
2. Implementation of proposed policies identified above and Mitigation Measures #1 and #1C, as amended below, would serve to reduce the impact to a less-than-significant level:

Mitigation Measure #1:

Replace proposed General Plan policies 1.17 and 1.18 in their entirety, as follows, in order to provide for: a program for preparing adequate development standards; implementing these standards via the use of appropriate land use, siting, and design tools (including mandatory clustering); and determination of project approval.

Policy 1.17 - The County shall prepare and adopt **flexible and comprehensive** Site Development Standards. These standards shall be used during the "project site review process" to provide a consistent approach for addressing: the presence of sensitive environmental features and/or natural constraints; clustering and provision of open space as part of site development; the potential for land use conflicts between uses; and the potential for public health hazards.

The County shall prepare and adopt specific, **flexible and comprehensive** Site Development Standards which shall be applicable to all development projects in Community Regions and Rural Regions and protective of the County's unique character, providing guidance for:

- a. Protection of environmentally sensitive resources;
- b. Provision of open space as part of site development;
- c. Prevention and ~~reduction~~ **elimination** of fire hazards;
- d. Maintenance and enhancement of vegetation and landscaping;
- e. Prevention and ~~reduction~~ **elimination** of flood hazards;
- f. Transitions between uses and multiple-use site development;
- g. Community design;
- h. Buffering and screening to mitigate adverse effects; and
- i. Incentives to provide for access to public resources and open space ~~values~~; and
- j. Protection of important agricultural mineral and timber resources.

The standards shall identify the basic requirements for site development in the County, including, at a minimum, standards to mitigate the impact of development on environmentally sensitive resources as referenced in the following criteria:

- Wetlands (as delineated in the National Wetlands Inventory (NWI));
- ~~Important deer habitats~~ **Major deer migration corridors, critical range, and critical fawning areas** as defined by State Fish and Game's Migratory Deer Range Maps;
- Landmark oaks, defined as any oak 35+" at dbh;
- Landmark groves, defined as areas with ~~40~~ **33+**% canopy closure based on CDF's Hardwoods Map;
- Rare and endangered species, as found in NDDDB and Inventory of Rare and Endangered Vascular Plants of California, 1994;
- Riparian corridors within 100 feet of intermittent or perennial water courses, as shown on USGS quad maps;
- Significant cultural resources, as defined by Appendix K of CEQA;
- Floodplains, as defined by FEMA, precluding development and land disturbance within floodways and restricting development within the floodway fringe, through the establishment of floodplain setbacks and associated development regulations;
- ~~Important timberlands, as defined by Site Class 1 through 4, or a moderately high to very high site index (85+) using soils survey maps;~~
- Important agricultural lands, as defined by State Important Farmland map;
- Significant mineral areas, defined by State DM&G's MRZ-2 classification maps;
- Earthquake faults, as defined by State Fault Map of California, 1975, or as determined by the State DB&G;
- Avalanche hazard, as defined by Avalanche Hazard Study;
- Steep slopes (30+%);
- Areas with high erosion potential, as delineated in Figure 3.3 of the Nevada County Master Environmental Inventory;
- Areas subject to fire hazards, as defined by the State Department of Forestry's Fire Hazard Zone Map;
- Visually important ridgelines and viewsheds, as defined by standards developed by Policy 18.3 of the General Plan.

Where such resources are present, the standards shall require that professional field inventory and review shall be undertaken to delineate the extent of the resource and determine the impact of the proposed development:

- Identification of building envelopes;
- Conservation easements/deed restrictions;
- Use of common vs. individual driveways;
- Specification of location and type of fencing;
- Identification of setbacks and/or buffers;
- Development restrictions;
- Use of Transfer of Development Rights; and
- Offsite mitigation/mitigation banking.

The County shall approve a project for a discretionary permit only if it can be demonstrated that the project as designed and sited meets the intent of the SDS performance criteria.

Policy 1.18 - Clustering of development is an effective and direct means to provide for the maintenance of the rural quality of life and protection of environmental resources which are important to Nevada County. Therefore, **submittal of a clustering option** clustering of all land divisions shall be required within the Estate, Rural, and Forest General Plan land use designations in order to maintain the open, pastoral character of development which gives definition to the Rural Regions, and to protect environmental features by preserving areas containing such features as Open Space. **This clustering evaluation shall utilize U.S.G.S. maps as the basic level of information.**

In all other residential use designations (including Residential, Urban Single-Family, Urban Medium Density, and Urban High Density), clustering of development shall be strongly encouraged to maintain viable open space onsite to contribute to open space linkages through and between land use areas. In addition, clustering in these land use designations shall be mandatory for all discretionary projects where environmentally sensitive resources, as defined in Policy 1.17, are present.

Clustering may be achieved by building site clustering with creation of permanent open space; restriction of buildable area on individual lots; or other means which are consistent with the protection of the natural resources and environmental characteristics on the site.

No specific amount or ratio of open space shall be required; however, the amount of open space shall not be less than the amount of land area on the site subject to significant environmental features, as defined in Policy 1.17. Where the entire site is affected by significant environmental features, clustered development shall occur on the least sensitive habitat or resource area, as defined by an environmental analysis. Within such defined areas, ~~minimum~~ **maximum** subdivision parcel size shall be limited to that needed to meet water and sewage disposal standards, as determined by the Department of Environmental Health.

Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.

The allowable number of dwelling units for any clustered development shall not exceed the number of units determined by dividing the total acreage of a parcel by the maximum permitted density specified in Policy 1.22 for the land use designation in which the parcel is located.

3. Mitigation measure #1C:

Revise policy 3.19 to facilitate clustering of future parcels by adding the following to the end of the policy:

For clustered development consistent with policy 1.18, the following standard shall apply:

Maintain minimum lot size standards sufficient to maintain adequate area for the appropriation of water and disposal of sewage and ensure the continued protection of the public health, safety, and welfare.

In addition, reference to "cluster housing" in policy 3.19.a. shall be removed.

This determination is based on the following finding(s):

1. The above proposed Plan policies seek to address potential land use conflicts. They provide for adoption of site development standards that provide for transitions between uses and multiple-use site development, standards to ensure that industrial uses in proximity to public facilities or institutions shall provide for buffers, and the evaluation and mitigation of environmental impacts associated with mining.
2. Mitigation measure #1 provides for development standards that mitigate the impact of incompatible land uses in proximity to one another and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. By revising policy 3.19 above, clustering is encouraged by providing flexible minimum parcel size standards for clustered subdivisions. As an alternative measure, this policy change could apply to the creation of all parcels, not just clustered parcels. However, such a change would effectively ensure that every subdivision would have to be accompanied by a separate, parcel-specific, and costly study.
4. As an alternative mitigation, the Commission considered reducing residential densities for the Sunset, Alta Hill, Ridge Road, Penn Valley, Mystic Mine Road, Rough and Ready, and Lake Vera/Round Mountain Neighborhood Association areas consistent with Resolution Committee recommendations. However, the Commission noted that the Draft EIR had previously stated this impact was sufficiently mitigated by the inclusion of measures #1 and #1C and nothing in the Final EIR substantiated the need for further mitigation. Lastly, the Commission determined that this issue, a mitigation not necessarily warranted for environmental reasons, would be considered during their deliberation on the General Plan.

5. As an alternative mitigation, policy 1.5.j. could be revised to ensure, with certainty, that highway strip commercial development will be precluded consistent with Resolution Committee recommendations. However, the Commission noted that the Draft EIR had previously stated this impact was sufficiently mitigated by the inclusion of measures #1 and #1C and nothing in the Final EIR substantiated the need for further mitigation. Lastly, the Commission determined that this issue, a mitigation not necessarily warranted for environmental reasons, would be considered during their deliberation on the General Plan.

6. As an alternative mitigation, policy 1.5.k. could be revised to ensure that rural commercial development is kept small (5 acres or less) except where specific plans/studies are prepared and findings made. However, the Commission noted that the Draft EIR had previously stated this impact was sufficiently mitigated by the inclusion of measures #1 and #1C and nothing in the Final EIR substantiated the need for further mitigation. Lastly, the Commission determined that this issue, a mitigation not necessarily warranted for environmental reasons, would be considered during their deliberation on the General Plan.

IMPACT #6. Buildout of proposed General Plan land uses and associated population growth may expose future residents and structures to seismic hazards related to ground rupture and ground shaking from a large magnitude earthquake. This is considered to be a significant impact as proposed plan policies would not necessarily ensure that seismic hazards are minimized.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan may result in structural damage and human injury related to seismic activities in the County. Location of structure in areas susceptible to major faulting and surface rupture conditions could result in structural, road, and underground utility failure. Groundshaking can cause structures to shift off their foundations and can rupture subsurface infrastructure lines. Liquefaction can cause foundations to shift during an earthquake where development is located in area with high groundwater and alluvial materials.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 10.8, 10.9, 10.13, 10.16, 10.17, and 10.18 would serve to reduce the impact but *not* to a *less-than-significant* level.
2. Implementation of mitigation measures #1 and #3, below would serve to reduce the impact to a *less-than-significant* level:
3. Revise policy 10.13 as follows:

As part of the project site review process, require sufficient soils and geologic investigations to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development including subdivisions. Such investigations shall be required within an area determined to be seismically active by the State Division of Mines and Geology or within an area having potential geologic hazards, including slope instability and excessive erosion.

This determination is based on the following finding(s):

1. The above proposed Plan policies ensure that building design will need to meet the requirements of the UBC, site development standards will consider the need to mitigate projects with seismic hazards in accordance with Federal, State, and local standards, preparation of soils and geologic investigations as a means of identifying seismic hazards, protection of underground utilities, efforts to promote public awareness of emergency evacuation procedures, coordination with the OES, and identification of County-wide primary and secondary evacuation routes.

2. Mitigation measure #1 provides for development standards that mitigate the impact of seismic hazards and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Revised policy 10.13 will provide for analysis of both seismic and geologic hazards, including slope stability and excessive erosion, thus minimizing the potential for development in seismically- or geologically-hazardous areas.
4. As an alternative measure, policy 10.13 could be revised to require that the final density of a development proposal must be consistent with the recommendations of the soils/geologic investigation. However, the Commission determined that it is inappropriate for the decision-making body to refer the issue of density to a non-elected or appointed official. The effectiveness of this measure cannot be substantiated. Revised policy 10.13 (measure #3) provides that seismic and geologic data will still be a requirement for projects within seismically-active areas or areas with potential geologic hazards.

IMPACT #7. *Buildout of the proposed General Plan land uses may result in exposure of future residents and structures to landslide hazards. This is considered a significant impact as plan policies would not necessary protect future structures and residents from landslide hazards.*

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Development of proposed Plan land uses in areas sensitive to landslide hazards (active or inactive slides, areas near hydraulic mining sites, areas of steep slope or otherwise unstable slopes) could trigger slope instability. Historic and active hydraulic mining can disturb the toe or otherwise destabilize a slope or slide. This is a concern if proposed development would be sited in proximity to such mining activities. Landslides could also occur if excavation activities, associated with construction, foundation preparation, or utility trenching, occur in areas of steep slopes or active/inactive slides. Landslides can also occur if development is in proximity to unstable slopes or the head of a slope or slide.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.18 and 10.13 would serve to reduce the impact but not to a *less-than-significant* level.
2. Implementation of Mitigation Measure #3 would serve to reduce the impact to a *less-than-significant* level. This measure revises policy 10.13 as follows:
As part of the project site review process, require sufficient soils and geologic investigations to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development including subdivisions. Such investigations shall be required within an area determined to be seismically active by the State Division of Mines and Geology or within an area having potential geologic hazards, including slope instability and excessive erosion.

This determination is based on the following finding(s):

1. Proposed Plan policies encourage the clustering of new development to avoid site constraints such as steep slopes and highly erosive areas, as well as provide for the preparation of site development standards that consider the need to mitigate development in geologically sensitive areas.
2. Revised policy 10.13 will provide for analysis of both seismic and geologic hazards, including slope stability and excessive erosion, thus minimizing the potential for development in landslide-prone areas.

3. As an alternative measure, policy 10.13 could be revised to require that the final density of a development proposal must be consistent with the recommendations of the soils/geologic investigation. However, the Commission determined that it is inappropriate for the decision-making body to refer the issue of density to a non-elected or appointed official. Revised policy 10.13 (measure #3) provides that seismic and geologic data will still be a requirement for projects within seismically-active areas or areas with potential geologic hazards.

IMPACT #8. Buildout of proposed General Plan land uses may result in increased erosion associated with development in areas of steep slope and/or improper development practices. This is considered a significant impact, as the proposed General Plan policies would not necessarily include site plan and excavation procedures to reduce the impact.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Areas of high erosion are normally associated with areas of steep slopes. As steep slope areas are generally outside most significant growth areas, erosion impacts associated with development on steep slopes are relatively limited. However, pockets of steep slopes and associated erosion hazard exist within the developed, and potentially developable areas in the vicinity of Alta Sierra and the New Town Reserve. Areas of moderate erosion hazard occur throughout the County in areas slated for both more rural and urban level development. Buildout of the proposed Plan may cause erosion, be subject to the direct impacts of erosion (such as undermining of foundation integrity), and potentially generate secondary water quality impacts associated with sedimentation.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.18, 10.13, 12.1, 12.2, 12.4 and 13.2 would serve to reduce the impact but *not* to a *less-than-significant* level.
2. Implementation of Mitigation Measure #3 would serve to reduce the impact to a *less-than-significant* level. This measure revises policy 10.13 as follows:
As part of the project site review process, require sufficient soils and geologic investigations to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development including subdivisions. Such investigations shall be required within an area determined to be seismically active by the State Division of Mines and Geology or within an area having potential geologic hazards, including slope instability and excessive erosion.

This determination is based on the following finding(s):

1. Numerous proposed Plan policies address potential erosion hazards, including encouraging clustering of new development to avoid on-site constraints such as highly erosive soils, requiring compliance with the County's grading ordinance which includes erosion control standards, erosion control measures for all projects, and comprehensive site development standards regarding vegetation removal and landscaping requirements.
2. Revised policy 10.13 will provide for analysis of both seismic and geologic hazards, including slope stability and excessive erosion, thus minimizing the potential for development in erosion-prone areas.
3. As an alternative measure, policy 10.13 could be revised to require that the final density of a development proposal must be consistent with the recommendations of the soils/geologic investigation. However, the Commission determined that it is inappropriate for the decision-making body to refer the issue of density to a non-elected or appointed official. Revised policy 10.13 (measure #3) provides that seismic and geologic data will still be a requirement for projects within areas subject to excessive erosion.

IMPACT #9. Buildout of General Plan land uses may result in development over known deposits of valuable mineral resources. Incompatible land uses may conflict with active mining or preclude future mining. This is considered a significant impact as proposed Plan policies would not ensure that all mineral resources would remain accessible.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Various Mineral Resources Zones (MRZs) have been designated in Nevada County, identifying both known and potential mineral deposits. Since mining activities often result in traffic, noise, air and water pollution, sensitive land uses located within an MRZ area could be incompatible with mining operations and interfere with mineral extraction. Buildout of proposed Plan land uses in MRZ areas could result in land use conflicts between mining activities and other uses, and could eliminate or inhibit access to mineral resources.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact to a less-than-significant level:

Implementation of proposed General Plan policies 17.4 through 17.7, 17.9, 17.15, 17.17, 17.18, 17.20, and 17.24.

This determination is based on the following finding(s):

1. The proposed Plan includes policies addressing the need to recognize the location of mineral deposits and ways to minimize conflicts between mining and other land uses. Policies serve to establish public awareness of significant mineral deposits as a resource by showing MRZ-2 areas on the land use maps, notifying property owners of the existence of mineral deposits and the potential for mining in their area, and use of the "ME" Mineral Extraction Zoning District to inform the public mining may occur in their area.

To minimize potential conflicts, policies provide that surface mining can only occur within MRZ-2 areas that are compatible for surface mining. Compatibility is clearly defined by each Plan land use map designation. Policies provide for the protection of known significant mineral deposits by restricting the removal of the "ME" zone and by conditionally permitting underground mining throughout the County.

Other policies relate directly to the environmental impacts of mining, ensuring that surface mining will not result in significant impacts on the environment or nearby land uses, ensuring compliance with Plan noise standards, encouraging mining in areas before urbanization occurs, discouraging incompatible land uses in MRZ-2 areas, and setting time limits on mining operations.

2. As a mitigation measure, the Commission considered the County-initiated re-zoning of compatible MRZ-2 areas to the "ME" District as a means to provide for the public awareness of the potential for surface mining to occur where it has been established that important minerals are present. However, the Commission determined not to adopt this measure because numerous proposed Plan policies reduce the level of this impact to less-than-significant without the need for this additional measure.

