NEVADA COUNTY, CALIFORNIA
INITIAL STUDY

TO:

Nevada City Engineer – B. Falconi	Native American Heritage Foundation
Nevada City Public Works – C. Schack	CA Fish & Wildlife
Nevada City Police – T. Foley	AT&T
Nevada City Fire – S. Goodspeed	PG&E
Nev. Co. Building Dept. – C. Griesbach	Federal Aviation
Nevada City School District	Friends of Nevada City
CalTrans –B. deTerra	*City Manager – M. Prestwich
Transportation Commission/Airport Manager	*City Attorney – H. DeGraw
N. Sierra Air Quality Mgt. Dist.	

Date: May 27, 2016

Prepared by: Amy Kesler-Wolfson, Assistant Planner
Nevada County Planning Department
950 Maidu Avenue
Nevada City, CA 95959
(530) 265-1610
Email: amy.wolfson@nevadacityca.gov

Assessor's Parcel Number: 05-570-04

Applicant: Epic Wireless
ATTN: Mark Lobaugh
8700 Auburn-Folsom Road, Ste. 400
Granite Bay, CA 95746
Telephone: (916) 203-4067

Owner: 109 North Pine Street Commercial Condominium Owners Association

Zoning District(s): GB-HD

General Plan: GC

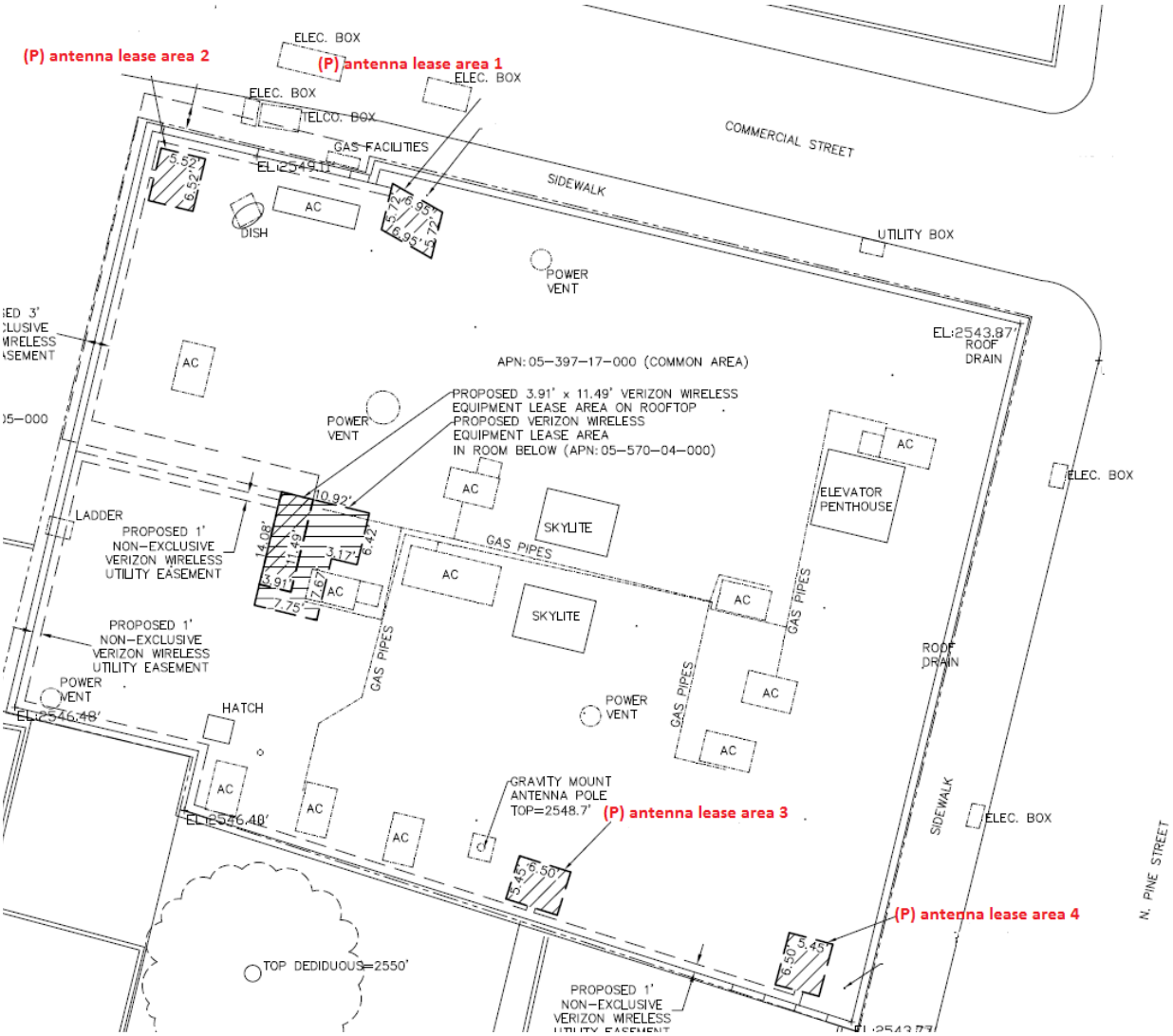
Project Location: 109 North Pine Street at the corner of Commercial Street and North Pine Street

Project Description:

Application to the Planning Commission for Architectural Review and Conditional Use Permit to install eight (8) cellular antennas mounted on four (4) pipe mounts, affixed to various points of the rooftop of 109 North Pine Street. The applicant is proposing to paint the antennas and any visible infrastructure gray as approved by the Planning Commission in their capacity as the Architectural Review Committee at the February 18, 2016 meeting. Other equipment associated with the antennas, including an HVAC condenser, are proposed with low enough profiles to be screened by the building's existing parapet from most public view sheds. Back-up batteries will be located in the interior equipment room and are intended to provide power in the event of an electrical power outage.

The property is zoned General Business (GB) which allows for public and quasi-public uses with approval of a Conditional Use Permit. Public and quasi-public uses include communication equipment buildings and utility distribution stations in its definition. The project site is also designated within the City's Historical Combining District (HD), in recognition of the area's historical interest and aesthetic value. Any alteration to the exterior appearance of a structure within the Historical District may only be permitted if approved by the Planning Commission through an Architectural Review application. The Planning Commission approved an Architectural Review application at their February 18, 2016 meeting with conditions that required painting equipment gray and requiring moving two antennae in a westerly direction to break up the massing for the infrastructure proposed at the southeastern corner.

The top of the antennas and supporting infrastructure will reach 50-feet above the ground elevation which amounts to a range between 3.5-feet and 9.5-feet above the height of the building parapet. The antennae will be visible from several public vantage points within downtown Nevada City. Access to the lease area is proposed from the interior of the building. The equipment lease area is proposed within a third story room in the existing structure. The facility will be unmanned and will require only occasional trips for maintenance purposes.



Antenna Plan

Project Location and Surrounding Land Uses:
The project is proposed on the rooftop of the building located at the corner of North Pine Street and Commercial Street, addressed 109 North Pine Street. Current uses of that building are retail, restaurant, theater, and office use. In addition to the aforementioned uses, surrounding properties are also used as residences, and professional office use such as real estate, therapy, attorney, etc. The site is located in the General Business district which hosts a mix of various uses.

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

1. Building and grading permits – Nevada Co Building Dept (530) 265-1222

Relationship to Other Projects:
There are no known projects related to this proposal.

SUMMARY OF IMPACTS AND PROPOSED MITIGATION MEASURES

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

✓	1. Aesthetics		2. Agriculture / Forestry Resources	✓	3. Air Quality
	4. Biological Resources		5. Cultural Resources		6. Geology / Soils
	7. Greenhouse Gas Emissions	✓	8. Hazards / Hazardous Materials		9. Hydrology / Water Quality
✓	10. Land Use / Planning		11. Mineral Resources	✓	12. Noise
	13. Population / Housing		14. Public Services		15. Recreation
✓	16. Transportation / Circulation		17. Utilities / Service Systems		18. Mandatory Findings of Significance

Summary of Impacts and Recommended Mitigation Measures:

SUMMARY OF MITIGATION MEASURES

1. AESTHETICS:

Mitigation Measure 1A: The antennae and any exposed infrastructure shall be painted gray in a shade that effectively recedes into the background.

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

Mitigation Measure 1B: The four antennae shown in the southeast corner of the rooftop shall be separated in pairs, with one pair relocated in a westerly direction in order to break up the antennae massing.

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

Mitigation Measure 1C: At such time that the technology advances to the point that cellular antennas or any other ancillary equipment become obsolete, the applicant shall remove such equipment within a timely manner. A note to this effect shall be placed on improvement plans.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

3. AIR QUALITY:

Mitigation Measure 3A: Use low-VOC architectural coatings for the proposed antennae and equipment. Building plans shall show that low-VOC architectural coatings shall be used in construction whenever feasible and shall coordinate with the NSAQMD to determine which coatings would reduce VOC emissions to the maximum degree feasible. This mitigation shall apply to the antennae and equipment coatings, as well as the RF advisory paint required pursuant to Mitigation Measure 8B.iv.

Timing: *Prior to building permit approval*
Reporting: *Approval of the building plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3B: Authority to Construct Permit. Any person building, altering, replacing, or operating any source of air contaminants, whether portable or stationary (but not mobile), shall first obtain an Authority to Construct permit from the Air Pollution Control Officer, unless the District determines that such equipment is exempt from permitting or unless such equipment is currently registered with the California Air Resources Board under the Portable Equipment Registration Program. The applicant shall be responsible for communicating with the District regarding the possible need for permitting. The applicant is requested to contact the Deputy Air Pollution Control Officer, currently Joe Fish of the Northern Sierra Air Quality District directly at (530) 274-9360 x103 (or email at joe@myairdistrict.com) in order to determine whether or not equipment requires permitting from the NSAQMD.

Prior to building permit approval, the applicant shall provide the Planning Department with acknowledgement of this mitigation requirement and an agreement to obtain necessary permits in advance of any work that requires operation of any portable or stationary equipment that may contribute to air contaminants.

Timing: *Prior to building permit issuance* ***AND*** *prior to use of portable equipment*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department* ***AND*** *Northern Sierra Air Quality Management District*

12. NOISE

Mitigation Measure 12A: Limit construction activities to reduce noise impacts. Hours of operation for construction activities shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday. These limited hours of operation shall be noted on grading and building plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

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

8. HAZARDS/HAZARDOUS MATERIAL

Mitigation Measure 8A: Adhere to Battery Material Data Safety Sheet: All handling of the batteries, including disposal, shall be conducted in a manner that complies with the Material Safety Data Sheet provided by NorthStar Battery Company, provided as Attachment 4 of this record. Prior to building permit issuance, the applicant shall provide a statement of acknowledgement of this requirement and agree to follow all recommendations outlined in the Material Data Safety Sheet, including but not limited to the following:

i. **Engineering Controls.** Lead/acid batteries shall be stored with adequate ventilation. Room ventilation is required for batteries utilized for standby power generation. Batteries shall not be recharged in an unventilated, enclosed space.

ii. **Work Practices.** Vent covers shall not be removed. All shipping and handling instructions applicable to the battery type shall be followed. Batteries shall not be double-stacked.