IMPACT #11. Buildout of proposed General Plan land uses and associated population could result in increased development in floodplains resulting in periodic damage to structures and possible loss of life if flooding occurs. This is considered to be a significant impact, as plan policies do not necessarily provide for avoidance of development in floodplain areas.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Floodplain areas are located in and around the population centers of Nevada City, Grass Valley, Penn Valley, Alta Sierra, Truckee, Hobart Mills, Hirschdale, and Floriston, as well as selected rural areas. Development allowed under the proposed Plan within these areas would increase the exposure of people and property to flood hazards.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.18, 10.14, 10.15, and 11.8 would serve to mitigate the impact but *not* to a *less-than-significant level*.
2. Implementation of the policies above, Mitigation Measure #1 and the following mitigation measure would serve to reduce the impact to a *less-than-significant level*.

Mitigation measure #5. Add the following policies to the Water Element of the proposed General Plan:

- Approve only those grading applications and development proposals that are adequately protected from flood hazards and which do not add flood damage potential. This may include the requirement for foundation design which minimizes displacement of flood waters, as well as other mitigation measures.
- Require new utilities, critical facilities and non-essential public structures to be located outside the 100-year flood plain unless such facilities are necessary to serve existing uses, there is no other feasible location, and construction of these structures will not increase hazards to life or property within or adjacent to the floodplains.
- When constructed within a floodplain, require elevation of the habitable portions of residential structures to be above the 100-year flood level. Require flood-proofing or elevation of non-residential structures. Require that foundations do not cause floodwater displacement except where necessary for flood-proofing.

This determination is based on the following finding(s):

1. The above proposed Plan policies will serve to limit development in flood prone areas and maintain safety and emergency support services when flooding does occur. Policies will provide for the preparation of site development standards to prevent flood hazards, clustering will be encouraged in floodprone areas, the County will continue to work with FEMA in maintaining current flood hazard information and continue to participate in the National Flood Insurance Program, coordinate with the State Office of Emergency Services to ensure proper evacuation and other procedures in the event of a natural disaster such as flooding.
2. Mitigation measure #1 provides for development standards that mitigate the impact of floodprone areas on public health, safety, and welfare and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Mitigation measures #5 will ensure that development, including residential development, grading, new utilities, critical facilities, and non-essential public structures are adequately protected from flood hazards and will not add flood damage potential.

IMPACT #12. Buildout of proposed General Plan land uses will result in increased impervious surfacing and associated stormwater runoff. This would be considered a significant impact if the capacity of natural drainage and/or constructed stormwater drainage systems would not have the capacity to handle increased flows.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Development of the proposed Plan will decrease infiltration rates and concentrate surface water flows which could increase flood levels downstream. Increased stormwater runoff from development would be considered significant if increased runoff volumes exceed capacity of natural drainage or storm drain facilities or cause downstream or offsite drainage problems. Potential impacts may also occur due to inadequate maintenance of existing drainage facilities by reducing the capacity of channels to carry the increased volume of flow.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.23, 3.8 and 10.12 would serve to reduce the impact but *not* to a *less-than-significant level*.
2. Implementation of the policies above, Mitigation Measures #6, #7, and #8, and Mitigation Measure #1 (see Land Use section of this EIR) would serve to reduce the impact to a *less-than-significant level*. The following policies should be added to Chapter 3 (Public Facilities and Services) of the General Plan:
 6. For all discretionary development, increases in stormwater runoff due to new development, which could result in flood damage to downstream residences, commercial, industrial, active natural resource management uses (i.e., farming, ranching, mining, timber harvesting, etc.), public facilities, roads, bridges, and utilities shall not be permitted. Required retention/detention facilities, where necessary, shall be designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event. The sizing of such facilities, when needed, shall be based upon the protection of downstream facilities.
 7. The County shall strongly encourage the use of geographically-limited independent or dependent entities (Community Service Area, County Service Area, special district or equivalent entities) for the purpose of maintaining drainage facilities to handle stormwater runoff.

8. For all discretionary projects, the County shall require that maintenance of all onsite drainage facilities and all offsite facilities constructed as part of the project is assured through a permanent, legally-enforceable mechanism such as, but not limited to, a CSA or CSD.

This determination is based on the following finding(s):

1. The proposed Plan policies above address the need to avoid potential increases in downstream flooding by protection natural drainage and vegetative patterns through project site review, use of clustered development, and project subdivision design. Policies also provide for site development standards that use measures applicable to projects to avoid downstream flooding from new development. Measures include avoidance of stream channel modifications, avoidance of excessive areas of impervious surfaces, and use of on-site retention and detention of stormwater. Policies also limit the maximum allowed impervious surface for each land use designation.
2. Mitigation measure #1 provides for development standards that mitigate the impact of development on stormwater runoff and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Mitigation measures #7 and #8 will assist in ensuring that stormwater drainage facilities will function properly on a long-term basis by providing for the establishment of mechanisms for the maintenance of such facilities, both on an area-wide and project-specific level.
4. As a mitigation measure, the Commission considered requiring, for all discretionary development, full onsite retention/detention of stormwater flow (for 100-year storms) so that the rate of runoff from the developed site is not greater than that from the site prior to development. The Commission found that such a requirement for those projects that would not create the potential for flood damage to downstream users would serve no purpose towards minimizing this impact.
5. As a mitigation measure, the Commission considered encouraging the creation of a County-wide CSA or CSD. The Commission found that such district options are too removed from the people they are intended to serve and, therefore, did not represent a feasible measure. The Commission's revision of measure #7 will insure that the recipients of such services provided by geographically-limited CSDs or CSAs will be involved with those entities providing such service.

IMPACT #13. Buildout of proposed General Plan land uses may result in an overall decrease in surface water quality in County streams, lakes, and reservoirs due to increases in erosion and sedimentation due to improper development practices, urban pollutants carried in stormwater, and septic system failure. This is considered a significant impact, as implementation of proposed plan policies will not necessarily protect surface water quality.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan will convert land to a variety of developed uses. When land is converted to developed uses, the discharge of non-point source stormwater contaminants would increase due to the introduction of additional paved surfaces, automobiles, and landscaping fertilization and irrigation. Grading, construction, and inadequate revegetation can also result in exposed soil which would increase sediment level in streams. Increased sediment levels can damage benthic habitat. Increased sedimentation can also reduce the water storage capacity of lakes and reservoirs, thus increasing water treatment costs. Improperly disposed of wastewater can also contaminate subsurface and surface waters.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 11.2 through 11.7, 11.9, 12.1, 17.11, 17.12 and 17.15 would serve to reduce the impact but not to a less-than-significant level.
2. Implementation of the above policies and Mitigation Measures #1, and #9, below, would reduce the impact to a less-than-significant level. The following recommended measures are for consideration during the development of the Comprehensive Site Development Standards related to protection of water quality.
 9. New development shall minimize the discharge of pollutants into surface water drainages by providing the following improvements or similar methods which provide equal or greater runoff control: (a) include curbs and gutters on arterials, collectors, and locals consistent with adopted urban street designs; and (b) oil, grease, and silt traps for subdivisions creating 5 or more parcels and commercial and industrial development of 1 acre or greater size. Maintenance of such facilities shall be assured through a legally-enforceable mechanism.
 - 9A. Policy No. 12.3 should be revised to read "Cooperate and encourage those activities dealing with techniques and practices to minimize erosion of the Nevada County Resource Conservation District, including provision of educational materials for the general public regarding techniques and practices to minimize erosion from construction activities.

This determination is based on the following finding(s):

1. The above proposed Plan policies will minimize increases in the discharge of non-point stormwater contaminants into receiving waterways. They address cooperative efforts between the County and other agencies to protect water quality and reduce sources of water pollution, the requirement for lower densities in Rural Regions in order to protect watersheds, the use of site development standards to establish minimum building setback lines from perennial streams, regulations concerning the installation and operation of private sewerage facilities, policies to reduce water quality impacts associated with mining, controlling erosion by enforcement of the erosion control provisions of the Grading ordinance, and policies to reduce the level of runoff from development through use of detention/retention facilities.
2. Mitigation measure #1 provides for development standards that mitigate the impact of development on surface water quality and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Additional improvements or methods to control runoff from proposed larger development projects will decrease the amount of urban pollutants carried in stormwater.
4. Encouraging the erosion control functions of the Nevada County Resource Conservation District will assist in minimizing erosion from development.
5. As a mitigation measure, the Commission considered the application of mitigation measure #9 to smaller development projects. However, the Commission determined that such application would be of limited value at an unknown cost and hence infeasible. Also, the Commission determined an acreage break was appropriate due to the limitation of small parcels to accommodate development.

IMPACT #14. Buildout of proposed General Plan land uses and associated population may result in an overall decrease in ground water quality as a result of increased use of septic systems. This is considered a significant impact as proposed plan policies would not necessarily serve to minimize impact.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. ___ the impact is significant and unavoidable.
2. X the impact is significant, but avoidable with mitigation measures found below.
3. ___ the impact is less than significant

This determination is based on the following finding:

Given the highly variable conditions of soils in the County, the expanded use of septic-leachfield systems could impact groundwater quality. There are over 17,000 homes or businesses within the rural regions of the County that are not connected to a community wastewater treatment system. This number will increase under the proposed Plan. Conversion to a community treatment system in rural regions is not feasible. Concerns identified with septic systems include inadequate lot size, poor design and construction, and poor soils. Given these concerns, buildout of the proposed Plan will increase the number of septic systems in rural regions and may result in groundwater quality degradation.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 11.2, 11.4, 11.5, 11.6, 3.1 and 3.5 would serve to reduce the impact but *not* to a *less-than-significant* level.
2. Implementation of Mitigation Measures #10 and #11 below, would serve to reduce the impact to a *less-than-significant* level:
 10. In order to determine the potential long-term effects of the continued use of septic tank/leachfield systems on groundwater quality, the County shall provide for a comprehensive and organized database of system failures based on current and updated data available in the Department of Environmental Health. Such information shall assist the County in determining existing and potential septic tank/leachfield system problem areas.
 11. The location of septic tanks and leachfields and their appropriate setbacks from water courses shall be in accordance with the guidelines of the Lahontan Regional Water Quality Control Board (eastern County) and the Central Valley Regional Water Quality Control Board (western County).

This determination is based on the following findings:

1. The above proposed Plan policies address greater reliance on community treatment facilities rather than septic systems, and standards for density, minimum lot sizes, and septic facility design and quality which will serve to minimize potential problems. Policies also encourage cooperation between the County and other agencies to protect the quality of water resources and reduce sources of water pollution, ensuring that the capacity of public facilities (including public sewerage systems) within Community Regions will be increased to serve higher levels of development, all new development within Community Regions will be required to connect to a public system, and continue to enforce regulations concerning the installation and operation of private systems. Many of these policies encourage use of public systems, thus reducing the future reliance on septic systems.
2. Relative to mitigation measure #10, utilization of County data for areas of system failure will assist the County in identifying existing and potential problem areas and provide for addressing solutions to such problem areas in a timely manner.
3. Relative to mitigation measure #11, State standards for the location of septic tank/leachfield systems have proven to adequately protect groundwater quality. Ensuring consistency with these standards will provide adequate groundwater quality protection.
4. As an alternative mitigation measure, the Commission considered a County-wide survey of existing system conditions and failures and specific courses of action to mitigate groundwater impacts. However, the Commission determined that depending upon a future study to mitigate this impact may prove ineffective if the results of the study are inconclusive or determine the impact to be unmitigable is infeasible. This study may be expensive and may not produce needed results. Given the great diversity of soils in the County, the possible benefits of such a study are questionable. Current septic/leachfield system installations must adhere to strict regulations. Also, a comprehensive and organized database of system failure areas will provide for a much more cost-effective approach to address this issue.
5. As alternative mitigation measures, the Commission considered more specific standards providing for prohibition of systems within the 100-year floodplain and 100 foot setbacks for 100-year floodplains in the western County. However, the Commission determined that existing State standards are adequate and these alternative measures were redundant and unclear.

IMPACT # 15. Buildout of proposed General Plan land uses would result in the direct loss of wildlife habitat and/or habitat fragmentation. This is considered to be a significant impact as proposed plan policies would not necessarily prevent this loss/fragmentation.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan will result in the direct loss of wildlife habitat and/or habitat fragmentation in both Community Regions and Rural Regions. Infill development and expansion of development within Community Regions will result in the lost of most functional wildlife habitat due to site grading, road building, infrastructure installation, and construction of residential and other uses. Such development could result in the fragmentation of areas that currently consist of relatively undeveloped, uninterrupted wildlife habitat. Development within Rural Regions will result in partial vegetation removal and associated loss of wildlife habitat. Development impacts will be similar to that in Community Regions. Fragmentation impacts will be greatest in areas of western Nevada County below 4,000' in elevation where fragmentation has not yet occurred. Loss of habitat values would occur in areas that are not already developed at parcel size smaller than 20 acres. Comments received from the State Department of Fish and Game indicate that loss of habitat and habitat fragmentation should be considered a significant impact.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.18, 13.1, and 13.2 would serve to reduce the impacts but *not* to a *less-than-significant* level
2. Implementation of Mitigation Measures #1, and #14, #15, and #16, below, would reduce the impact to a *less-than-significant* level:

14. The following policies should be added to the Wildlife and Vegetation Element of the proposed General Plan.

- No net loss of habitat functions or values shall be caused by development where rare and endangered species and wetlands of over 1 acres are identified during the review of proposed projects. No net loss shall be achieved through avoidance of the resource, or through creation or restoration of habitat of superior or comparable quality, in accordance with guidelines of the U.S. Fish and Wildlife Service and the California Department of Fish and Game.
- Habitat that is required to be protected, restored, or created as mitigation for a project's impacts shall be monitored and maintained in accord with a County-approved Habitat Management Plan.
- The land use designations and associated acreages identified on the proposed General Plan land use maps for Special Development Areas should be modified as necessary at the Specific Plan stage to protect sensitive natural communities and other important biotic resources.
- The County shall prepare and implement a Habitat Management Plan for rare and endangered species and wetlands habitat while allowing the preparation of individual project habitat management plans as an alternative, including an offsite ecological reserve.
- The County shall investigate establishing interagency agreements with adjoining counties where new developments could impact significant natural resource areas shared by adjoining counties. The agreements shall require notification of development projects within one mile of the County's borders and provide for review and comment by affected counties.

15. Revise proposed General Plan policy 13.3 as follows:

As part of the Comprehensive Site Development Standards, require ~~at least~~ the maximum feasible use of drought tolerant native ~~and/or site-appropriate~~ plant species for landscaping of all new multi-family residential, commercial, ~~and~~ industrial, and public projects. Invasive, non-native plants, as determined by a landscape architect or other similar expert, that may displace native vegetation on adjoining undeveloped lands shall not be used. Landscaping with native trees and shrubs shall be encouraged to provide suitable habitat for native wildlife, particularly in proposed open space uses of future development.

16. Revise General Plan policies to require a Planned Development designation on parcels of 20 acres in size or larger within the North San Juan and Penn Valley areas, when such parcels are located in areas where the existing parcelization pattern in the immediate vicinity is currently 20 acres or more.

16A. Revise Policy 1.5.r as follows:

Policy 1.5.r.: Open Space (OS) is intended to provide for land, primarily in public ownership, which is dedicated to recreation, resource and habitat preservation, and protection of environmental resources, and which typically allows only recreation or very low-intensity limited uses, **such as, but not limited to, visual corridor preservation, interconnecting wildlife corridors, slope protection, preservation of ditches, railroad rights-of-way, historic trails, agriculture, and timber production.** This designation shall also provide for the designation of land in private ownership which is permanently devoted to open space through clustering or other open space requirements.

This determination is based on the following finding(s):

1. The proposed Plan policies mentioned above address the potential for habitat loss from future growth by emphasizing development within Community Regions and Rural Centers. This will reduce habitat loss and fragmentation that could occur if concentrated growth occurred in more haphazard patterns. Policies provide for the protection of significant environmental features during the development review process by retaining such areas as non-disturbance open space through clustered development or other means. Policies also provide for the preparation of site development standards that provide for open space as a part of site development and minimize the removal of vegetation.
2. Mitigation measures #1 provides for development standards that mitigate the impact of development on wildlife habitat and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Mitigation measure #14 will ensure a no net loss of rare and endangered species habitat and wetlands habitat, protection of sensitive natural communities within SDAs, provide for a comprehensive analysis and mitigation program of development impacts on rare and endangered species and wetlands habitat through preparation of a Habitat Management Plan, and investigate interagency agreements with adjoining counties to ensure adequate review of projects that might impact significant natural resource areas.
4. Mitigation measure #15 will ensure that the use of invasive, non-native plants will be severely restricted.
5. Mitigation measure #16 will ensure that habitat values, especially in the SDA area, will be protected.
6. Mitigation measure #16A will allow for both active and passive open space uses. In particular, agricultural uses of open space land will allow productive, income-producing uses which will serve to retain open space.
7. An additional mitigation, the Commission considered "no net loss" shall be caused by development where habitat of significant environmental features or habitat, as defined by policy 1.18, are identified during project review. However, the Commission determined that such a measure was overly broad in that certain "resources" as found in policy 1.18 are not truly resources (i.e., steep slopes, earthquake faults). Also, there is insufficient data within the Final EIR, or elsewhere, to support the necessity of developing a "no net loss" requirement for such resources.