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

Mitigation Measure 8B: Adhere to Engineer Recommendations: Pursuant to the Radio Frequency Report prepared by Hammett and Edison, Inc, dated March 31, 2016, provided as Attachment 3 of this record. Prior to building permit issuance, the applicant shall provide a statement of acknowledgement of this requirement and agree to follow all recommendations outlined in the Engineer's report, including but not limited to the following:

i. The roof access ladder and hatch shall be kept locked so that Verizon antennas are not accessible to unauthorized persons.

ii. To prevent occupational exposures in excess of the FCC guidelines, appropriate Radio Frequency safety training, which shall include review of personal monitor use and lockout/tagout procedures, shall be provided to all authorized personnel who have access to the roof, including employees and contractors of Verizon and employees of the property owner. The applicant shall provide satisfactory evidence that this training is part of routine protocol for Verizon employees and shall provide written verification that this training has been provided to the property owner and the owner's applicable employees.

iii. No access within 16-feet directly in front of the antennas themselves, such as might occur during maintenance activities, shall be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met.

iv. Boundary lines shall be marked on the roof with blue paint as provided in Figure 3 of the Statement of Hammett and Edison, Inc., Consulting Engineers, prepared by William F. Hammet, RPE, and dated May 3, 2016.

v. Explanatory signs shall be posted at the roof access ladder, the rood access hatch, and on the antenna enclosure, readily visible from any angle of approach to persons who might need to work within that distance.

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

16. **TRANSPORTATION/CIRCULATION**

Mitigation Measure 16A: Obtain appropriate right-of-way permitting. Any equipment parking or staging areas within City right-of-way or on public property that is necessary during the operational or construction phases of the project, shall obtain all appropriate permits through the Nevada City Public Works Department. Prior to building permit approval, the applicant shall provide the Public Works Department with a statement of acknowledgement of this mitigation requirement and an agreement to obtain necessary permits in advance of any work during either the construction phase or the operational phase that requires parking or staging within City right-of-way or within public property.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada City Public Works Department*

Mitigation Measure 16B: Non-Peak Hour Maintenance. Any routine maintenance work associated with the cellular equipment shall be conducted during non-peak hours so that parking is not taken from business, and tourist use. Emergency service work may occur at any time provided appropriate notification is given to the Public Works Department to ensure adequate safety precautions are in place.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada City Public Works Department*

Mitigation Monitoring Matrix:

MEASURE	MONITORING AUTHORITY	WHEN IMPLEMENTED
1A-B	Planning Department	Prior to Building Permit Issuance
3A	Northern Sierra Air Quality District	Prior to Building Permit Issuance
3B	Planning Department & NSAQMD	Prior to building permit issuance and use
8A-B	Planning Department	Prior to approval improvement plans
12A	Planning Department	Prior to Building Permit Issuance
16A-B	Department of Public Works	Prior to Building Permit Issuance

INITIAL STUDY AND CHECKLIST

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

- **No Impact**: An impact that would result in no adverse changes to the environment.

- **Less than Significant Impact**: An impact that is potentially adverse but does not exceed the thresholds of significance as identified in the impact discussions. Less than significant impacts do not require mitigation.

- **Less than Significant with Mitigation**: An environmental effect that may cause a substantial adverse change in the environment without mitigation, but which is reduced to a level that is less than significant with mitigation identified in the Initial Study.

- **Potentially Significant Impact**: An environmental effect that may cause a substantial adverse change in the environment; either additional information is needed regarding the extent of the impact to make the significance determination, or the impact would or could cause a substantial adverse change in the environment. A finding of a potentially significant impact would result in the determination to prepare an EIR.

1. AESTHETICS

Existing Setting
The cellular infrastructure is proposed on the rooftop of a building that is located within the Historical District of Nevada City. The original structure at the subject location was constructed in the 1880s with a second story added in 1912. The 1898 Sanborn Map identifies the structure as primarily constructed of brick. The building was listed as a contributing building for the Historical District's inclusion in the National Register of Historic Places. The entire structure was destroyed by fire in March 2002. Due to its contributing status, the City Council determined that reconstruction should occur in a manner that replicated the previous structure as nearly as possible. The Planning Commission approved the reconstruction of the building on April 25, 2002. The present building closely resembles the original building architecture, including a brick face and roof parapet, along with iron trim details. Access to the site is from the interior of the building at a roof access point on the third story. The building is located on the corner of Commercial Street and North Pine Street, both of which are publicly maintained roadways.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in demonstrable, negative, aesthetic effects on scenic vistas or views open to the public?		✓			A, 5

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?		✓			A,1
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		✓			A,1,5
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				✓	A
e. Create a visually incompatible structure within a designated historic district?		✓			A,1,5

Impact Discussion

1a-c,e. The City Council has declared the area defined as the Historical District to be one of great historical interest and aesthetic value. The preservation of this area has been determined to be essential to the economic and cultural life of the city. As such, all buildings within said district which are altered as to their exterior appearance within public view are required to do so in a manner which substantially conforms with the Motherlode type of architecture pursuant to Zoning Ordinance Section 17.68.070.

Zoning Ordinance Section 17.80.020 requires that satellite and antenna installation be subject to architectural review and encourages their placement to areas that are not generally visible form public streets. Whenever visible placement of such facilities is technically required in order to receive communication signals, the installation shall be screened in a manner approved during architectural review.

The top of the antennas and supporting infrastructure will reach 50-feet above the ground elevation which amounts to a range between 3.5-feet and 9.5-feet above the height of the building parapet. The antennae will be visible from several public vantage points within downtown Nevada City. Access to the lease area is proposed from the interior of the building.

On March 17, 2016, in their capacity as Architectural Review Committee, the Planning Commission approved the application for Architectural Review for the installation of the eight antennae. The Commission is requiring that the antennae and any exposed infrastructure be painted gray in a shade that effectively recedes the equipment into the background (Mitigation Measure 1A). They also required that the four antennae shown in the southeast corner of the rooftop be separated in pairs, with one pair relocated in a westerly direction in order to break up the antenna massing (Mitigation Measure 1B). With these measures the Planning Commission was able to make the finding that the proposal will substantially conform to Mother Lode Architecture. Therefore aesthetic impacts are anticipated to be ***less than significant with mitigation***.