8. As an additional mitigation, the Commission considered a Habitat Mitigation Plan for all habitat types and associated plant and wildlife species. However, the Commission determined that the Plan would be very time-consuming and expensive, particularly given current County budget trends and staff reduction potential. Based upon a survey of plans prepared for the California counties of Kern, Yolo, and San Joaquin, it appears such a plan would cost not less than \$200,000. Given this cost factor, plus the complexity of plan preparation and issues, it is questionable how timely such a plan might be. As development occurs in the County, it is possible, if not likely, that many years may go by before the plan is adopted and implemented, thus negating the effectiveness of the plan.

Current Plan policies in Chapter 13 adequately address this issue. It is generally uncalled for because many animal populations are on the increase (quail, deer, geese, squirrels) and because of the large number of undeveloped properties in the County. There is insufficient data within the FEIR, or elsewhere, to support the necessity of a Habitat Management Plan for all habitat types and associated species.

IMPACT #16. Buildout of the General Plan would result in the loss or disturbance of habitat used by deer for movement, as winter and summer range, and for fawning. This is considered to be a significant impact, as proposed General Plan policies would not necessarily protect habitat used by deer.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Deer populations throughout the County have been characterized by both the State Department of Fish and Game and the Tahoe National Forest as unstable and declining. Development in the winter range of the western portion of the County and disruption of migration corridors are significant contributors to the decline. An overall decline in habitat values throughout the County, associated with urbanization, parcelization, and the direct and indirect effect of human activities, is also a contributing factor. Factors such as fire suppression, road kills, parcel subdivision and development, and harassment by dogs also relate to the decline. Buildout of the proposed Plan in the winter range of western Nevada County will result in an overall reduction of land area and associated vegetation available to deer, thus reducing foraging resources and areas for cover. Deer migration corridors in western Nevada County will be impacted by the concentration and density of existing and planned land uses.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of policies 1.17, 1.18, 13.1, and 13.2, of the proposed General Plan would serve to reduce the impact but *not* to a *less-than-significant* level.
2. Implementation of Mitigation Measures #1, #16, and #17 and #18, below, would reduce the impact to a *less-than-significant* level.

17. The following policy should be added to the Wildlife and Vegetation Element of the proposed General Plan.

Non-development buffers shall be maintained adjacent to stream corridors through the use of clustering, the designation of a Planned Development, or the implementation of other siting and design tools. Buffers shall be sufficient in size to protect the stream corridor for movement, as well as provide some adjacent upland habitat for foraging.

18. Revise General Plan policies to require a Planned Development designation on parcels of 40 acres in size or larger in critical migratory deer winter ranges in Rural Regions within the western portion of the County, when such parcels are located in areas where the existing parcelization in the immediate vicinity is currently 40 acres or more.

This determination is based on the following finding(s):

1. Proposed Plan policies provide that all portions of a project site that contain or influence deer migration corridors, deer winter range, and/or deer fawning areas be retained as non-disturbance open space through clustered development or other means. Impacts to summer range, fawning habitat, and migration corridors in the central and eastern portions of the County will be minimized due to the low density and level of development associated with large parcel sizes.
2. Mitigation measure #1 provides for development standards that mitigate the impact of development on important deer habitat and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. The Commission found that a significant amount of critical migratory deer winter range (approximately 50%) is already in public ownership.
4. The Commission also found that parcelization and subsequent development is only one of several factors which effect deer herd populations.
5. The Commission also found that, numerically, Nevada County has a large deer herd population which can sustain a population loss and still be considered a viable population.
6. The Commission also recognized that deer are not a special status species.
7. The Commission considered, but did not adopt, a mitigation measure to require 40 acre minimums within critical migratory deer winter range because this measure failed to recognize the impacts of exiting parcelization. Nor did it allow the use of a planning tool, such as a planned development, to protect this resource.

IMPACT #17 Buildout of proposed General Plan land uses would result in the loss or degradation of oak trees in the western portion of the County. This is considered to be a significant impact, as proposed plan policies would not necessarily serve to minimize this loss.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan in western Nevada County will result in the loss or disturbance of individual oak trees as site development occurs, as well as entire groves of trees as concentrated areas of new growth occur in undeveloped areas. This loss or disturbance will result in a corresponding loss of wildlife habitat. This impact focuses on heritage trees and landmark trees and groves.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.18, 13.1, 13.2, and 13.8 would serve to reduce impacts but *not* to a *less-than-significant* level.
2. Implementation of the proposed policies above and Mitigation Measure #1 and #19, below, would reduce the impact to a *less-than significant* level.
3. Mitigation measure #19: The following policy, which incorporates mitigation measure #25, should be added to the Wildlife and Vegetation Element of the proposed General Plan:

Development in the vicinity of significant oak groves of **all oak species** shall be designed and sited to maximize the long-term preservation of the trees and the integrity of their natural setting. ~~The County should adopt a Tree Protection Ordinance specifically geared towards the protection of oaks.~~ **The County shall adopt a regulation to protect native heritage oak trees and significant oak groves. All native oak tree species with a trunk diameter of 36" or greater should be protected.**

This determination is based on the following finding(s):

1. The above Plan policies and land use map address this impact by emphasizing development within Community Regions and Rural Centers. Concentrating growth in this way would reduce the overall loss of oaks, and associated habitat fragmentation and loss of habitat values. Other policies indicate that, when significant environmental features, such as landmark groves and oaks, are identified during the review of a project, all portions of the site that contain said feature must be retained as non-disturbance open space through clustered development or other means. Other policies provide for minimizing the removal of existing vegetation and disturbance of heritage and landmark trees and groves.

2. Mitigation measure #1 ensures that development standards will be prepared and implemented that minimize impacts to landmark oaks and groves and also requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Mitigation measure #19 ensures that significant oak groves will be protected from development. It also ensures that an ordinance will be prepared that protects heritage trees.

IMPACT #18. *Buildout of proposed General Plan land uses may result in the elimination, interruption or disturbance of special status species or their habitat as a result of development and associated loss or degradation of habitat. This is considered to be a significant impact, as proposed plan policies would not necessarily minimize impacts to such species.*

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan may result in the loss or disturbance of wildlife habitat, which, in turn, may impact special status species. Development in currently undeveloped areas at the scale and intensity proposed in the Plan is likely to result in the conversion or reduction in quality of important habitat for some special status species, causing direct mortality of individual plants and animals.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.18, 13.1, and 13.2 and RTP policy 2.2 would serve to reduce impacts but *not* to a *less-than-significant* level.
 2. Implementation of proposed policies above, Mitigation Measures #1, #14, #16, and #20 below, would reduce the impact to a *less-than significant* level.
20. The following policies should be added to the Wildlife and Vegetation Element of the proposed General Plan.

Project review standards shall include a requirement to conduct a site-specific biological inventory to determine the presence of special status species or habitat for such species that may be affected by a proposed project. The results of the biological inventory shall be used as the basis for establishing land use siting and design tools required to achieve the objective of no net loss of habitat function or value for special status species

Where a Habitat Management Plan is deemed appropriate, the Plan shall be prepared to comply with the requirements of the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). The plan shall provide the background data, impact analysis, and mitigation programs necessary to obtain a FESA Section 10(a) and CESA Section 2081 permit authorizing incidental take of federal and state listed threatened and endangered species that occur in areas proposed for future development. Prior to implementation of an adopted Habitat Management Plan, project applicants proposing the development of a project that would impact a federal or state listed species, or a species that is proposed for listing, shall be individually responsible for obtaining federal and state incidental take permits on a project-by-project basis.

This determination is based on the following finding(s):

1. The proposed Plan policies above provide that when significant environmental features, including rare, threatened, or endangered plant and animal species, are identified during project review, all portions of the site that contain or influence said areas must be retained as non-disturbance open space through clustered development or other means. Other policies provide for site development standards that address special status species, ensure open space as part of site development, and minimize the removal of existing vegetation.
2. Mitigation measure #1 provides for development standards to minimize impacts to special status species and their habitats and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Relative to mitigation measure #20, requiring on-site biological inventory as a part of project review, incorporation of the results of the inventory into site design, and preparation and implementation of the Habitat Management Plan shall minimize development impacts to special status species and their habitats.

IMPACT #19. Buildout of proposed General Plan land uses may result in the loss of wetlands due to filling as a result of development, interruption of drainage to wetlands, and/or degradation of wetland water quality associated with increased urban runoff and sedimentation. This is considered to be a significant impact.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed General Plan land uses could result in the fill or degradation of wetlands depending on the actual location of development. As wetlands in the County are not well mapped, it is difficult to locate areas within the County where wetland impacts would occur. Based on the standards of the U.S. Corps of Engineers and State Department of Fish and Game, the fill of significant wetlands associated with buildout of the Plan is considered significant.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of existing state and federal regulations and policies, the local zoning ordinance, and proposed plan policies 1.17, 1.18, 13.1, and 13.2 of the proposed General Plan and RTP policy 2.2 would serve to reduce the impact but *not* to a *less-than-significant* level.
2. Implementation of Mitigation Measure #1 and #21 would serve to reduce the impact to a *less-than-significant* level.

21. The following policy should be added to the Wildlife and Vegetation Element of the proposed General Plan:

Development projects which have the potential to remove natural riparian or wetland habitat of 1 acre or more shall not be permitted unless:

- (a) No suitable alternative site or design exists for the land use;
- (b) There is no degradation of the habitat or reduction in the numbers of any rare, threatened, or endangered plant or animal species as a result of the project;
- (c) Habitat of superior quantity and superior or comparable quality will be created or restored to compensate for the loss; and
- (d) The project conforms with regulations and guidelines of the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Game, and other relevant agencies.

This determination is based on the following finding(s):

1. The above Plan policies indicate that, where significant wetlands are identified during project review, such areas must be retained as non-disturbance open space, and site development standards will be developed to protect environmentally sensitive resources, including significant wetlands.
2. Mitigation measure #1 provides for development standards that mitigate the impact of development on wetlands and requires the submittal of a mandatory clustering option for discretionary land use projects.
3. Mitigation measure #21 will ensure that larger development projects will be precluded from removing natural riparian or wetland habitat unless specific mitigating conditions are met.
4. As an alternative mitigation, the Commission considered requiring a "no net loss" standard, as well as a 100 foot setback, for all development. However, the Commission determined that these resources are already protected by Federal, State, and existing local regulations, that such regulations are too restrictive and specific, that the County is preempted by Federal law, that there are already irreversibly disturbed wetlands, that some wetlands can effect an entire parcel, thus unreasonably reducing the parcel's development potential, that it is unreasonable to control some types of wetlands (i.e., Nevada Irrigation District canal leaks, agricultural irrigation, etc.), and that it is inconsistent with the intent of CEQA in that CEQA only precludes the **elimination** of such habitat.

IMPACT #20. *Buildout of proposed General Plan land uses may result in the loss or degradation of riparian habitats as a result of adjacent development and/or activities such as agricultural and timber production/harvesting, mineral extraction, etc. Fisheries could be impacted by the loss or degradation of riparian habitats. This is considered to be a significant impact as proposed plan policies would not necessarily minimize impacts.*

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan may result in the removal of riparian vegetation or disruption of riparian habitat values associated with disturbance from adjacent land uses, human disturbance, and urban runoff in areas where development is proposed in, or adjacent to, a riparian corridor. Riparian vegetation removal can serve to reduce the width of a corridor, which reduces its value to wildlife. Also, development adjacent to such corridors could interrupt wildlife movement that occurs through such areas.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of policies 1.17, 1.18, 13.1, and 13.2 of the proposed General Plan and RTP policy 2.2 would serve to reduce the impact but *not* to a *less-than-significant level*.
2. Implementation of Mitigation Measure #1, #14, and #17 would reduce the impact to a *less-than-significant level*.

This determination is based on the following finding(s):

1. The above proposed Plan policies provide that when riparian habitats are identified during the review of a project, all portions of the site that contain said areas must be retained as non-disturbance open space, and site development standards will be developed to protect environmentally sensitive resources, provide for open space, and minimize the removal of existing vegetation.
2. Mitigation measure #1 provides for development standards that mitigate the impact of development on riparian habitat and requires the submittal of a mandatory clustering option for discretionary land use projects. Mitigation measures #14, providing for the protection of wildlife habitat and preparation of a Habitat Management Plan, and #17, providing for non-development buffers along stream corridors, will also assist in minimizing this impact.

3. As alternative mitigation, the Commission considered requiring a development setback of 100 feet from all creeks, streams, and rivers. However, the Commission determined that such a standard would be duplicative in nature, having been addressed in measures #1, #14, and #17. The proposed Plan already has very strong policy to protect riparian areas, particularly policy 13.1. This requirement is an ordinance standard, not a General Plan issue.
4. As alternative mitigation, the Commission considered providing for the protection of the South Yuba River from dams. However, the Commission determined such a standard may preclude our water options for the future (based on input from the Nevada Irrigation District), this policy is less-than-significant even without this standard, and the South Yuba River is already adequately addressed in the proposed Plan (policy 5.20).

IMPACT #22. Buildout of proposed General Plan land uses may result in disturbance to known or undiscovered cultural resource sites related to development as well as increased vandalism. This is considered to be a significant impact, as implementation of proposed plan policies would not necessarily result in the identification and protection of cultural resources.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Based on the limited land area surveyed for archaeological sites, it is estimated that about 17,900 sites may exist in the County, leaving about 16,400 potential sites yet undiscovered. Buildout of the proposed Plan could occur on or in proximity to such sites. Such development and associated grading and excavation could result in disturbance to such sites.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies, 4.39 and 19.1 through 19.7 would serve to reduce the impact but not to a *less-than-significant level*.
2. Implementation of the policies identified above, and Mitigation Measures # 1, #23, #24, #24A, and #27 would serve to reduce the impact to a *less-than-significant level*:

23. Revise Cultural and Historic Resource Element policy 19.6 as follows:

Where review indicates significant archaeological or historical sites or artifacts are, or are likely, present, an on-site field review by a registered archaeologist shall be required. If a site or artifacts are discovered, the find shall be evaluated and potential significance determined. If significant cultural resources may be directly or indirectly impacted by proposed development, appropriate mitigation shall be developed and implemented in accordance with California Environmental Quality Act standards, including Appendix K, prior to onset of ground disturbance. Avoidance of significant cultural resources shall be considered the mitigation priority. Excavation of such resources shall be considered only as a last resort when sufficient planning flexibility does not permit avoidance. On-site field review, evaluation of site significance, and development of mitigation measures, as identified above, shall be performed by a qualified professional archaeologist.

24. Site development standards for cultural and historic resources, as stipulated in revised policy 1.17 (see Mitigation Measure #1) and policy 19.5, shall be developed in accordance with revised policy 19.6 (see Mitigation Measure #23), above, and shall incorporate the use of the Cultural Sensitivity Modeling contained in Appendix D.

24A. Revise Cultural and Historic Resource Element Policy 19.1 as follows:

Policy 19.1 Enact a Cultural Resources Ordinance to ensure effective preservation, protection, and management of cultural resources. Such an ordinance might include the identification and preservation of historical, cultural, and architecturally significant sites and resources within Nevada County. The establishment of a county listing of significant cultural resources may be part of a Cultural Resources Ordinance. The identified cultural resources could be evaluated as to their potential significance in relation to the criteria used for both the National Register of Historic Places and the California Register of Historic Places. These four criteria for evaluation are the same for both registers. The resource must either be:

- A. associated with events that made a significant contribution to local, state, or national history;
- B. associated with the lives of persons significant in our past (local, state, or national);
- C. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose component may lack individual distinction; or
- D. yields, or may be likely to yield information important in prehistory or history.

In addition, the identified cultural resource should be evaluated as to its integrity of location, design, setting, materials, workmanship, and association. All of these same criteria may be used to designate significant resources for a local, county-wide listing of significant sites and/or resources.

The Cultural Resources Ordinance could also specify the mitigation procedures to be followed once a resource has been identified and determined to be significant. The preferred measure would be avoidance and/or protection of a site by project redesign or fencing, etc. If the resource is or will be impacted, a professional archaeologist/historian/architectural historian should be contacted to set up a research design to deal with the resource.

This determination is based on the following finding(s):

1. The above Plan policies seek to protect cultural resources by providing for a cultural resource ordinance to ensure effective preservation and management, by providing for site development standards that include cultural resource management standards and that encourage clustering, by providing for a records search as a part of the development review process, and by providing for the use of the cultural resource sensitivity modeling that provides specific information on the likelihood that a given site type would occur in a given area.
2. Mitigation measure #1 provides for development standards that mitigate the impact of development on significant cultural resources and requires the submittal of a mandatory clustering option for discretionary land use projects. Measure #23 specifies procedures for evaluating site significance and identifying appropriate mitigation. Measure #24 stipulates how the sensitivity modeling shall be used in project review. Measure #24A provides the specifics of what should be included in the cultural resource ordinance.

IMPACT #24. *Buildout of proposed General Plan land uses may impact the significant stands of oak trees in the western portion of the County. This is considered to be a significant impact, as plan policies do not necessarily provide for avoidance of development in areas of oak woodlands.*

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on findings as discussed in the Final EIR.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.18, 10.14, 10.15, and 11.8 would serve to mitigate the impact but *not* to a *less-than-significant* level.
2. Implementation of the proposed policies identified above, along with Mitigation Measures #1, and #19, as amended below to reflect incorporation of mitigation measure #25, would serve to reduce the impact to a *less-than-significant* level.