1d. The applicant is not proposing any permanent or portable lighting with this project. Therefore, there will be ***no impact regarding*** the creation of new sources of light or glare.

Mitigation

To prevent potentially adverse impacts to aesthetics associated with this project, the following mitigation measure shall be required and shall be shown on all grading/improvement plans:

Mitigation Measure 1A: The antennae and any exposed infrastructure shall be painted gray in a shade that effectively recedes into the background.

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

Mitigation Measure 1B: The four antennae shown in the southeast corner of the rooftop shall be separated in pairs, with one pair relocated in a westerly direction in order to break up the antennae massing.

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

Mitigation Measure 1C: At such time that the technology advances to the point that cellular antennas or any other ancillary equipment become obsolete, the applicant shall remove such equipment within a timely manner. A note to this effect shall be placed on improvement plans.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting
The project site is mapped as "Urban and Built-up Land" as the farmland designation by the California Department of Conservation (2010). There are no agricultural resources in the vicinity of the project. The project site does not contain any land within a Williamson Act contract, and is not within a Timberland Production Zone.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation's Division of Land Resource Protection, to non-agricultural use?				✓	M,W
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				✓	A,R
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production Zone (per Section L-II 2.3.C of the Nevada County Land Use and Development Code)?				✓	A,1
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A,1
e. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-				✓	A,1

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
forest use?					

Impact Discussion

2a-e. The project site is the rooftop of an existing building and there will be no ground disturbance and no vegetation removal. Therefore, there would be ***no impact*** to farmlands from the proposed project.

Mitigation: None

3. AIR QUALITY

Existing Setting

Nevada County is located in the Mountain Counties Air Basin. State and Federal air quality standards have been established for five ambient air pollutants, primarily to protect human health and welfare for western Nevada County. These five criteria air pollutants include carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and suspended particulate matter (PM10, particulate matter with a diameter of 10 microns or less). On August 9, 2012, the U.S. EPA signed direct final rule determining that western Nevada County, among others, had attained the 1997 Federal 8-hour ozone standard. When the monitored ambient air concentration exceeds an air quality standard, the State or Federal government designates the area "non-attainment" for that pollutant. If no violations of the air quality standards occur, an area is said to be "in attainment."

The overall air quality in Nevada County is good with the exception of PM10. Nevada County is in attainment for all Federal standards. Under the more stringent California air quality standards, Nevada County is in non-attainment for the PM10 standards. PM10 violations in winter are primarily due to wood smoke from the use of woodstoves and fireplaces and debris burning, while summer and fall violations often occur during forest fires or periods of open burning.

In 1997, the Environmental Protection Agency (EPA) acknowledged that PM2.5 (particulate matter with a diameter of 2.5 microns or less) represents an air pollutant of concern and subsequently released new National Ambient Air Quality Standards (NAAQS) for PM2.5. Like PM10, PM2.5 is also primarily a product of combustion processes, e.g., woodstoves, forestry and residential open burning, vehicle traffic and wind-blown dust, common in the populated areas of Nevada County. Natural sources of suspended particulates occur from wind blow dust and pollen.

Ultramafic rock and its altered form, serpentine rock (or serpentine), both contain asbestos, a cancer-causing agent. The USGS National Geologic Map does not identify this site as having ultramafic rock.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in substantial air pollutant emissions or deterioration of ambient air quality?			✓		G
b. Violate any air quality standard or contribute to an existing or projected air quality violation?				✓	G
c. Expose sensitive receptors to substantial pollutant concentrations?				✓	G,1
d. Create objectionable smoke, ash, or odors?				✓	G,1
e. Generate dust?				✓	1

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
f. Exceed any potentially significant thresholds adopted in County Plans and Goals?				✓	A,G,1
g. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?		✓			G

Impact Discussion

3a. Back-up power serving the facility will be provided by battery and housed in the third story lease area on the interior of the building. No generators will serve the project. Therefore, the potential adverse impact on the generation of substantial pollutant emissions or on the deterioration of ambient air quality is anticipated to be ***less than significant***.

3b-d. The construction phase of this project will entail the erection of equipment on the rooftop of an existing building. No ground disturbance and no vegetation removal will be necessary for the project proposal. The existing access is via existing publicly maintained road way. Therefore there is ***no impact*** potential for the generation of substantial pollutant concentrations or air quality violations .

3f: The City has not adopted an air quality plan. Therefore the proposed project would not conflict with or obstruct implementation of any such plan and there will be ***no impact*** to potentially significant air quality thresholds adopted in City Plans and Goals.

3g: Nevada City is the County Seat for Nevada County. Nevada County has two known air quality problems: ozone and PM10. The common source for PM10 violations in the winter is from inefficient wood burning devices. During the dryer months, wildfires also contribute to sources of PM10 violations. Ground level ozone (smog) is not emitted directly into the air, but is created by chemical reactions between oxides of nitrogen (NOx) and volatile organic compounds (VOCs) in the presence of sunlight. Emissions from industrial facilities and electric utilities, motor vehicle exhaust, gasoline vapors, and chemical solvents are some of the major sources of NOx and VOCs. Architectural coatings are also a major source of VOCs. Staff has included mitigation that requires the applicant to use low-VOC coatings in construction in an effort to reduce the impact on the ozone. The proposed project could also result in a temporary but incrementally small net increase in pollutants due to any construction vehicle and equipment emissions during the construction phase of the project and for periodic maintenance work during the operational phase of the project. The Northern Sierra Air Quality has recommended mitigation in the event portable equipment is used during either the construction phase or operational phase of the project (MM 3.B). Impacts relating to a cumulative net increase of a criteria pollutant are anticipated to be ***less than significant with mitigation*** implementation.