Development in the vicinity of significant oak groves of all oak species shall be designed and sited to maximize the long-term preservation of the trees and the integrity of their natural setting. ~~The County should adopt a Tree Protection Ordinance specifically geared towards the protection of oaks.~~ **The County shall adopt a regulation to protect native heritage oak trees and significant oak groves. All native oak tree species with a trunk diameter of 36" or greater should be protected.**

This determination is based on the findings as discussed in the Final EIR.

IMPACT #25. Buildout of proposed General Plan land uses in close proximity to the County's river corridors could adversely affect the scenic value of the waterways, especially if vegetation adjoining the waterways were removed for new development. This would be considered a significant impact as plan policies do not necessarily provide for protection of visual quality along river corridors.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

The County has numerous scenic waterways. Buildout of the proposed Plan could adversely impact such waterways.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.23, 3.8 and 10.12 would serve to reduce the impact but *not* to a *less-than-significant* level.
2. Implementation of the proposed policies identified above, and Mitigation Measures #1, #21, and #25B would serve to reduce the impact to a *less-than-significant level*.

Mitigation measure #25B: The following new policy should be added under Objective 18.2 of the General Plan:

To provide for scenic stream corridor protection along designated streams, the County shall prepare standards and procedures whereby local groups, associations, or similar organizations can, with 100% of landowner concurrence, apply for designation of a segment of any stream as a local scenic stream corridor. The applicants sponsoring such designations shall prepare their application consistent with the County prepared standards and procedures and process their application similar to other planning applications.

This determination is based on the following finding(s):

1. The above proposed Plan policies will provide for site development standards for visually important ridelines and viewsheds, building height standards, discourage night-time light pollution, and design guidelines for development.
2. Mitigation measure #1 provides for development standards that mitigate the impact of development on ridelines and viewsheds and requires the submittal of a mandatory clustering option for discretionary land use projects. Measure #21 will preclude removal of riparian habitat for larger projects.
3. As an alternative mitigation measure, the Commission considered a 100 foot setback from all creeks and rivers for all development. However, the Commission determined not to do so based on findings made for Impact #20.

4. By providing for the preparation of scenic stream corridor plans, mitigation measure #25B will encourage locally-generated scenic protection plans for local streams. Without full support from effected property owners, such plans would be impossible to prepare or implement and would therefore be infeasible.

IMPACT #26. Buildout of proposed General Plan land uses within the viewshed of designated scenic routes could diminish the aesthetic value of the roadside scenery. This is considered a significant impact, as implementation of proposed plan policies will not necessarily protect visual quality.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Nevada County has numerous designated scenic routes. Buildout of the proposed Plan could diminish the aesthetic value of such routes.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, and 18.9 would serve to reduce the impact but *not* to a *less-than-significant* level.
2. Implementation of the proposed policies identified above along with Mitigation Measures #26 and #27A below, would serve to reduce the impact to a *less-than-significant* level.

26. The County will designate scenic corridors along the following routes: Interstate 80 and Highways 49, 89, 174, and 267 for their entire length in the County; all of Highway 20, Donner Pass Road (Old Highway 40), from the Interstate 80 intersection at Soda Springs to Donner State Memorial Park. These corridors should be placed within the SC "Scenic Corridor" Combining District, with boundaries based upon adopted studies.

27A. The following changes should be made to Policy 18.9 of the General Plan:

Policy 18.9 To encourage a system of scenic County roads, the County shall ~~prepare adopt~~ standards and procedures whereby local groups, associations, or similar organizations can, with 66% or more of landowner concurrence, apply for designation of County roadways. The applicants sponsoring such designations shall prepare their application consistent with the County prepared standards and procedures and process their application similar to other planning applications. ~~for protection of scenic corridors and shall prepare a Scenic Corridor Plan which may include, but not be limited to, State Scenic Highways.~~

This determination is based on the following finding(s):

1. The above Plan policies shall provide for the establishment of standards for the protection of large-scale views and viewsheds, preclusion of billboards, preservation of natural landmarks, avoidance of ridge-line development, and provisions for design review of projects along scenic roads.
2. Mitigation measure #26 will ensure that "SC" Scenic Corridor zoning will be implemented for those highways shown on the State Scenic Highways Masterplan as eligible for scenic highway status.
3. Mitigation measure #27A will encourage a system of local scenic County roads supported by the local community. The Commission considered not requiring local landowner concurrence. However, the Commission determined that lack of landowner support would make the measure infeasible.
4. As an alternative measure, the Commission considered the County preparation of Scenic Highway Reports for all highways shown on the State Scenic Highways Masterplan consistent with the State scenic highways designation process. However, the Commission determined that such a process would be costly and hence not feasible given the lack of resources available to the County to undertake such studies.

IMPACT #27. *Buildout of proposed General Plan land uses within the Community Commercial, Highway Commercial, Business Park, Industrial, and Recreation designations could result in buildings as tall as 60 feet. Depending on their location, such buildings could create a dominant visual feature, contrasting significantly with adjoining agricultural lands and limiting the view of motorists*

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on findings as discussed in the Final EIR.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 18.1 and 18.2 would serve to reduce the impact, but *not* to a *less-than-significant* level.

Implementation of the proposed policies identified above along with Mitigation Measure #28 below and as amended, would serve to reduce the impact to a *less-than-significant* level.

28. The maximum allowable height limit for Community Commercial, Highway Commercial, Business Park, Industrial and Recreation designations should be 45 feet. Discretionary and administrative permits will ~~could~~ be required for special uses that would need to exceed the allowable height.

This determination is based on findings as discussed in the Final EIR.

IMPACT #33. Buildout of proposed General Plan land uses and associated population and employment growth will increase the demand for bicycle, ~~and~~ pedestrian, and equestrian facilities. This is considered to be a **significant** impact as the proposed General Plan policies would not necessarily provide for facilities to meet this demand.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan would result in an increase in demand for bicycle and pedestrian paths and facilities, especially in Community Regions. If provisions for such facilities are not made, it is possible that conflicts between automobiles and pedestrians/bicyclists may occur resulting in potential safety issues. Also, additional facilities may, to a limited degree, also help achieve the County's goals of reducing automobile dependency.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 4.27, 4.28, and 4.32 through 4.36 would serve to reduce the impact but *not* to a *less-than-significant* level.
2. Implementation of the proposed policies identified above along with Mitigation Measure #32 below, would serve to reduce the impact to a *less-than-significant* level.
32. Replace General Plan Policy 4.33 in its entirety to provide for inclusion of bicycle and pedestrian facilities as follows:

The County shall impose comprehensive development fees in amounts sufficient to offset the costs identified as the appropriate share of the bicycle and pedestrian improvements under the ~~approved~~ Bicycle and Pedestrian Master Plans and Non-Motorist Multi-Purpose Transit Master Plan pursuant to the adoption of the General Plan which are necessary to serve future development.

The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts on the County. **The County shall pursue additional, non-development-based funding to make up for the past incurred deficiencies and ensure that such fees are not levied until the funding to make up these past deficiencies is assured.**

and revise Policy 4.27 and 4.28 as follows; by adding

- 4.27 New development adjacent to or including any designated bicycle trail ~~facility~~ shall be coordinated with provision of such ~~trail facility~~ under Policy 4.33.

- 4.28 New development adjacent to or including any designated bicycle ~~trail facility~~ shall be coordinated with provision of such ~~trail facility~~ under Policy 4.33.

This determination is based on the following finding(s):

1. Proposed Plan land use patterns would accommodate bicycle travel as an alternative to the auto, primarily within areas of concentrated growth. Plan policies seek to enhance bicycle and pedestrian modes of travel by providing for a Pedestrian Master Plan and Bicycle Master Plan and implementation of such plans through the development review process and through various funding mechanisms.
2. Relative to policies 4.33, 4.27, and 4.28, the Commission determined to revise said policies to provide for clarity so that it is clear that the existing Bicycle and Pedestrian (to be prepared) Plans must be based on the proposed General Plan, that non-development fee funds must be supplemented by other public funds, and that references to bicycle "facility" actually refers to "trail".

IMPACT #39. Buildout of proposed General Plan land uses may expose noise-sensitive land uses to unacceptable industrial and other fixed noise sources. This is considered to be a significant impact as proposed General Plan policies would not necessarily ensure that siting of plan-related land uses would not result in conflicts with noise regulations.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. ___ the impact is significant and unavoidable.
2. X the impact is significant, but avoidable with mitigation measures found below.
3. ___ the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan could result in the siting of noise sensitive use and noise generating uses in proximity to one another. This would be considered significant if noise sensitive uses would be exposed to noise levels above standards identified in policy 9.1.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.17, 1.20, 1.21, 9.1, 9.4, 9.7 through 9.12, 17.6, 17.14, 17.17, and 17.24 would serve to reduce impacts but *not* to a *less-than-significant* level.
2. Implementation of policies above, and Mitigation Measures #1, #36 and #37 would serve to reduce the impact to a *less-than-significant* level.

This determination is based on the following finding(s):

1. The above proposed Plan policies will assist in minimizing exposure of noise sensitive land uses to unacceptable fixed noise sources by providing specific noise standards for all development projects, by requiring the preparation of a noise study if there is potential for such a project to generate noise in excess of policy 9.1 noise standards, by discouraging noise-sensitive land uses in those areas where policy 9.1 standards may be exceeded, and by providing for design controls to minimize future project noise impacts.
2. Mitigation measure #1 provides for development standards that will ensure adequate buffering and screening to minimize the potential incompatibility of adjacent land uses and requires the submittal of a mandatory clustering option for discretionary land use projects
3. Mitigation measures #36 and #37 will ensure that noise studies will be prepared in accordance with the Noise Element Manual methodology and that design controls will be included in the approval of projects to assist in minimizing significant noise impacts.

IMPACT #41. Buildout of General Plan land uses may expose noise-sensitive land uses to unacceptable railroad noise. This is considered to be a significant impact as proposed General Plan policies would not necessarily ensure that siting of plan-related land uses would not result in conflicts with noise regulations.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Based on noise contour maps showing the location of noise levels for railroad noise, buildout of the proposed Plan could allow for future growth in the vicinity of the Southern Pacific Railroad trackage that may expose future residents to unacceptable railroad noise.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 9.1, 9.4, 9.8 and 9.12 would serve to reduce impacts to a *less-than-significant* level.
- 2.. Implementation of policies above, and Mitigation Measures #1, #36 and #37 would serve to reduce the impact to a *less-than-significant* level.

This determination is based on the following finding(s):

1. The above proposed Plan policies will assist in minimizing exposure of noise sensitive land uses to unacceptable fixed noise sources by providing specific noise standards to assist in the determination of unacceptable noise impacts, by discouraging noise-sensitive land uses in those areas where policy 9.1 standards may be exceeded, by requiring a noise study where the potential exists for the standards to be exceeded, and by providing for design controls to minimize future project noise impacts.
2. Mitigation measure #1 provides for development standards that will ensure adequate buffering and screening to minimize the potential incompatibility of adjacent land uses and requires the submittal of a mandatory clustering option for discretionary land use projects
3. Mitigation measures #36 and #37 will ensure that noise studies will be prepared in accordance with the Noise Element Manual methodology and that design controls will be included in the approval of projects to assist in minimizing significant noise impacts.

IMPACT #52. Assuming that each new residence would require about 6,150 kilowatt hours (kwh) of electricity per year (California Energy Commission, 1988), new residences would require about 314 million kwh per year (for 51,000 new residences). In addition, 24 million therms of natural gas for space and water heating per year would be required, assuming an average of 470 therms per unit per year. This impact would be a potentially significant impact. Implementation of proposed General Plan policies would serve to potentially mitigate the impact.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

A discussion of this issue can be found in the Final EIR.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed General Plan policies 1.2, 1.9, 1.15, 1.18, 1.25, and 1.26 would serve to reduce this impact to a less-than-significant level.
2. The following Mitigation Measures (#42 and #43) would further reduce the impact of future development on energy demand.

42. During project approval and review, the County should evaluate and critique a project's attempt to promote alternative energy sources (e.g. passive solar design) and the incorporation of adequate tree cover on the west side of dwellings and along streets to help reduce the cooling demand during summer months.

43. **Revise Policy 8.21 of the General Plan as follows:**

~~Policy 8.21 Review all existing and future building codes to ensure the maintenance of those standards that reasonably provide for the public health, welfare, safety, and energy efficiency, and to eliminate those standards that do not accomplish said goals.~~

The County should ~~develop~~ consider prescriptive building standards that supplement existing building codes for such items as alternative energy systems, building materials, and alternative sewage systems.

This determination is based on the following finding(s):

1. The above proposed Plan policies would encourage compact development patterns through the use of Community Regions, Rural Centers, and Village Centers, thus reducing the cost of energy to construct infrastructure such as water and wastewater lines and roads, clustering of onsite development, home occupations, and on-site residential development on commercial property.
2. As alternative mitigation, the Commission considered the adoption of a Solar Access ordinance requiring the dedication of easements for solar access as a condition of subdivision map approval and Retrofit Ordinance requiring specific energy conservation measures such as attic insulation before resale of residential units, which would have the greatest effect on older units. However, the Commission determined that said measures are not necessary to reduce the level of impact to less-than-significant, potentially conflict with other measures (preservation of trees vs. solar access easements), and significantly intrude into persons private affairs.
3. As alternative mitigation, the Commission considered a policy to review all existing and future building codes to ensure the maintenance of those standards that maintain the public health, welfare, and safety. However, the Commission determined that said policy is redundant to the State building Code and therefore should not be included in the Final EIR. It is also not needed to reduce the impact to less-than-significant.

MODIFIED DETERMINATIONS OF REVISED MITIGATION MEASURES FOR LESS THAN SIGNIFICANT IMPACTS

PAGE NUMBER	IMPACT NUMBER	DESCRIPTION
71	#30	Increase in daily trips may cause some County roadways to drop to unacceptable levels of service
74	#34B	Increased traffic, air quality, and noise impacts related to a jobs/housing imbalance
75	#49	Increase in demand for law enforcement services

IMPACT #30. Buildout of proposed General Plan land uses and associated population growth will result in a net increase of approximately 887,400 daily trips in the County which would contribute to roadways currently operating at unacceptable levels of service and/or would cause operation of some County roadways to drop to unacceptable levels. This is considered to be a less-than-significant impact, as RTP improvements and proposed General Plan policies would ensure that County area roadways continue to operate at acceptable levels of service.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Buildout of the proposed Plan would increase traffic volumes on County roadways, which would result in decreases in existing levels of service on some roadways. Plan buildout would result in a net increase of approximately 887,400 daily vehicle trips. A travel demand model and staff analysis identified potential decreases in the level of service at specific intersection and road segments, including the SR49/20 interchange (including surface streets in the vicinity), Allison Ranch Road, Alta Sierra Drive, and McCourtney Road.

MITIGATION MEASURE DETERMINATION

The Commission determines that the following mitigation measures will reduce the above impact:

1. Implementation of proposed RTP road improvements and General Plan policies 4.1, 4.3, 4.5, 4.6, 4.8, 4.11, 4.17, 4.26 through 4.36 would serve to reduce the impact but *not* to a *less-than-significant level*.
2. The following mitigation measures, along with the above policies, will reduce the level of impact to *less-than-significant*:

Mitigation Measure #30: ~~Reduction of the intensity of use in the Northstar area to levels allowed under existing zoning (which are consistent with the 1980 Nevada County General Plan) along with the reduction in intensity of use to levels allowed in the Penn Valley and New Town areas under Mitigation Measure #16 (see the Bioties section of this EIR) and #39 (see the Public Services and Utilities section of this EIR) would result in reduction of the traffic volumes at the SR 20/SR 49 interchange, allowing the minimum acceptable LOS to be achieved. Also, these reductions in intensity of use would be likely to similarly reduce the volume of traffic on surface streets in the vicinity, as indicated by the reduction in volumes on McCourtney Road from as high as 11,000 ADT under the proposed General Plan to 6,500 ADT with the reduced land use intensities based upon the existing zoning. Additionally, the following Mitigation Measure #31 would address the impacts of development on the future LOS for Alta Sierra Drive.~~

The following shall be added to policy 1.5.u. (SDA policy):

The Specific Plan prepared for each SDA shall include a Transportation System Management and Demand Management program designed to minimize the SDA's impacts on the local road and State highway systems. Said program will ensure that implementation of the Specific Plan will provide for consistency with adopted County LOS as found in policies 3.10, 4.1, and 4.3.

Mitigation measure #30A: The New Town Reserve SDA in the southwestern portion of the County, as implemented by policy 1.16, shall be revised on the land use map to reflect a maximum dwelling unit total of 180, as "SDA - 180 DU". This reduction in the intensity of land use will assist in the reduction of the traffic volumes at the SR 20/SR 49 interchange and surface streets in the vicinity, allowing the minimum acceptable LOS to be achieved. It will also allow for the low-intensity development of the area while still allowing for the potential development of a new town subject to preparation and adoption of a specific plan and associated transportation management techniques that will ensure consistency with the proposed Plan's LOS.

In addition, policy 1.16 shall be amended as follows:

Prior to such time, this designation shall provide for low-density development to ensure that the potential for a New Town is not precluded until such time that a specific plan is prepared and Community Region boundaries established. Until that time, this designation shall be implemented by the IDR Interim Development Reserve "PD" Planned Development district of the County zoning regulations.

Mitigation measure #30B: The following shall be added to policy 1.36 (Plan amendment policy):

If this review concludes that additional areas for development are needed to address the above issues and further General Plan goals, objectives, and policies, the County shall encourage the development of Special Development Areas, consistent with the standards of policy 1.5.u., to accommodate future growth, rather than increases in density and intensity of land uses within Rural Regions. This will ensure consistency with the intent of the Plan, particularly policy 1.1, to limit growth in Rural Regions and encourage compact, balanced growth within Community Regions.

3. Mitigation measure #31: Amend the circulation chapter of the proposed General Plan to include the improvement of East Lime Kiln Road as a 2-lane minor collector from SR 49 to Shana Alexander Drive.

This determination is based on the following finding(s):

1. The above proposed Plan policies provide for minimum acceptable LOS of "C" in Rural Regions and "D" in Community Regions (except where the existing LOS is below those levels), road improvements are identified to ensure that all roads within the regional system will maintain this LOS, improving the capacity of other modes of transportation (ride sharing, transit, bicycle, pedestrian), ongoing monitoring of the road system to ensure that the above LOS are maintained, annual adoption of road improvements based on the monitoring analysis, and a program to ensure that the County will take that action necessary, other than road improvements, to maintain the acceptable LOS.
2. Mitigation measure #30 will provide for the adoption of Transportation System and Demand Management programs as an integral part of all SDA Specific Plans to ensure that implementation of said Plans will maintain acceptable LOS.
3. Mitigation measure #30A will allow for the low-intensity development within the New Town Reserve area in the southwestern portion of the County, thus reducing impacts to the road system. At the same time, use of the Special Development Area designation will allow for the potential development of compact, balanced, high-intensity development subject to approval of a specific plan, including transportation management techniques that will ensure compliance with the General Plan's acceptable LOS.
4. Mitigation measure #30B will encourage the use of Special Development Areas as areas for future growth and development, rather than Rural Regions. This measure will encourage compact, balanced development that minimizes impacts on natural resources and the environment.
5. As alternative mitigation, the Commission considered lowering the intensity of land use for the Northstar and the New Town Reserve SDA to ensure maintenance of an acceptable LOS. However, the Commission determined that such a measure would effectively preclude planning options for the future as both areas have potential to provide for compact, balanced growth, and could adversely impact the potential for employment-generating and fiscally-positive land uses. Also, the use of various transportation management techniques will effectively address the potential impacts on the roads system.

IMPACT #34B. *If residential development in the County outpaces job-generating development (or vice versa), an imbalance in the jobs/housing ratio may result in either out-commuting or in-commuting and associated traffic, air quality and noise-related impacts. This impact would be less-than-significant with the adoption of existing policies and other recommended mitigation measures.*

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

Refer to the discussion in the Final EIR.

MITIGATION MEASURE DETERMINATION

The Commission determines that no mitigation measures are needed for this impact. This determination is based on the finding that no analysis has been presented to substantiate the need for this measure. Also, this measure is infeasible because of the large number of unaccountable home occupations and "underground" local jobs and the many small businesses that would be virtually impossible to control and inventory. Finally, this measure ignores the component of retirement-related residential construction.

IMPACT #49. Buildout of proposed General Plan land uses and associated population increase would result in an increase in demand for law enforcement services in Nevada County. This is considered to be a less-than-significant impact, as proposed General Plan policies would provide for needed facilities and equipment to serve new growth.

LEVEL OF SIGNIFICANCE DETERMINATION

The Commission determines that:

1. the impact is significant and unavoidable.
2. the impact is significant, but avoidable with mitigation measures found below.
3. the impact is less than significant

This determination is based on the following finding:

A discussion of this issue can be found in the Final EIR.

MITIGATION MEASURE DETERMINATION

The Commission determines that no mitigation measures are needed for this impact. The Commission considered adding an additional level of service standard of 1.5 County Sheriff officers for each increase of 1,000 persons in County-wide population. However, the Commission determined that there was no evidence in the record to substantiate that this measure would mitigate a significant environmental impact.

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TABLE 9.1
MITIGATION MONITORING PLAN

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
SIGNIFICANT UNAVOIDABLE IMPACTS				
Land Use				
Impact #2. Buildout of proposed General Plan land uses and RTP road improvements would result in the conversion of open space areas to urban/suburban uses. This is considered to be a significant, unavoidable impact as proposed General Plan policies would not prevent the significant conversion of existing open space to developed uses.	<ol style="list-style-type: none"> 1. Implementation of proposed General Plan policies 1.1, 1.5(r), 1.14, 1.16, 1.17, 1.18, 5.1 through 5.23, and 6.1 through 6.9. 2. Mitigation measures #1, 16, and 18. 3. The County shall support the activities of the Nevada County Land Trust and Truckee-Donner Land Trust to acquire and manage open space lands. These non-profit Trusts shall be encouraged to acquire open space through dedication or voluntary purchase from willing sellers of property of easements. 	Verify inclusion at adoption of General Plan.	Nevada County Planning Department	For directive policies, at General Plan adoption and every year during policy review. For action policies, refer to the Implementation Plan in Appendix J for policy implementation; monitoring will also occur at time of development and permit application.
	<p>The Trusts shall be encouraged to acquire land or other real property interests which could focus on lands which contain unique, valuable or sensitive resources reflecting environmental or biological sensitivity; scenic landscape units; community separators; historic, cultural, and archaeological content; and low intensity recreational potential.</p>	Verify inclusion at adoption of General Plan.	Nevada County Planning Department	At General Plan adoption, and every year during review of implementation.

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #3. Buildout of proposed General Plan land uses and RTP road improvements would result in the conversion of farmland to urban- or suburban-scale uses. This is considered to be a significant, unavoidable impact as proposed General Plan policies do not necessarily protect farmland from conversion to urban uses.</p>	<p>1. Implementation of proposed General Plan policies 1.18, 16.1, and 16.4 through 16.9.</p> <p>2. Mitigation measure #1.</p> <p>3. The following text shall be added to the end of policy 16.17:</p>	<p>Verify inclusion at adoption of General Plan.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, at General Plan adoption. For action policies, refer to Implementation Plan in Appendix J, for policy implementation and review.</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #31. Buildup of proposed General Plan land uses and associated population growth may result in State roadways and roads within incorporated areas (not under the jurisdiction of the County) operating at unacceptable levels of service, until needed roadway improvements can be funded and constructed. This is considered to be a significant and unavoidable impact, as proposed General Plan and RTP policies would not necessarily ensure that funding would be available to construct improvements needed to maintain acceptable LOS on State roadways.</p>	<p>Parcels eligible for Williamson Act contracts shall be 5 or more acres in size.</p>	<p>Verify inclusion at adoption of General Plan.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, at General Plan adoption. Monitoring would also occur at relevant development and permit application stage.</p>
<p>1. Implementation of proposed General Plan policies 4.6, 4.7, 4.8, 4.9, 4.11, and 4.20 would serve to reduce the impact to a <i>less-than-significant</i> level on local roads under the jurisdiction of the County. However, <i>significant unavoidable</i> impacts would occur on State roads and roads within incorporated areas if needed roadway improvements are not funded and constructed as necessary to provide for minimally acceptable LOS.</p>		<p>Verify completion of Capital Improvement Fund.</p>	<p>County Administrator.</p>	<p>Within 12 months of General Plan and annually thereafter.</p>
<p>2. Mitigation measure 31B providing the following new text to the end of policy 1.42:</p> <p>The coordinated development impact fee program shall include coordination with incorporated cities and possibly a Memorandum of Understanding between the County and cities regarding facilitation and implementation of this program.</p>		<p>Verify inclusion at adoption of General Plan.</p>	<p>Nevada County Planning Department</p>	<p>For action policies, refer to the Implementation Plan.</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
Public Services and Utilities Impact #42. Buildout of proposed General Plan land uses and associated population growth will result in increased demand for surface water and groundwater supplies. This is considered to be a significant, unavoidable impact.	<ol style="list-style-type: none"> 1. Implementation of proposed Plan policies 3.1, 3.2, 3.4, 3.5, 3.13, 3.15, 16.15, and 16.16. 2. Mitigation measure #16. 3. The County shall provide for a comprehensive and organized system of well log data. Such data shall be generalized as necessary to protect confidentiality of individual wells. This information will be utilized by decision makers to assist in the making of land use decisions. 	Verify inclusion at General Plan adoption	Nevada County Planning Department	At General Plan adoption and every year at policy review.
		Verify revision of General Plan land use maps	Nevada County Planning Department	Within 6 months of General Plan adoption.
		Verify completion of study and implementation of its requirements.	Nevada County Planning Department	Verify study completion within 24 months of General Plan adoption.

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #43. Buildout of proposed General Plan land uses would result in increased wastewater flows which would require expansion of wastewater collection and treatment facilities. This is considered to be a significant, unavoidable impact.</p>	<p>1. Implementation of proposed Plan policies 3.1 through 3.9 and 3.12 through 3.14.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Department of Sanitation</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Implementation Measure 12, Regional Wastewater Treatment System Study.</p>
<p>Impact #46. Buildout of proposed General Plan land uses could result in the generation of 25,769 school-aged children. Existing facilities would not have the capacity to serve these children, and this is considered to be a significant, unavoidable impact.</p>	<p>1. Implementation of proposed General Plan policies 3.12 through 3.14, 7.3, and 7.5 through 7.7.</p>	<p>Verify inclusion of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>At General Plan adoption and at relevant development and permit application stage.</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #48. Buildout of proposed General Plan land uses and associated population growth would result in an increased exposure of persons and property to wildland fire. This is considered to be a significant, unavoidable impact. While proposed Plan policy and State standards would serve to reduce wildland fire hazards and associated need for increased fire protection services, these would not reduce the impact to a less-than-significant level.</p>	<ol style="list-style-type: none"> 1. Implementation of proposed General Plan policies 10.1, 10.4, 10.5, 10.6, 10.8, and 10.9 would serve to reduce the impact but not to a <i>less-than-significant</i> level. 2. Mitigation measures #16 and #1 which respectively would provide for use of planned developments to reduce wildland fire impacts in portions of the Rural Regions and require comprehensive site development standards and serious consideration of clustering of development via requiring mandatory submittal of a clustering option for all discretionary projects in Rural Regions to further mitigate the effects of exposure to wildland fire hazard, but not to a <i>less-than-significant</i> level. 	<p>Verify inclusion at adoption of General Plan</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, within 6 month of General Plan adoption. For Action policy 10.4, within 6 months. For Action policy 10.5, adoption and ordinance amendment within 12 months from adoption of General Plan.</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Noise</p> <p>Impact #38. Buildup of General Plan land uses and RTP road improvements would result in increases in noise levels along roadways. This is considered to be a significant impact as proposed General Plan policies would not necessarily ensure that siting of plan-related land uses would not result in conflicts with noise regulations.</p>	<p>1. Implementation of proposed General Plan policies 1.17, 9.1, 9.4, 9.5, 9.8, 9.10 through 9.13, and 9.15 would serve to reduce the impact of future land uses and roadway improvements but not to a <i>less-than-significant</i> level.</p> <p>2. Implementation of policies above, and Mitigation Measures #1 (see the Land Use section of this EIR), and #36 and #37, below, would serve to</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix <u> </u>. Monitoring would also occur at relevant development and permit application stage.</p>
<p>36. Revise Noise Element policy 9.10 as follows:</p>	<p>Require the preparation of a comprehensive noise study for all land use projects determined to have to a potential to create noise levels inconsistent with those standards found in Policy 9.1, and in accordance with the methodology identified in the Noise Element Manual contained in General Plan Volume 2, Section 3-Noise Analysis, Appendix A.</p>	<p>Verify completion of noise study</p>	<p>Nevada County Planning Department</p>	<p>Verify within one year of adoption of General Plan</p>
<p>37. Revise Noise Element policy 9.11 as follows:</p>		<p>Verify inclusion at General Plan</p>	<p>Nevada County Planning</p>	<p>Verify within one year of adoption of</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<ul style="list-style-type: none"> Riparian corridors within 100 feet of intermittent or perennial water courses, as shown on USGS quad maps; Significant cultural resources, as defined by Appendix K of CEQA; Floodplains, as defined by FEMA, precluding development and land disturbance within floodways and restricting development within the floodway fringe, through the establishment of floodplain setbacks and associated development regulations; Important timberlands, as defined by Site Class 1 through 4, or a moderately high to very high site index (85+) using soils survey maps; Important agricultural lands, as defined by State Important Farmland map; Significant mineral areas, defined by State DM&G's MRZ-2 classification maps; Earthquake faults, as defined by State Fault Map of California, 1975, or as determined by the State DB&G; Avalanche hazard, as defined by Avalanche Hazard Study; Steep slopes (30+%); Areas with high erosion potential, as delineated in Figure 3.3 of the Nevada County Master Environmental Inventory; 				

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
	<ul style="list-style-type: none"> • Areas subject to fire hazards, as defined by the State Department of Forestry's Fire Hazard Zone Map; • Visually important ridgelines and viewsheds, as defined by standards developed by Policy 18.3 of the General Plan. 			
	<p>Where such resources are present, the standards shall require that professional field inventory and review shall be undertaken to delineate the extent of the resource and determine the impact of the proposed development:</p> <ul style="list-style-type: none"> • Identification of building envelopes; • Conservation easements/deed restrictions; • Use of common vs. individual driveways; • Specification of location and type of fencing; • Identification of setbacks and/or buffers; • Development restrictions; • Use of Transfer of Development Rights; and • Offsite mitigation/mitigation banking. 			

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>The County shall approve a project for a discretionary permit only if it can be demonstrated that the project as designed and sited meets the intent of the SDS performance criteria.</p>	<p>Policy 1.18 - Clustering of development is an effective and direct means to provide for the maintenance of the rural quality of life and protection of environmental resources which are important to Nevada County. Therefore, <u>submission of a clustering option</u> of all land divisions shall be required within the Estate, Rural, and Forest General Plan land use designations in order to maintain the open, pastoral character of development which gives definition to the Rural Regions, and to protect environmental features by preserving areas containing such features as Open Space. <u>This clustering evaluation shall utilize U.S.G.S. maps as the basic level of information.</u></p>	<p>Verify inclusion at General Plan adoption. Verify amendment of Zoning Ordinance. Verify implementation for each land division.</p>	<p>Nevada County Planning Department</p>	<p>At General Plan adoption, and at development and permit application stage.</p>
<p>In all other residential use designations (including Residential, Urban Single-Family, Urban Medium</p>				

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
	<p>Density, and Urban High Density), clustering of development shall be strongly encouraged to maintain viable open space onsite to contribute to open space linkages through and between land use areas. In addition, clustering in these land use designations shall be mandatory for all discretionary projects where environmentally sensitive resources, as defined in Policy 1.17, are present.</p>			
	<p>Clustering may be achieved by building site clustering with creation of permanent open space; restriction of buildable area on individual lots; or other means which are consistent with the protection of the natural resources and environmental characteristics on the site.</p>			
	<p>No specific amount or ratio of open space shall be required; however, the amount of open space shall not be less than the amount of land area on the site subject to significant environmental features, as defined in Policy 1.17. Where the entire site is affected by significant environmental features, clustered development shall occur on the least sensitive habitat or resource area, as defined by an environmental analysis. Within such defined areas, minimum maximum subdivision parcel size shall be limited to that needed to meet water and sewage disposal standards, as determined by the Department of Environmental Health.</p>			

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>The allowable number of dwelling units for any clustered development shall not exceed the number of units determined by dividing the total acreage of a parcel by the maximum permitted density specified in Policy 1.22 for the land use designation in which the parcel is located.</p>	<p>3. Mitigation measure #1C:</p>	<p>Revise policy 3.19 to facilitate clustering of future parcels by adding the following to the end of the policy:</p>	<p>For clustered development consistent with policy 1.18, the following standard shall apply:</p>	<p>Maintain minimum lot size standards sufficient to maintain adequate area for the appropriation of water and disposal of sewage and ensure the continued protection of the public health, safety, and welfare.</p>
<p>In addition, reference to "cluster housing" in policy 3.19.a shall be removed.</p>				

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Geology and Soils Impact #6. Buildup of proposed General Plan land uses, associated population growth, and RTP road improvements, may expose future residents and structures to seismic</p>	<p>Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.</p>	<p>Verify inclusion of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, monitor at General Plan adoption and ongoing each year</p>
<p>1.</p>	<p>Implementation of proposed General Plan policies 10.8, 10.9, 10.13, 10.16, 10.17, and 10.18 would serve to reduce the impact but <i>NOT</i> to a <i>less-than-significant</i> level.</p>			

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>hazards related to ground rupture and ground shaking from a large magnitude earthquake. This is considered to be a significant impact as proposed plan policies would not necessarily ensure that seismic hazards are minimized.</p>	<p>2. Implementation of mitigation measures #1 and #3, below would serve to reduce the impact to a <i>less-than-significant</i> level:</p> <p>3. Revise policy 10.13 as follows:</p> <p>As part of the project site review process, require sufficient soils and geologic investigations to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development including subdivisions. Such investigations shall be required within an area determined to be seismically active by the State Division of Mines and Geology or within an area having potential geologic hazards, including slope instability and excessive erosion.</p>	<p>Verify inclusion of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, monitor at General Plan adoption and ongoing each year at General Plan review. For action policies, see Section 4, Implementation Plan in</p>
<p>Impact #7. Buildup of the proposed General Plan land uses and RTP road improvements may result in exposure of future residents and structures to landslide hazards. This is considered a significant impact as plan policies would not necessarily protect future structures and residents from landslide hazards.</p>	<p>1. Implementation of proposed General Plan policies 1.17, 1.18 and 10.13 would serve to reduce the impact but <i>not</i> to a <i>less-than-significant</i> level.</p> <p>2. Implementation of Mitigation Measure #3 would serve to reduce</p>	<p>Verify inclusion of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, monitor at General Plan adoption and ongoing each year at General Plan review. For action policies, see Section 4, Implementation Plan in</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
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the impact to a *less-than-significant* level. This measure revises policy 10.13 as follows:
 As part of the project site review process, require sufficient soils and geologic investigations to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development including subdivisions. Such investigations shall be required within an area determined to be seismically active by the State Division of Mines and Geology or within an area having potential geologic hazards, including slope instability and excessive erosion.