Mitigation:

To prevent potentially adverse impacts to air quality associated with this project, the following mitigation measure shall be required and shall be shown on all improvement plans:

Mitigation Measure 3A: Use low-VOC architectural coatings for the proposed antennae and equipment. Building plans shall show that low-VOC architectural coatings shall be used in

construction whenever feasible and shall coordinate with the NSAQMD to determine which coatings would reduce VOC emissions to the maximum degree feasible. This mitigation shall apply to the antennae and equipment coatings, as well as the RF advisory paint required pursuant to Mitigation Measure 8B.iv.

Timing: *Prior to building permit approval*
Reporting: *Approval of the building plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3B: Authority to Construct Permit. Any person building, altering, replacing, or operating any source of air contaminants, whether portable or stationary (but not mobile), shall first obtain an Authority to Construct permit from the Air Pollution Control Officer, unless the District determines that such equipment is exempt from permitting or unless such equipment is currently registered with the California Air Resources Board under the Portable Equipment Registration Program. The applicant shall be responsible for communicating with the District regarding the possible need for permitting. The applicant is requested to contact the Deputy Air Pollution Control Officer, currently Joe Fish of the Northern Sierra Air Quality District directly at (530) 274-9360 x103 (or email at joe@myairdistrict.com) in order to determine whether or not equipment requires permitting from the NSAQMD.

Prior to building permit approval, the applicant shall provide the Planning Department with acknowledgement of this mitigation requirement and an agreement to obtain necessary permits in advance of any work that requires operation of any portable or stationary equipment that may contribute to air contaminants.

Timing: *Prior to building permit issuance* ***AND*** *prior to use of portable equipment*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department* ***AND*** *Northern Sierra Air Quality Management District*

4. BIOLOGICAL RESOURCES

Existing Setting
The project site is developed with a multi-use structure, comprised of four condominium units. There are no channels, swales, or drainages traversing the project site. The site is fully developed and there is no vegetation and no pervious surface. Surrounding land uses are primarily commercial including retail, service, office, and some residential.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓	A,1
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓	A,1
c. Result in a substantial reduction in the extent,				✓	A,1

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements?					
d. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓	A,1
e. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓	A,1
f Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓	A,1
g. Introduce any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife?			✓		A,1

Impact Discussion

4a. No biological evaluation was required for the project because there is no vegetation and there are no water channels on the site. The entire site is developed with the existing building rendering it unsuitable as wildlife habitat for breeding, foraging or shelter for any federal or state special status species. The surrounding area is similarly developed and so the subject rooftop is also not anticipated to be a suitable predatory perching site. Therefore, the proposed project is anticipated to have ***no impact*** on the loss of any special-status plant or animal species, nor on any riparian habitat or sensitive environmental communities.

4c-f. There is no ground disturbance or vegetation removal is necessary for the project. The proposed project is anticipated to result in ***no impact*** on native vegetation, wetlands, migratory wildlife, or any other biological resource.

4g. The proposed project could result in a small increase in noise levels, and human activity though the site is unmanned so these disturbances will be infrequent, occurring mainly while performing maintenance work at the site and during the construction phase. Further, these types of activities which are typical of human behavior, are already occurring as part of the existing commercial use of the property. Therefore, the impacts of this project on the normal activities of wildlife would be ***less than significant***.

Mitigation: None

5. CULTURAL RESOURCES

Existing Setting

The original structure at the subject location was constructed in the 1880s with a second story added in 1912. The 1898 Sanborn Map identifies the structure as primarily constructed of brick. The building was listed as a contributing building for the Historical District's inclusion in the National Register of Historic Places. The entire structure was destroyed by fire in March 2002. Due to its

contributing status, the City Council determined that reconstruction should occur in a manner that replicated the previous structure as nearly as possible. The Planning Commission approved the reconstruction of the building on April 25, 2002. The present building closely resembles the original building architecture, including a brick face and roof parapet, along with iron trim details.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines?			✓		A,1
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?			✓		A,1
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓	A,1
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓	A,1

Impact Discussion

5a-b. Section 15064.5 of the CEQA Guidelines defines a historical resource as that which is included in a local register of historical resources and those that are eligible for California's Register, including those that are" associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage." The Nevada City Historical District has been designated as historically significant under local authority and is likely eligible under the State's authority. However, while the subject structure is located within the Historical District, it is essentially a replica of the original 1880's building. It no longer holds the historical authenticity as a significant historic resource. Furthermore, no part of the existing structure will be demolished or physically altered in a manner that adversely impacts its physical characteristics. Additionally, several buildings within the Historical District boundaries, an area recognized on the National Register of Historic Places and assumed to be eligible on the California Register, have radio and other communication infrastructure on their rooftops which have not compromised the National Register status. Therefore, the addition of cellular infrastructure on the rooftop of the building at 109 N. Pine Street is anticipated to have a ***less than significant impact*** to an historical or archeological resource as defined under Section 15064.5 of the CEQA Guidelines.

5c-d. There will be no ground disturbance associated with the proposed project. Therefore there will be ***no impact*** to paleontological or geological formation resources, nor is there any potential for unearthing human remains.