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #8. Buildup of proposed General Plan land uses and RTP road improvements may result in increased erosion associated with development in areas of steep slope development practice considered a significant proposed General Plan not necessarily include excavation procedure impact.</p>	<p>1. Implementation of proposed General Plan policies 1.17, 1.18, 10.13, 12.1, 12.2, 12.4 and 13.2 would serve to reduce the impact but <i>not</i> to a <i>less-than-significant</i> level.</p> <p>2. Implementation of Mitigation Measure #3 would serve to reduce the impact to a <i>less-than-significant</i> level. This measure revises policy 10.13 as follows: As part of the project site review process, require sufficient soils and geologic investigations to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development including subdivisions. Such investigations shall be required within an area determined to be seismically active by the State Division of Mines and Geology or within an area having potential geologic hazards, including slope instability and excessive erosion.</p>	<p>Verify inclusion of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies verify at General Plan review. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application phase.</p>
<p>Impact #9. Buildup of General Plan land uses and RTP road improvements may result in development over known deposits of valuable mineral resources. Incompatible land uses may conflict with active mining or preclude future mining. This is considered a significant impact as proposed Plan policies would not ensure that all mineral resources would remain accessible.</p>	<p>Implementation of proposed General Plan policies 17.4 through 17.7, 17.9, 17.15, 17.17, 17.18, 17.20, and 17.24.</p>	<p>Verify inclusion of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies verify at General Plan review. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Hydrology and Water Quality Impact #11. Buildup of proposed General Plan land uses and associated population could result in increased development in floodplains resulting in periodic damage to structures and possible loss of life if flooding occur. This is considered to be a significant impact, as plan policies do not necessarily provide for avoidance of development in floodplain areas.</p>	<p>1. Implementation of proposed General Plan policies 1.17, 1.18, 10.14, 10.15, and 11.8 would serve to mitigate the impact but <i>not</i> to a <i>less-than-significant level</i>.</p> <p>2. Implementation of the policies above, Mitigation Measure #1 and the following mitigation measure would serve to reduce the impact to a <i>less-than-significant level</i>.</p>	<p>Verify inclusion of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and review their application annually. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Mitigation measure #5. Add the following policies to the Water Element of the proposed General Plan:</p>	<ul style="list-style-type: none"> • Approve only those grading applications and development proposals that are adequately protected from flood hazards and which do not add flood damage potential. This may include the requirement for foundation design which minimizes displacement of flood waters, as well as other mitigation measures. • Require new utilities, critical facilities and non-essential public structures to be located outside the 100-year flood plain unless such facilities are necessary to serve existing uses, there is no other feasible location, and construction of these structures will not increase hazards to life or property within or adjacent to the floodplains. • When constructed within a floodplain, require elevation of the habitable portions of residential structures to be above the 100-year flood level. Require flood-proofing or elevation of non-residential structures. Require that foundations do not cause floodwater displacement except where necessary for flood-proofing. 	<p>Verify inclusion of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify inclusion of policy at General Plan adoption. Verify adoption of zoning ordinance to conform with General Plan policy.</p>
				<p>at relevant development and permit application phase.</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #12. Buildup of proposed General Plan land uses will result in increased impervious surfaces and associated stormwater runoff. This would be considered a significant impact if the capacity of natural drainage and/or constructed stormwater drainage systems would not have the capacity to handle increased flows.</p>	<p>1. Implementation of proposed General Plan policies 1.17, 1.23, 3.8 and 10.12 would serve to reduce the impact but <i>not</i> to a <i>less-than-significant level</i>.</p> <p>2. Implementation of the policies above, Mitigation Measures #6, #7, and #8, and Mitigation Measure #1 (see Land Use section of this EIR) would serve to reduce the impact to a <i>less-than-significant level</i>. The following policies should be added to Chapter 3 (Public Facilities and Services) of the General Plan:</p>	<p>Verify adoption of policies at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and review their application annually. For action policies, refer to Section 4, Implementation Plan, Appendix J. Verify inclusion of policy at General Plan Adoption.</p>
<p>6. For all discretionary development, increases in stormwater runoff due to new development, which could result in flood damage to downstream residences, commercial, industrial, active natural resource management uses (i.e., farming, ranching, mining, timber harvesting, etc.), public facilities, roads, bridges, and utilities shall not be permitted. Required retention/detention facilities, where necessary, shall be designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event. The sizing of such facilities, when needed, shall be based upon the protection</p>		<p>Verify adoption of policy of General Plan adoption. Verify adoption of implementing ordinances. Verify compliance of discretionary approvals.</p>	<p>Nevada County Planning Department</p>	<p>Verify General Plan and other discretionary approval stages.</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
	of downstream facilities.			
	7. The County shall strongly encourage the use of geographically-limited independent or dependent entities (Community Service Area, County Service Area, special district or equivalent entities) for the purpose of maintaining drainage facilities to handle stormwater runoff.	Verify policy inclusion General Plan adoption.	Nevada County Planning Department.	Verify inclusion of policy at General Plan adoption and review annually thereafter.
	8. For all discretionary projects, the County shall require that maintenance of all onsite drainage facilities and all offsite facilities constructed as part of the project is assured through a permanent, legally-enforceable mechanism such as, but not limited to, a CSA or CSD.	Verify adoption of policy of General Plan adoption. Verify adoption of implementing ordinances. Verify compliance discretionary approvals.	Nevada County Planning Department	Verify at General Plan and other discretionary approval stages.
Impact #13. Buildup of proposed General Plan land uses and RTP road improvements may result in an overall decrease in surface water quality in County streams, lakes, and reservoirs due to increases in erosion and sedimentation due to improper development practices, urban pollutants carried in stormwater, and septic system failure. This is considered a significant impact, as implementation of proposed plan policies will not necessarily protect surface water quality.	1. Implementation of proposed General Plan policies 11.2 through 11.7, 11.9, 12.1, 17.11, 17.12 and 17.15 would serve to reduce the impact but <u>NOT</u> to a less-than-significant level.	Verify inclusion of policies at General Plan adoption.	Nevada County Planning Department	For directive policies verify inclusion at General Plan adoption and each year at General Plan review. For action policies, refer to Section 4, Implementation Plan in Appendix J.
	2. Implementation of the above policies and Mitigation Measures #1, and #9, below, would reduce the impact to a less-than-significant level. The following recommended measures are for consideration during the development of the Comprehensive Site Development Standards related to protection of water quality.			

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
9.	<p>New development shall minimize the discharge of pollutants into surface water drainages by providing the following improvements or similar methods which provide equal or greater runoff control: (a) include curbs and gutters on arterials, collectors, and locals consistent with adopted urban street designs; and (b) oil, grease, and silt traps for subdivisions creating 5 or more parcels and commercial and industrial development of 1 acre or greater size. Maintenance of such facilities shall be assured through a legally-enforceable mechanism.</p>	<p>Verify inclusion in Site Development Standards.</p>	<p>Nevada County Planning Department</p>	<p>Verify inclusion at relevant permit and development application phase.</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Blotic Resources</p> <p>Impact #15. Buildup of proposed General Plan land uses and RTP road improvements would result in the direct loss of wildlife habitat and/or habitat fragmentation. This is considered to be a significant impact as proposed plan policies would not necessarily prevent this loss/fragmentation.</p>	<p>1. Implementation of proposed General Plan policies 1.17, 1.18, 13.1, and 13.2 would serve to reduce the impacts but <i>not</i> to a <i>less-than-significant</i> level</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application phase.</p>
	<p>2. Implementation of Mitigation Measures #1, and #14, #15, and #16, below, would reduce the impact to a <i>less-than-significant</i> level:</p>			

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>14. The following policies should be added to the Wildlife and Vegetation Element of the proposed General Plan.</p> <ul style="list-style-type: none"> • No net loss of habitat functions or values shall be caused by development where rare and endangered species and wetlands of over 1 acres are identified during the review of proposed projects. No net loss shall be achieved through avoidance of the resource, or through creation or restoration of habitat of superior or comparable quality, in accordance with guidelines of the U.S. Fish and Wildlife Service and the California Department of Fish and Game. • Habitat that is required to be protected, restored, or created as mitigation for a project's impacts shall be monitored and maintained in accord with a County-approved Habitat Management Plan. • The land use designations and associated acreages identified on the proposed General Plan land use maps for Special Development Areas should be modified as necessary at the 	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify inclusion at General Plan adoption; verify implementation annually during General Plan review.</p>	
		<p>Verify inclusion at General Plan adoption. Add to Implementation Plan.</p>	<p>Nevada County Planning Department</p>	<p>Verify implementation annually at General Plan review.</p>
		<p>Verify changes at Specific Plan stage.</p>	<p>Nevada County Planning Department</p>	<p>Verify at Specific Plan or Tentative Map application stage.</p>
		<p>Add to Implementation Plan.</p>	<p>Nevada County Planning Department</p>	<p>Verify completion of Plan within 12 months of General Plan adoption.</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Specific Plan stage to protect sensitive natural communities and other important biotic resources.</p>	<ul style="list-style-type: none"> The County shall prepare and implement a Habitat Management Plan for rare and endangered species and wetlands habitat while allowing the preparation of individual project habitat management plans as an alternative, including an offsite ecological reserve. 	<p>Add to Implementation Plan.</p>	<p>Nevada County Planning Department</p>	<p>Verify resolution within six months of General Plan adoption.</p>
<ul style="list-style-type: none"> The County shall investigate establishing interagency agreements with adjoining counties where new developments could impact significant natural resource areas shared by adjoining counties. The agreements shall require notification of development projects within one mile of the County's borders and provide for review and comment by affected counties. 	<p>Verify inclusion of policy at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at General Plan adoption. Ongoing monitoring at relevant development and permit application phase.</p>	
<p>15. Revise proposed General Plan policy 13.3 as follows:</p>	<p>As part of the Comprehensive Site Development Standards, require at least the maximum feasible use of drought tolerant native and/or site-appropriate plant species for landscaping of</p>			

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>all new multi-family residential, commercial, and industrial, and public projects. Invasive, non-native plants, as determined by a landscape architect or other similar expert, that may displace native vegetation on adjoining undeveloped lands shall not be used. Landscaping with native trees and shrubs shall be encouraged to provide suitable habitat for native wildlife, particularly in proposed open space uses of future development.</p>		<p>Verify inclusion at General Plan adoption. Amend zoning ordinance.</p>	<p>Nevada County Planning Department.</p>	<p>Verify at General Plan adoption. Verify zoning ordinance amendment within 6 months of General Plan adoption. Refer to Implementation Measure 3, Section 4 of the Implementation Plan found in Appendix J.</p>
<p>16.</p>	<p>Revise General Plan policies to require a Planned Development designation on parcels of 20 acres in size or larger within the North San Juan and Penn Valley areas, when such parcels are located in areas where the existing parcelization pattern in the immediate vicinity is currently 20 acres or more.</p>			
<p>16A.</p>	<p>Revise Policy 1.5.r as follows:</p>			

Policy 1.5.r.: Open Space (OS) is intended to provide for land, primarily in public ownership, which is dedicated to recreation, resource and habitat preservation, and protection of environmental resources, and which typically allows only

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>recreation or very low-intensity limited uses, such as, but not limited to, visual corridor preservation, interconnecting wildlife corridors, slope protection, preservation of ditches, railroad rights-of-way, historic trails, agriculture, and timber production. This designation shall also provide for the designation of land in private ownership which is permanently devoted to open space through clustering or other open space requirements.</p>				

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #16. Buildout of the General Plan would result in the loss or disturbance of habitat used by deer for movement, as winter and summer range, and for fawning. This is considered to be a significant impact, as proposed General Plan policies would not necessarily protect habitat used by deer.</p>	<p>1. Implementation of policies 1.17, 1.18, 13.1, and 13.2, of the proposed General Plan would serve to reduce the impact but <i>not</i> to a <i>less-than-significant</i> level.</p> <p>2. Implementation of Mitigation Measures #1, #16, and #17 and #18, below, would reduce the impact to a <i>less-than-significant</i> level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application phase.</p>
	<p>17. The following policy should be added to the Wildlife and Vegetation Element of the proposed General Plan.</p> <p>Non-development buffers shall be maintained adjacent to stream corridors through the use of clustering, the designation of a Planned Development, or the implementation of other siting and design tools. Buffers shall be sufficient in size to protect the stream corridor for movement, as well as provide some adjacent upland habitat for foraging.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at General Plan adoption.</p>
	<p>18. Revise General Plan policies to require a Planned Development</p>	<p>Verify inclusion at General Plan adoption. Amend zoning ordinance.</p>	<p>Nevada County Planning Department</p>	<p>Verify at General Plan adoption. Verify zoning ordinance amendment within 6 months of General Plan adoption.</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
	<p>designation on parcels of 40 acres in size or larger in critical migratory deer winter ranges in Rural Regions within the western portion of the County, when such parcels are located in areas where the existing parcelization in the immediate vicinity is currently 40 acres or more.</p>			

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #17. Buildout of proposed General Plan land uses and RTP road improvements would result in the loss or degradation of oak trees in the western portion of the County. This is considered to be a significant impact, as proposed plan policies would not necessarily serve to minimize this loss.</p>	<ol style="list-style-type: none"> 1. Implementation of proposed General Plan policies 1.17, 1.18, 13.1, 13.2, and 13.8 would serve to reduce impacts but <i>not</i> to a <i>less-than-significant</i> level. 2. Implementation of the proposed policies above and Mitigation Measure #1 and #19, below, would reduce the impact to a <i>less-than-significant</i> level. 	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>
<ol style="list-style-type: none"> 3. Mitigation measure #19: The following policy, which incorporates mitigation measure #25, should be added to the Wildlife and Vegetation Element of the proposed General Plan: 	<p>Development in the vicinity of significant oak groves of all oak species shall be designed and sited to maximize the long-term preservation of the trees and the integrity of their natural setting. The County should adopt a Tree Protection Ordinance specifically geared towards the protection of oaks. The County shall adopt a regulation to protect native heritage oak trees and significant oak groves. All native oak tree species with a trunk diameter of 36" or greater should be protected.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County General Planning Department</p>	<p>At General Plan adoption and at Specific Plan or Tentative Map application.</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #18. Buildup of proposed General Plan land uses and RTP road improvements may result in the elimination, interruption or disturbance of special status species or their habitat as a result of development and associated</p>	<p>1. Implementation of proposed General Plan policies 1.17, 1.18, 13.1, and 13.2 and RTP policy 2.2 would serve to reduce impacts but <i>not</i> to a <i>less-than-significant</i> level.</p> <p>2. Implementation of proposed policies above, Mitigation Measures #1, #14, #16, and #20 below, would reduce the impact to a <i>less-than significant</i> level.</p> <p>20. The following policies should be added to the Wildlife and Vegetation Element of the proposed General Plan.</p> <p>Project review standards shall include a requirement to conduct a site-specific biological inventory to determine the presence of special status species or habitat for such species that may be affected by a proposed project. The results of the biological inventory shall be used as the basis for establishing land use siting and design tools required to achieve the objective of no net loss of habitat function or value for special status species</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>loss or degradation of habitat. This is considered to be a significant impact, as proposed plan policies would not necessarily minimize impacts to such species.</p>	<p>Where a Habitat Management Plan is deemed appropriate, the Plan shall be prepared to comply with the requirements of the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). The plan shall provide the background data, impact analysis, and mitigation programs necessary to obtain a FESA Section 10(a) and CESA Section 2081 permit authorizing incidental take of federal and state listed threatened and endangered species that occur in areas proposed for future development. Prior to implementation of an adopted Habitat Management Plan, project applicants proposing the development of a project that would impact a federal or state listed species, or a species that is proposed for listing, shall be individually responsible for obtaining federal and state incidental take permits on a project-by-project basis.</p>	<p>Verify at General Plan adoption and ordinance amendment. Refer to Implementation Measure 1, Implementation Plan.</p>	<p>Nevada County Planning Department</p>	<p>Adoption and ordinance amendment within 12 months of General Plan. Ongoing review at development and permit application stage.</p>
		<p>At General Plan adoption and ordinance amendment. Refer to Implementation Measure 1, Implementation Plan.</p>	<p>Nevada County Planning Department</p>	<p>Adoption and ordinance amendment within 12 months of General Plan. Ongoing monitoring at development and permit application stage.</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
Impact #19. Buildup of proposed General Plan land uses and RTP road improvements may result in the loss of wetlands due to filling as a result of development, interruption of drainage to wetlands, and/or degradation of wetland water quality associated with increased urban runoff and sedimentation. This is considered to be a significant impact.	1. Implementation of existing state and federal regulations and policies, the local zoning ordinance, and proposed plan policies 1.17, 1.18, 13.1, and 13.2 of the proposed General Plan and RTP policy 2.2 would serve to reduce the impact but <i>not</i> to a <i>less-than-significant</i> level.	Verify inclusion at General Plan adoption.	Nevada County Planning Department	For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix 1. Monitoring would also occur at relevant development and permit application phase.
	2. Implementation of Mitigation Measure #1 and #21 would serve to reduce the impact to a <i>less-than-significant</i> level.	21. The following policy should be added to the Wildlife and Vegetation Element of the proposed General Plan: Development projects which have the potential to remove natural riparian or wetland habitat of 1 acre or more shall not be permitted unless:	Verify inclusion at General Plan adoption.	Nevada County Planning Department
	(a) No suitable alternative site or design exists for the land use;			