Mitigation: None

6. GEOLOGY / SOILS

Existing Setting

The project will entail the erection of antennae and associated infrastructure on the rooftop of the existing building located at 109 N. Pine Street. The building serving as the rooftop platform was

constructed in 2003. The nearest known fault line is located approximately 3.5 miles east of the project site.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			✓		A,1
b. Result in disruption, displacement, compaction, or over-covering of the soil by cuts, fills, or extensive grading?				✓	A,1
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓		A,1
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓	A,1
e. Result in any increase in wind or water erosion of soils, on or off the site?				✓	A
f. Changes in siltation, deposition or erosion, which may modify the channel of a river, or stream, or the bed any bay, inlet or lake?				✓	A,1
g. Result in excessive grading on slopes of over 30 percent?				✓	A,1

Impact Discussion

6a,c. The reconstruction of the building providing the rooftop platform was done in 2003. At that time, the building was required to meet all seismic standards stipulated in the California Building Code. Similarly, the communication equipment will be required to comply with the California Building Code (CBC) to ensure protection during seismic events and or soil compatibility issues. No specific potential hazards have been identified for the project site. The project is anticipated to have a ***less than significant impact*** associated with unstable earth conditions or an unstable geologic unit.

6b,e-g. All necessary equipment serving the project will be located either on the rooftop of the existing structure or within an equipment room located in the interior of the building. No grading or soil disturbance will occur as a result of this project. The project construction activities are anticipated to result in ***no impact*** as it relates to grading and erosion.

6d. The project is already developed with a commercial structure that is served by City sewer and will not require septic system use. Therefore there will be ***no impact*** on supporting the use of septic tanks or alternative wastewater disposal system.

Mitigation: None

7. GREENHOUSE GAS EMISSIONS

Existing Setting

Greenhouse gases (GHGs) are those gases that trap heat in the atmosphere. GHGs are emitted by natural and industrial processes, and the accumulation of GHGs in the atmosphere regulates the earth's temperature. Greenhouse gases (GHGs) include carbon dioxide (CO2), methane, halocarbons (HFCs), and nitrous oxide (NO2). CO2 emissions, stemming largely from fossil fuel combustion, comprise about 87% of California emissions. In California, approximately 43% of the CO2 emissions come from cars and trucks. Agriculture is a major source of both methane and NO2, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agent, and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO2. The adverse impacts of global warming include impacts to air quality, water supply, sea level rise (flooding), fire hazards, and an increase in health related problems.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act, was adopted in September 2006 and requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This regulation amounts to a reduction of approximately 30% from the "business as usual" forecast 2020 emission levels, or a 10% reduction from today's levels. This reduction will be accomplished through regulations to reduce emissions from stationary sources and from vehicles. The California Air Resources Board (ARB) is the State agency responsible for developing rules and regulations to cap and reduce GHG emissions. In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. CEQA Guidelines Amendments for GHG Emissions were adopted by OPR on December 30, 2009.

Draft Thresholds of Significance for GHGs were developed and released by ARB in October 2008, but ARB is not taking action on adopting those thresholds, which now serve only for informational purposes (Douglas Ito, Air Resources Board, email to Jessica Hankins, January 4, 2010).

Currently, there are no federal laws regulating GHGs, but on April 17, 2009, the federal EPA formally declared that GHGs are a public health and safety issue, clearing the way for their identification as criteria pollutants that could be regulated under the Clean Air Act.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓		A,1
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A,1

Impact Discussion

7a-b. Carbon dioxide (CO2) is the main component of greenhouse gases. The California Emissions Estimator Model (CalEEMod) does not provide adequate inputs for unmanned communication tower facilities. Use of default inputs generally result in a gross overestimation of emissions. For this reason, the report was not used for this study. For the proposed project, it is anticipated that CO2 levels would not be substantially significant because the project facility will be unmanned and will not contribute to substantially more vehicle trips than under existing conditions. The project is not expected to contribute to a substantial increase in traffic during the operational phase of the project because fewer than one new trip per day is anticipated for facility

maintenance. There has been no applicable plan, policy or regulation adopted to reduce the emissions of greenhouse gases. Because the project is unmanned and there is no generator being proposed to serve as back-up power, Greenhouse Gas Emissions are anticipated to be ***less than significant.***

Mitigation: None

8. HAZARDS/HAZARDOUS MATERIALS

Existing Setting

The property is not within or adjacent to any active hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Department of Toxic Substances Control 2010). Geotracker does identify several closed cases of cleaned up underground storage leaks. All cases within the vicinity of the project have been closed by the California Regional Water Quality Control Board. All of the incorporated area of Nevada City is mapped in a High Fire Hazard Severity Zone as designated by CalFire in a 2008 Fire Hazard Severity Map.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓			A,1
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓			A,1
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓			A, W,1
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				✓	A,C,Z,1
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓	A,W
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓	A,W
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	A
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓		A,I

Impact Discussion

8a-b. Operation of the proposed project would not result in the routine transport, use, or disposal of hazardous materials. Back-up power will be supplied by a Lead Avid Battery supplied by the NorthStar Battery Company. The project will not require a fuel-powered generator. The Material Safety Data Sheet for the use of the Lead Acid Battery provides control measures, outlined as mitigation measures 8A-8C. Small quantities of hazardous materials may be stored, used, and handled during construction. The hazardous materials anticipated for use are small volumes of petroleum hydrocarbons and their derivatives (e.g., gasoline, oils, lubricants, and solvents) required to operate the construction equipment. These relatively small quantities would be below reporting requirements for hazardous materials business plans and would not pose substantial public health and safety hazards through release of emissions or risk of upset.