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
	(b) There is no degradation of the habitat or reduction in the numbers of any rare, threatened, or endangered plant or animal species as a result of the project;			discretionary applications.
	(c) Habitat of superior quantity and superior or comparable quality will be created or restored to compensate for the loss; and			
	(d) The project conforms with regulations and guidelines of the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Game, and other relevant agencies.			
Impact #20. Buildup of proposed General Plan land uses and RTP road improvements may result in the loss or degradation of riparian habitats as a result of adjacent development and/or activities such as agricultural and timber production/harvesting, mineral extraction, etc. Fisheries could be impacted by the loss or degradation of riparian habitats. This is considered to be a significant impact as proposed plan policies would not necessarily minimize impacts.	<ol style="list-style-type: none"> <li data-bbox="527 451 592 766">Implementation of policies 1.17, 1.18, 13.1, and 13.2 of the proposed General Plan and RTP policy 2.2 would serve to reduce the impact but <i>NOT</i> to a <i>less-than-significant level</i>. <li data-bbox="527 766 690 976">Implementation of Mitigation Measure #1, #14, and #17 would reduce the impact to a <i>less-than-significant level</i>. 	Verify inclusion at General Plan adoption.	Nevada County Planning Department	For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
Cultural Resources Impact #22. Buildout of proposed General Plan land uses and construction of RTP road improvements may result in	<ol style="list-style-type: none"> 1. Implementation of proposed General Plan policies, 4.39 and 19.1 through 19.7 would serve to reduce the impact but <i>not</i> to a <i>less-than-significant</i> level. 2. Implementation of the policies identified above, and Mitigation Measures # 1, #23, #24, #24A, and #27 would serve to reduce the impact to a <i>less-than-significant</i> level. 23. Revise Cultural and Historic Resource Element policy 19.6 as follows: <p style="margin-left: 40px;">Where review indicates significant archaeological or historical sites or artifacts are, or are likely, present, an on-site field review by a registered archaeologist shall be required. If a site or artifacts are discovered, the find shall be evaluated and potential significance determined. If significant cultural resources may be directly or indirectly impacted by proposed development, appropriate mitigation shall be developed and implemented in accordance with California Environmental Quality</p> 	Verify inclusion at General Plan	Nevada County Planning	For directive policies, verify inclusion at

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>disturbance to known or undiscovered cultural resource sites related to development as well as increased vandalism. This is considered to be a significant impact, as implementation of proposed plan policies would not necessarily result in the identification and protection of cultural resources.</p>	<p>Act standards, including Appendix K, prior to onset of ground disturbance. Avoidance of significant cultural resources shall be considered the mitigation priority. Excavation of such resources shall be considered only as a last resort when sufficient planning flexibility does not permit avoidance. On-site field review, evaluation of site significance, and development of mitigation measures, as identified above, shall be performed by a qualified professional archaeologist.</p>	<p>adoption.</p>	<p>Department</p>	<p>General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>
<p>24. Site development standards for cultural and historic resources, as stipulated in revised policy 1.17 (see Mitigation Measure #1) and policy 19.5, shall be developed in accordance with revised policy 19.6 (see Mitigation Measure #23), above, and shall incorporate the use of the Cultural Sensitivity Modeling contained in Appendix D.</p>		<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify inclusion at General Plan adoption.</p>
<p>24A. Revise Cultural and Historic Resource Element Policy 19.1 as follows:</p>				
<p>Policy 19.1 Enact a Cultural Resources Ordinance to ensure</p>				

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>effective preservation, protection, and management of cultural resources. Such an ordinance might include the identification and preservation of historical, cultural, and architecturally significant sites and resources within Nevada County. The establishment of a county listing of significant cultural resources may be part of a Cultural Resources Ordinance. The identified cultural resources could be evaluated as to their potential significance in relation to the criteria used for both the National Register of Historic Places and the California Register of Historic Places. These four criteria for evaluation are the same for both registers. The resource must either be:</p>	<p>Verify inclusion at General Plan and Ordinance adoption.</p> <p>Nevada County Planning Department</p> <p>Verify at General Plan adoption and Tentative Map stage.</p>	<p>Verify inclusion at General Plan and Ordinance adoption.</p>	<p>Nevada County Planning Department</p>	<p>Adopt ordinance within 12 months of General Plan adoption.</p>
<p>A. associated with events that made a significant contribution to local, state, or national history;</p>				
<p>B. associated with the lives of persons significant in our past (local, state, or national);</p>				

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
	<p>C. <u>embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose component may lack individual distinction; or</u></p>			
	<p>D. <u>yields, or may be likely to yield information important in prehistory or history.</u></p>			
	<p><u>In addition, the identified cultural resource should be evaluated as to its integrity of location, design, setting, materials, workmanship, and association. All of these same</u></p>			

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>criteria may be used to designate significant resources for a local, county-wide listing of significant sites and/or resources.</p>	<p><u>The Cultural Resources Ordinance could also specify the mitigation procedures to be followed once a resource has been identified and determined to be significant. The preferred measure would be avoidance and/or protection of a site by project redesign or fencing, etc. If the resource is or will be impacted, a professional archaeologist/historian/architectural historian should be contacted to set up a research design to deal with the resource.</u></p>			

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Visual Quality Impact #24. Buildout of proposed General Plan land uses may impact the significant stands of oak trees in the western portion of the County. This is considered to be a significant impact, as plan policies do not necessarily provide for avoidance of development in areas of oak woodlands.</p>	<p>1. Implementation of proposed General Plan policies 1.17, 1.18, 10.14, 10.15, and 11.8 would serve to mitigate the impact but not to a <i>less-than-significant level</i>.</p> <p>2. Implementation of the proposed policies identified above, along with Mitigation Measures #1, and #19, as amended below to reflect incorporation of mitigation measure #25, would serve to reduce the impact to a <i>less-than-significant level</i>.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J.</p>
<p>Development in the vicinity of significant oak groves of all oak species shall be designed and sited to maximize the long-term preservation of the trees and the integrity of their natural setting. The County should adopt a Tree Protection Ordinance specifically geared towards the protection of oaks. The County shall adopt a regulation to protect native heritage oak trees and significant oak groves. All native oak tree species with a trunk diameter of 36" or greater should be protected.</p>		<p>Verify at ordinance adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify ordinance within 6 months of General Plan adoption.</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #25. Buildup of proposed General Plan land uses in close proximity to the County's river corridors could adversely affect the scenic value of the waterways, especially if vegetation adjoining the waterways were removed for new development. This would be considered a significant impact as plan policies do not necessarily provide for projection of visual quality along river corridors.</p>	<p>1. Implementation of proposed General Plan policies 1.17, 1.23, 3.8 and 10.12 would serve to reduce the impact but <i>not</i> to a <i>less-than-significant</i> level.</p> <p>2. Implementation of the proposed policies identified above, and Mitigation Measures #1, #21, and #25B would serve to reduce the impact to a <i>less-than-significant</i> level.</p> <p>Mitigation measure #25B: The following new policy should be added under Objective 18.2 of the General Plan:</p> <p>To provide for scenic stream corridor protection along designated streams, the County shall prepare standards and procedures whereby local groups, associations, or similar organizations can, with 100% of landowner concurrence, apply for designation of a segment of any stream as a local scenic stream corridor. The applicants sponsoring such designations shall prepare their application consistent with the County prepared standards and procedures and process their application similar to other planning applications.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify inclusion in General Plan at adoption; verify ordinance amendment within 12 months of General Plan adoption.</p>
		<p>Verify at adoption of General Plan;</p>	<p>Nevada County Planning</p>	<p>Verify inclusion in General Plan at adoption; verify</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #26. Buildup of proposed General Plan land uses and RTP road improvements within the watershed of designated scenic routes could diminish the aesthetic value of the roadside scenery. This is considered a significant impact, as implementation of proposed plan policies will not necessarily protect visual quality.</p>	<ol style="list-style-type: none"> 1. Implementation of proposed General Plan policies 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, and 18.9 would serve to reduce the impact but <i>not</i> to a <i>less-than-significant</i> level. 2. Implementation of the proposed policies identified above along with Mitigation Measures #26 and #27A below, would serve to reduce the impact to a <i>less-than-significant</i> level. 	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J.</p>
<p>26.</p>	<p>The County will designate scenic corridors along the following routes: Interstate 80 and Highways 49, 89, 174,</p>			

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
	and 267 for their entire length in the County; all of Highway 20, Donner Pass Road (Old Highway 40), from the Interstate 80 intersection at Soda Springs to Donner State Memorial Park. These corridors should be placed within the SC "Scenic Corridor"	Verify inclusion at General Plan adoption. Verify at ordinance adoption.	Nevada County Planning Department	Verify 18 months from ordinance adoption.
	Combining District, with boundaries based upon adopted studies.	Verify inclusion at General Plan adoption.	Nevada County Planning Department	Verify inclusion in General Plan at adoption. Verify preparation of reports within one year of General Plan adoption and verify zoning ordinance 5 years from report acceptance.
	27A. The following changes should be made to Policy 18.9 of the General Plan:	Verify inclusion at General Plan adoption.	Nevada County Planning Department	Refer to Implementation Plan, Measures 2, 3 and 53.
	Policy 18.9 To encourage a system of scenic County roads, the County shall prepare adopt standards and procedures whereby local groups, associations, or similar organizations can, with 66% or more of landowner concurrence, apply for designation of County roadways. The applicants sponsoring such designations shall prepare their application consistent with the County prepared standards and procedures and process their application similar to other planning applications. for			

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #27. Buildout of proposed General Plan land uses within the Community Commercial, Highway Commercial, Business Park, Industrial, and Recreation designations could result in buildings as tall as 60 feet. Depending on their location, such buildings could create a dominant visual feature, contrasting significantly with adjoining agricultural lands and limiting the view of motorists. This is considered a significant impact, as implementation of proposed plan policies will not necessarily prevent such visual contrast.</p>	<p>protection of scenic corridors and shall prepare a Scenic Corridor Plan which may include, but not be limited to, State Scenic Highways:</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J.</p>
<p>Impact #28. The maximum allowable height limit for Community Commercial, Highway Commercial, Business Park, Industrial and Recreation designations should be 45 feet. Discretionary and administrative permits will be required for special uses that would need to exceed the allowable height.</p>	<p>1. Implementation of proposed General Plan policies 18.1 and 18.2 would serve to reduce the impact, but <i>not</i> to a <i>less-than-significant</i> level.</p> <p>Implementation of the proposed policies identified above along with Mitigation Measure #28 below and as amended, would serve to reduce the impact to a <i>less-than-significant</i> level.</p>	<p>Verify inclusion at General Plan adoption. Verify completion of Community Regional Design Guidelines.</p>	<p>Nevada County Planning Department</p>	<p>Complete Community Regional Design Guidelines within one year of General Plan adoption.</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #29. Buildup of General Plan land uses could result in a linear "sprawl" along the major transportation routes linking the communities.</p>	<p>Implementation of proposed General Plan policies 18.1 and 18.2 would serve to reduce this impact, but not to a less-than significant level.</p> <p>Implementation of the proposed policies above, along with Mitigation Measure #29 below, would serve to reduce the impact to a less-than-significant level.</p> <p>29. The following policy shall be added to the Aesthetics chapter of the proposed General Plan: The County shall promote a compact development pattern to protect open space buffers between communities and to maintain a geographic distinction between communities.</p>	<p>Verify inclusion at General Plan adoption</p>	<p>Nevada County Planning Department</p>	<p>Verify at General Plan adoption and at annual updates.</p>
<p>Traffic and Circulation</p> <p>Impact #33. Buildup of population and employment growth will increase the demand for bicycle, pedestrian and equestrian facilities. This is considered to be a less-than-significant impact as the proposed General Plan has policies that would provide for facilities to meet this demand.</p>	<p>1. Implementation of proposed General Plan policies 4.27, 4.28, and 4.32 through 4.36 would serve to reduce the impact but <i>not</i> to a less-than-significant level.</p> <p>2. Implementation of the proposed policies identical above along with Mitigation Measure #32 below,</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
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would serve to reduce the impact to a *less-than-significant* level.

32. Replace General Plan Policy 4.33 in its entirety to provide for inclusion of bicycle and pedestrian facilities as follows:

The County shall impose comprehensive development fees in amounts sufficient to offset the costs identified as the appropriate share of the bicycle and pedestrian improvements under the approved Bicycle and Pedestrian Master Plans and Non-Motorist Multi-Purpose Transit Master Plan pursuant to the adoption of the General Plan which are necessary to serve future development.

The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts on the County. The County shall pursue additional, non-development-based funding to make up for the past incurred deficiencies and ensure that such fees are not levied until the funding to make up these past deficiencies is assured.

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
and revise Policy 4.27 and 4.28 as follows; by adding	4.27 New development adjacent to or including any designated bicycle trail facility shall be coordinated with provision of such trail facility under Policy 4.33.	Verify inclusion at General Plan adoption.	County Administrator Nevada County Planning Department	at relevant development and permit application stage. Verify inclusion of policy at General Plan adoption. Verify adoption of an Impact Fee Program within 12 months of General Plan adoption. Verify preparation of Pedestrian and Bicycle Master Plans and Non-Motorized Multi-Purpose Trails Plan within 18 months of General Plan adoption.
4.28	New development adjacent to or including any designated bicycle trail facility shall be coordinated with provision of such trail facility under Policy 4.33.			

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #39. Buildout of proposed General Plan land uses may expose noise-sensitive land uses to unacceptable industrial and other fixed noise sources. This is considered to be a significant impact as proposed General Plan policies would not necessarily ensure that siting of plan-related land uses would not result in conflicts with noise regulations.</p>	<ol style="list-style-type: none"> 1. Implementation of proposed General Plan policies 1.17, 1.20, 1.21, 9.1, 9.4, 9.7 through 9.12, 17.6, 17.14, 17.17, and 17.24 would serve to reduce impacts but <i>not</i> to a <i>less-than-significant</i> level. 2. Implementation of policies above, and Mitigation Measures #1, #36 and #37 would serve to reduce the impact to a <i>less-than-significant</i> level. 	adoption.	Nevada County Planning Department	General Plan
<p>Impact: #41. Buildup of General Plan land uses may expose noise-sensitive land uses to unacceptable railroad noise. This is considered to be a significant impact as proposed General Plan policies would not necessarily ensure that siting of plan-related land uses would not result in conflicts with noise regulations.</p>	<ol style="list-style-type: none"> 1. Implementation of proposed General Plan policies 9.1, 9.4, 9.8 and 9.12 would serve to reduce impacts to a <i>less-than-significant</i> level. 2. Implementation of policies above, and Mitigation Measures #1, #36 and #37 would serve to reduce the impact to a <i>less-than-significant</i> level. 	Verify inclusion at General Plan adoption.	Nevada County Planning Department	For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J.