Radiofrequency (RF) radiation emanates from antenna on cellular towers and is generated by the movement of electrical charges in the antenna. The energy levels it generates are not great enough to ionize, or break down, atoms and molecules, so it is known as "non-ionizing" radiation. The Federal Communications Commission (FCC) is the government agency responsible for the authorization and licensing of facilities such as cellular towers that generate RF radiation. For health and safety issues related to RF radiation, the FCC relies on other agencies and organizations for guidance, including the EPA, FDA, the National Institute for Occupational Safety and Health (NIOSH) and OSHA, which have all been involved in monitoring and investigating issues related to RF exposure. The FCC has developed and adopted guidelines for human exposure to RF radiation using the recommendations of the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE), with the support of the EPA, FDA, OSHA and NIOSH. According to the FCC, both the NCRP exposure criteria and the IEEE standard were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The exposure guidelines are based on thresholds for known adverse effects, and they incorporate wide safety margins. In addition, under the National Environmental Policy Act (NEPA) the FCC is required to evaluate transmitters and facilities for significant impacts on the environment, including human exposure to RF radiation. When an application is submitted to the FCC for construction or modification of a transmitting facility or renewal of a license, the FCC evaluates it for compliance with the RF exposure guidelines which were previously evaluated under NEPA. Failure to show compliance with the FCC's RF exposure guidelines in the application process could lead to the additional environmental review and eventual rejection of an application. The proposed wireless facility is subject to the FCC exposure guidelines, and must fall under the FCC's American National Standards Institute (ANSI) public limit standard of .58 mW/cm^2. According to the report provided by Hammett and Edison, Inc, consulting engineers for Verizon Wireless, the maximum RF exposure limit to anyone on the ground will be 0.077 mW/cm^2, 6.7% of the FCC's acceptable exposure limit. The maximum calculated amount at any nearby building is only slightly higher at 7.1%.

Finally, it should be noted that Section 704 of the Telecommunications Act of 1996 states that, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Hammett and Edison, Inc, consulting engineers for Verizon Wireless, has provided a report that indicates the proposed project will comply with FCC guidelines limiting exposure to RF energy with adherence to mitigation measures. Mitigation described in Measure 8B include prevention of public access to the rooftop equipment, providing training to access-authorized personnel, physically demarcating areas of high exposure rates, and erecting exposure limit signage at key access locations. Because the

proposed facility would operate under federally mandated limits on RF radiation for cellular antennas, and is regulated by the FCC in this respect, the City may not regulate the placement or construction of this facility based on the RF emissions. Impacts related to hazardous materials released from or generated by this project are anticipated to be ***less than significant with mitigation.***

8c. There is one school within a quarter-mile of the project. The Yuba River Charter School is located at 505 Main Street in Nevada City and is located approximately a tenth of a mile (1/10) from the project site. Additionally, there are several day-care centers within a quarter-mile raidus including Our Play House Too (415 Coyote Street), and Little Creek Nursery (215 Washinton Street). Routine maintenance of the antennas will require approximately two visits per month so vehicular emissions will not be appreciably increased from existing levels. No hazardous emissions are anticipated to emanate from the antennas other than RF, which are calculated to be within FCC guidelines, so long as the aforementioned mitigation measures are in place. Impacts related to the transport or handling of hazardous materials in proximity to any school is anticipated to be ***less than significant with mitigation.***

8d. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, so there would be ***no impact.***

8e-f. The project site is not located within an airport land use plan and is approximately 1.5 miles southwest of the Alta Sierra airport, the nearest private airport. The Alta Sierra Airport was created as part of a 1977 subdivision map, FM77-38.1, which included 10-residential lots along with the airport site. Mitigation adopted for this map included restricting its use to property owners and invited guests of the Alta Sierra Airport Estates. It is located 10-miles southwest of the Nevada County Airport, well outside of the safety hazard zone adopted through the Nevada County Comprehensive Airport Land Use Plan (NCCALUP). Given the limited use of the private airport, the distance from the nearest public airport, along with the unmanned nature of the proposed facility, the project is not anticipated to result in a safety hazard for people residing or working in the project area and there would be ***no impact***.

8g. There is currently no adopted emergency response plan for the project area. The proposed project would result in the installation of an unmanned cellular tower facility used for wireless communications. Thus, the project would not impair implementation of, or physically interfere with, adopted emergency response plans and ***no impact*** on any emergency response plan would occur as a result of the project.

8h. The project site is currently developed with one single family residence. The applicant will be required to provide defensible space around all of the proposed cellular tower facility consistent with PRC 4291, which requires up to 100 feet of fuels treatment or to the property line, whichever is closer. The proposed project would not expose people or structures to wildland fires, and therefore would be a ***less than significant*** impact.

Mitigation:
To prevent potentially adverse impacts to environmental hazards or hazardous material associated with this project, the following mitigation measure shall be required and shall be shown on all improvement plans:

Mitigation Measure 8A: Adhere to Battery Material Data Safety Sheet: All handling of the batteries, including disposal, shall be conducted in a manner that complies with the Material Safety Data Sheet provided by NorthStar Battery Company, provided as Attachment 4 of this

record. Prior to building permit issuance, the applicant shall provide a statement of acknowledgement of this requirement and agree to follow all recommendations outlined in the Material Data Safety Sheet, including but not limited to the following:

iii. **Engineering Controls.** Lead/acid batteries shall be stored with adequate ventilation. Room ventilation is required for batteries utilized for standby power generation. Batteries shall not be recharged in an unventilated, enclosed space.

iv. **Work Practices.** Vent covers shall not be removed. All shipping and handling instructions applicable to the battery type shall be followed. Batteries shall not be double-stacked.

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

Mitigation Measure 8B: Adhere to Engineer Recommendations: Pursuant to the Radio Frequency Report prepared by Hammett and Edison, Inc, dated March 31, 2016, provided as Attachment 3 of this record. Prior to building permit issuance, the applicant shall provide a statement of acknowledgement of this requirement and agree to follow all recommendations outlined in the Engineer's report, including but not limited to the following:

vi. The roof access ladder and hatch shall be kept locked so that Verizon antennas are not accessible to unauthorized persons.

vii. To prevent occupational exposures in excess of the FCC guidelines, appropriate Radio Frequency safety training, which shall include review of personal monitor use and lockout/tagout procedures, shall be provided to all authorized personnel who have access to the roof, including employees and contractors of Verizon and employees of the property owner. The applicant shall provide satisfactory evidence that this training is part of routine protocol for Verizon employees and shall provide written verification that this training has been provided to the property owner and the owner's applicable employees.

viii. No access within 16-feet directly in front of the antennas themselves, such as might occur during maintenance activities, shall be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met.

ix. Boundary lines shall be marked on the roof with blue paint as provided in Figure 3 of the Statement of Hammett and Edison, Inc., Consulting Engineers, prepared by William F. Hammet, RPE, and dated March 31, 2016.

x. Explanatory signs shall be posted at the roof access ladder, the rood access hatch, and on the antenna enclosure, readily visible from any angle of approach to persons who might need to work within that distance.