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #52. Assuming that each new residence would require about 6,150 kilowatt hours (kwh) of electricity per year (California Energy Commission, 1988), new residences would require about 314 million kwh per year (for 51,000 new residences). In addition, 24 million therms of natural gas for space and water heating per year would be required, assuming an average of 470 therms per unit per year. This impact would be a potentially significant impact. Implementation of proposed General Plan policies would serve to potentially mitigate the impact.</p>	<ol style="list-style-type: none"> 1. Implementation of proposed General Plan policies 1.2, 1.9, 1.15, 1.18, 1.25, and 1.26 would serve to reduce this impact to a less-than-significant level. 2. The following Mitigation Measures (#42 and #43) would further reduce the impact of future development on energy demand. <ol style="list-style-type: none"> 42. During project approval and review, the County should evaluate and critique a project's attempt to promote alternative energy sources (e.g. passive solar design) and the incorporation of adequate tree cover on the west side of dwellings and along streets to help reduce the cooling demand during summer months. 	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Implementation Measures 2 and 3.</p>
<p>43. Revise Policy 8.21 of the General Plan as follows:</p>	<p>Policy 8.21 Review all existing and future building codes to ensure the maintenance of those standards that reasonably provide for the public health, welfare, safety,</p>	<p>Verify inclusion in procedures and manual.</p>	<p>Nevada County Planning Department</p>	<p>Verify within 12 months of General Plan adoption.</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>IMPACTS NOT FOUND TO BE SIGNIFICANT</p> <p>Land Use</p> <p>Impact #4. Buildup of proposed General Plan land uses could result in conflicts with environmental plans and goals identified in the Nevada City and Grass Valley General Plans. This is considered to be a less-than-significant impact as proposed plan policies would minimize conflicts.</p> <p>Impact #5. Buildup of proposed General Plan land uses could result in conflicts with airport master plans related to potential public safety concerns. This is considered to be a less-than-significant impact as proposed plan policies would minimize conflicts.</p>	<p>and energy efficiency, and to eliminate those standards that do not accomplish said goals.</p> <p>The County should develop prescriptive building standards that supplement existing building codes for such items as alternative energy systems, building materials, and alternative sewage systems.</p>	<p>Add to implementation plan.</p>	<p>Nevada County Planning Department</p>	<p>Verify adoption of standards within 12 months of Generic Plan adoption.</p>
<p>Impact #4. Buildup of proposed General Plan land uses could result in conflicts with environmental plans and goals identified in the Nevada City and Grass Valley General Plans. This is considered to be a less-than-significant impact as proposed plan policies would minimize conflicts.</p>	<p>Implementation of proposed General Plan policies 1.38 through 1.40 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at adoption of General Plan</p>
<p>Impact #5. Buildup of proposed General Plan land uses could result in conflicts with airport master plans related to potential public safety concerns. This is considered to be a less-than-significant impact as proposed plan policies would minimize conflicts.</p>	<p>Implementation of proposed General Plan policy 10.7 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at General Plan adoption.</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Hydrology and Water Quality</p>	<p>Impact #10. Buildup of the General Plan may expose future residents and structures to flood hazards related to dam failure and earthquake-related seiches. This is considered to be a less-than-significant impact as existing regulations, local plans, and proposed plan policies would minimize the hazards.</p>	<p>Implementation of proposed General Plan policies 10.8, 10.9, 10.13, and 10.17 would reduce this impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption. Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>
<p>Blotic Resources</p>	<p>Impact #21. Buildup of proposed General Plan land uses and RTP road improvements may result in the loss or degradation of timberlands. This is considered to be a less-than-significant impact as proposed General Plan policies would serve to minimize the loss.</p>	<p>Implementation of proposed General Plan policies 15.1, 15.3, 15.5, and 15.6 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption. Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies,</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Visual Quality Impact #23. Buildup of the General Plan may result in scattered rural development on hillsides and ridgelines which could result in degradation of the aesthetic quality of views. This is considered to be a less-than-significant impact as existing regulations and proposed plan policies would minimize this impact.</p>	<p>Implementation of proposed General Plan policies 18.3, 18.6, 18.7, 18.8, 1.17, and 1.18 would reduce this impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>
<p>25A. The following revisions should be made to Policy 18.2 of the General Plan: The County may adopt Specific Design Guidelines for areas</p>		<p>Verify revisions at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify adoption of Specific Design Guidelines within</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #28. Buildup of proposed General Plan land uses and RTP improvements could generate light and glare that would be visible from major roads and from residences. Light and glare could be created throughout the areas proposed for development by lighting of roads, parking lots, playing fields, industrial/business park areas, interior building lighting, and the use of exterior building materials that could be reflective.</p>	<p>within <i>Community Regions, Rural Places, and Rural Centers</i> to provide for the maintenance of community identity, scenic resources and historic sites and areas. The Specific Design Guidelines may include, but not be limited to, standards which:...</p>	<p>Implementation of proposed General Plan policies 18.10 and 18.11 would serve to reduce this impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p> <p>Nevada County Planning Department</p>	<p>Verify inclusion of policies at General Plan adoption</p>
<p>Traffic and Circulation</p>	<p>Impact #30. Buildup of proposed General Plan land uses and associated population growth will result in a net increase of approximately 887,400 daily trips in the County which would contribute to roadways currently operating at unacceptable levels of service and/or would cause operation of some County roadways to drop to unacceptable levels. This is considered to be a less-than-significant impact, as RTP improvements and proposed</p>	<ol style="list-style-type: none"> 1. Implementation of proposed RTP road improvements and General Plan policies 4.1, 4.3, 4.5, 4.6, 4.8, 4.11, 4.17, 4.26 through 4.36 would serve to reduce the impact but <i>not</i> to a less-than-significant level. 2. The following mitigation measures, along with the above policies, will reduce the level of impact to <i>less-than-significant</i>: 	<p>Verify inclusion at General Plan adoption.</p> <p>Nevada County Planning Department and Nevada County Transportation Department</p>	<p>Refer to Implementation Measures 15, 16, 17, and 18.</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
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Mitigation Measure #30: Reduction of the intensity of use in the Northstar area to levels allowed under existing zoning (which are consistent with the 1980 Nevada County General Plan) along with the reduction in intensity of use to levels allowed in the Penn Valley and New Town areas under Mitigation Measure #16 (see the Bionics section of this EIR) and #29 (see the Public Services and Utilities section of this EIR) would result in reduction of the traffic volumes at the SR 20/SR 49 interchange, allowing the minimum acceptable LOS to be achieved. Also, these reductions in intensity of use would be likely to similarly reduce the volume of traffic on surface streets in the vicinity, as indicated by the reduction in volumes on McCourtney Road from as high as 11,000 ADT under the proposed General Plan to 6,500 ADT with the reduced land use intensities based upon the existing zoning. Additionally, the following Mitigation Measure #31 would address the impacts of development on the future LOS for Alta Sierra Drive:

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
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The following shall be added to policy 1.5.u. (SDA policy):

The Specific Plan prepared for each SDA shall include a Transportation System Management and Demand Management program designed to minimize the SDA's impacts on the local road and State highway systems. Said program will ensure that implementation of the Specific Plan will provide for consistency with adopted County LOS as found in policies 3.10, 4.1, and 4.3.

Mitigation measure #30A: The New Town Reserve SDA in the southwestern portion of the County, as implemented by policy 1.16, shall be revised on the land use map to reflect a maximum dwelling unit total of 180, as "SDA - 180 DU". This reduction in the intensity of land use will assist in the reduction of the traffic volumes at the SR 20/SR 49 interchange and surface streets in the vicinity, allowing the minimum acceptable LOS to be achieved.

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
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It will also allow for the low-intensity development of the area while still allowing for the potential development of a new town subject to preparation and adoption of a specific plan and associated transportation and management techniques that will ensure consistency with the proposed Plan's LOS.

In addition, policy 1.16 shall be amended as follows:

Prior to such time, this designation shall provide for low-density development to ensure that the potential for a New Town is not precluded until such time that a specific plan is prepared and

Community Region boundaries established. Until that time, this designation shall be implemented by the HDR Interim Development Reserve "PD" Planned Development district of the County zoning regulations.

Mitigation measure #30B: The following shall be added to policy 1.36 (Plan amendment policy):

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>General Plan policies would ensure that County roadways continue to operate at acceptable levels of service.</p>	<p>If this review concludes that additional areas for development are needed to address the above issues and further General Plan goals, objectives, and policies, the County shall encourage the development of Special Development Areas, consistent with the standards of policy 1.5.u, to accommodate future growth, rather than increases in density and intensity of land uses within Rural Regions. This will ensure consistency with the intent of the Plan, particularly policy 1.1, to limit growth in Rural Regions and encourage compact, balanced growth within Community Regions.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at adoption of General Plan</p>
<p>3.</p>	<p>Mitigation measure #31: Amend the circulation chapter of the proposed General Plan to include the improvement of East Lime Kiln Road as a 2-lane minor collector from SR 49 to Shana Alexander Drive.</p>			

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #32. Buildup of proposed RTP improvements and other improvements that could result from implementation of proposed General Plan and/or RTP policy will have physical impacts on the environment and surrounding land uses. This is considered to be a less-than-significant impact as proposed plan policies would ensure that such impacts are fully mitigated.</p>	<p><u>Plan Policies That Serve as Mitigation</u> Implementation of proposed RTP policies 1.1 and 2.2 and proposed General Plan policy 4.37, as well as other policies as identified throughout this EIR would serve to reduce the impacts to a less-than-significant level.</p> <p><u>Other Mitigation Measures</u> None warranted.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Department of Transportation</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #34. Buildup of proposed General Plan land uses and associated population and employment growth will increase the demand for transit services and facilities. This is considered to be a less-than-significant impact as the proposed General Plan has policies that would provide for adequate facilities to meet this demand.</p>	<p>Implementation of proposed General Plan policies 4.17, 4.29, 4.31, and 14.7 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #34A. Increased traffic from growth associated with the General Plan could result in safety concerns, especially on narrow rural roads where sight distance may be limited and winter conditions such as ice and snow may affect travel safety. This is considered to be a less-than-significant impact, as RTP and General Plan policies would ensure that roadways operate safely.</p>	<p>Policy 1.2 of the Regional Transportation Plan and Policies 4.2, 4.5, 4.6, 4.7, 4.19, 4.25 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion in General Plan at adoption.</p>	<p>Nevada County Planning Department. Nevada County Department of Transportation.</p>	<p>Verify at General Plan adoption and annually thereafter.</p>
<p>Air Quality</p>	<p>Impact #35. Buildup of proposed General Plan land uses and associated population growth may expose future residents and structures to severe weather conditions or weather hazards if development would be located in areas with such hazards. This is considered to be a less-than-significant impact, as proposed plan policies would minimize these hazards.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify inclusion of policies at General Plan adoption</p>
<p>Impact #36. Buildup of proposed General Plan land uses and associated population growth will incrementally increase air emissions from mobile sources. This is considered to be a less-than-significant impact as proposed plan policies would ensure that air emissions from future County growth are minimized.</p>	<p>Implementation of proposed General Plan policies 4.23, 4.24, 10.7 through 10.9 would serve to reduce the impact to a less-than-significant level.</p> <p>Implementation of the proposed General Plan policies 4.17, 4.26 through 4.36, 14.1, and 14.5 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Department of Transportation and Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #37. Buildup of proposed General Plan land uses and associated population growth will incrementally increase PM-10 emissions associated with woodsmoke and other sources of suspended particulates. This is considered to be a less-than-significant impact as proposed plan policies would ensure that PM-10 emissions from future County growth are minimized.</p>	<p>Implementation of the proposed General Plan policies 14.2, 14.4, and 14.6 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>
<p>Impact #33. The County shall, as part of its development review process, ensure that proposed discretionary developments address the requirements of NSAQMD Rule 226.</p>	<p>The following mitigation measures (#33, #34, and #35) would serve to further reduce the impact of development on air quality.</p>	<p>Review of development plan</p>	<p>Nevada County Planning Department</p>	<p>At time of development plan submittal.</p>

TABLE 9.1

MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #40. Buildup of General Plan land uses may expose future land uses to aircraft noise. This is considered to be a less-than-significant impact as proposed General Plan policies would ensure that siting of plan-related land uses would not result in conflicts with noise regulations.</p> <p>Public Services and Utilities</p> <p>Impact #43A. Meeting the increased water demands for residential and non-residential uses may be a priority for water purveyors if water supplies are limited. Consequently, water supplies for agricultural irrigation (both hobby and commercial agriculture) may be restricted or may increase in cost which would affect such operations. This impact is considered to be a less-than-significant impact due to policies contained in the General Plan.</p>	<p>#34 The County shall, as part of its Road Improvement Program, consider the benefits to air quality from the paving of unpaved roads.</p>	<p>Consider paving each time Road Improvement Program is updated.</p>	<p>Nevada County Planning Department</p>	<p>Annually, at maintenance and update of Road Improvement Program.</p>
<p>#35 The County shall revise proposed General Plan Policy 14.4 to include all types of biomassing options (e.g., composting, mulching, grinding, cogeneration, feedstocks, etc., in addition to clipping).</p> <p>Implementation of proposed General Plan policies 9.1, 9.17, 9.18, and 9.19 would serve to reduce impacts to a less-than-significant level.</p>	<p>#35 The County shall revise proposed General Plan Policy 14.4 to include all types of biomassing options (e.g., composting, mulching, grinding, cogeneration, feedstocks, etc., in addition to clipping).</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at adoption of General Plan.</p>
<p>Implementation of proposed General Plan policies 9.1, 9.17, 9.18, and 9.19 would serve to reduce impacts to a less-than-significant level.</p>	<p>Implementation of proposed General Plan policies 9.1, 9.17, 9.18, and 9.19 would serve to reduce impacts to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at adoption of General Plan</p>
<p>Implementation of proposed General Plan policies 16.15 and 16.16 would serve to reduce the impact to a less-than-significant level.</p>	<p>Implementation of proposed General Plan policies 16.15 and 16.16 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at General Plan adoption.</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #44. Buildout under proposed General Plan land uses would result in increased generation of solid waste. This is considered to be a less-than-significant impact as proposed Plan policies would provide for this increased waste.</p>	<p>Implementation of proposed General Plan policies 3.25 and 3.24 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>
<p>Impact #45. Buildout of proposed General Plan land uses could result in conflicts with provisions of the Nevada County Hazardous Waste Management Plan related to potential public safety concerns. This is considered to be a less-than-significant impact as proposed plan policies would minimize such concerns.</p>	<p>Implementation of proposed General Plan policies 10.8, 10.9 and 10.10 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>Verify at adoption of General Plan.</p>

TABLE 9.1
MITIGATION MONITORING PLAN (continued)

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #47. Buildout of proposed General Plan land uses and associated population would result in an increased demand for structural fire protection services. This is considered to be a less-than-significant impact as proposed plan policies and local fire district programs shall ensure that adequate services are provided to serve new growth.</p>	<p>Implementation of proposed General Plan policies 3.12 through 3.15, 10.1, and 10.4 through 10.6 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>County Administrator and Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>
<p>Impact #49. Buildout of proposed General Plan land uses and associated population increase would result in an increase in demand for law enforcement services in Nevada County. This is considered to be a less-than-significant impact, as proposed General Plan policies would provide for needed facilities and equipment to serve new growth.</p>	<p>Implementation of proposed General Plan policies 3.1, 3.6, 3.7, 3.8, 3.10, 10.10, 10.11, and 10.20 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>Impact #50. Buildout of proposed General Plan land uses and associated population growth would result in the need for 292 acres of additional parkland and associated recreation facilities and services to meet the needs of the new growth. This is considered to be a less-than-significant impact as implementation of proposed General Plan policies would provide for development of this parkland acreage.</p>	<p>Implementation of proposed General Plan policies 3.10, 3.12 through 3.15, 5.1, 5.2, 5.3, 5.5, and 5.7 through 5.15 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>would also occur at relevant development and permit application stage.</p>
<p>Impact #51. Buildout of proposed General Plan land uses and associated population growth would incrementally increase the demand for library services. This is considered to be a less-than-significant impact as implementation of proposed General Plan policies would ensure that adequate library facilities are</p>	<p>Implementation of proposed General Plan policies 3.6 through 3.8, 3.10, and 3.14 would serve to reduce the impact to a less-than-significant level.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For</p>

**TABLE 9.1
MITIGATION MONITORING PLAN (continued)**

Impact	Mitigation Measures	Monitoring Requirements	Person/Agency Responsible	Timing of Monitoring
<p>provided to adequately serve the new population.</p>	<p>action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>			
<p>Impact #53. Increased residential, commercial, and industrial development throughout the County would increase transportation energy demand, especially that associated with daily commutes and everyday commercial needs. This impact would be a less-than-significant impact.</p>	<p>Implementation of policies 4.26, 4.27, 4.28, 4.29, 4.30, 4.31, 4.34, and 4.35 would reduce this impact to a less-than-significant impact.</p>	<p>Verify inclusion at General Plan adoption.</p>	<p>Nevada County Planning Department and Nevada County Department of Transportation</p>	<p>For directive policies, verify inclusion at General Plan adoption and verify annually thereafter. For action policies, refer to Section 4, Implementation Plan in Appendix J. Monitoring would also occur at relevant development and permit application stage.</p>

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