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

9. HYDROLOGY / WATER QUALITY

Existing Setting

There are no channels, swales or drainages on site. The site is developed with a three-story building and all improvements will take place on the rooftop.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Violate any water quality standards or waste discharge requirements?				✓	A,W,1
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?				✓	A,B,1
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				✓	A,W,1
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				✓	A,W,1
e. Create or contribute to runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				✓	A,W,1
f. Otherwise substantially degrade water quality?				✓	A,W,1
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓	A,P,W,1
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?.				✓	A,P,W,1
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓	A,W,1
j. Create inundation by mudflow?				✓	A,W,1

Impact Discussion

9a-c-f,j. The project will not result in additional impervious coverage because all equipment will go on the exiting rooftop or within an interior room. The proposed communication tower facility is unmanned and does not require regular water service. If water is needed for emergency service or maintenance, the property is already served by pipe-treated City water and will not impact groundwater sources. Therefore, ***no impact*** related to drainage, erosion, mudflow, and groundwater are anticipated to occur as a result of this project.

9g-i. There is no flood hazard or designated flood zone on the project site. Therefore, there would be ***no impact*** associated with placement of the cellular antenna and associated equipment on the building rooftop. Likewise, the proposed project would not result in direct or indirect impacts to a levee or dam, and would not substantially contribute to storm water flows near a floodplain.

Mitigation: None

10. LAND USE / PLANNING

Existing Setting

The project site is located in the General Commercial General Plan land use designation and is zoned GB-HD, "General Business with an Historical combining district." The project site is the rooftop of an existing structure that includes varied uses including office space, restaurant, retail, and performing arts. Surrounding properties are zoned the same and are equally varied in their uses of retail, restaurant, counseling/therapy, residential, and professional office use.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in structures and/or land uses incompatible with existing land uses?		✓			A,R,1
b. The induction of growth or concentration of population?				✓	A,1
c. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				✓	A,B,1
d. Result in the loss of open space?				✓	A,W
e. Substantially alter the present or planned land use of an area, or conflict with a general plan designation or zoning district?				✓	A,X,1
f. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓			A,R,1
g. Disrupt or divide the physical arrangement of an established community, including a low-income or minority community?				✓	A,1

Impact Discussion

10a, f. The subject property is currently developed with a three story building that includes office use, retail use, restaurant use, and a performing arts theatre. The building is served by pipe-treated City water and by City sewer. The General Business District is intended to provide for the sale of a variety of commodities, performance of services, tourist oriented sales, and other types of general enterprise. Public and quasi-public uses, defined as including public utility distribution facilities and communication equipment buildings, are permitted with a Conditional Use Permit.

The City Council has declared the area defined as the Historical District to be one of great historical interest and aesthetic value. The preservation of this area has been determined to

be essential to the economic and cultural life of the city. As such, all buildings within said district which are altered as to their exterior appearance within public view are required to do so in a manner which substantially conforms with the Motherlode type of architecture pursuant to Zoning Ordinance Section 17.68.070. Motherlode Architecture is defined as that type of architecture generally used in the Motherlode region of the state of California during the period from 1849 to 1900.

Zoning Ordinance Section 17.80.020 requires that satellite and antenna installation be subject to Architectural Review and encourages their placement to areas that are not generally visible form public streets. Whenever visible placement of such facilities is technically required in order to receive communication signals, the installation shall be screened in a manner approved during architectural review. Due to the sensitivity associated with development in the Historical District, staff brought the Architectural Review application before the Planning Commission in advance of the Use Permit application. The Architectural Review hearing spanned two meetings, January 21 and March 21, 2016, and originally included a Stealth, faux-brick enclosure to screen the equipment. The Planning Commission ultimately approved the Architectural Review application for the cellular equipment without the Stealth enclosures but did require that any visible equipment be painted gray to screen the equipment from public view. They also required that the four antennas proposed on the southeastern corner be separated by moving two antennas westerly in order to break up the visual massing. These aesthetic modifications are already incorporated as mitigation measures 1A and 1B, to mitigate previously discussed aesthetic impacts. Therefore, impacts related to land use policy inconsistency and land use incompatibility are considered ***less than significant with mitigation***.

10b,c,e. The proposed project would not result in the creation of any new parcels or changes in the allowable residential density of the area. This project is proposing to establish a communication facility that would serve existing businesses, homes, and visiting tourists. Power is supplied by existing underground electrical lines that already serve the building. The facility will be unmanned and will not require sewer or water disposal requirements. Therefore, this project will have ***no impact*** on the surrounding area in terms of the induction of growth or the need for additional utility service infrastructure.

10d. This project will establish a communication facility that would serve existing businesses, homes, and visiting tourists in the vicinity of this tower site. Road access is via City-maintained streets and roof access is controlled by the property owner. The lease areas include that of an interior equipment room, a rooftop equipment area, and four antenna lease areas on the rooftop of an existing building. The lease areas are described in detail on the preliminary plans submitted with this project. There is no loss of open space because all equipment installation will occur within the existing building footprint. Therefore, this project will have ***no impact*** on the loss of open space.

10g. The proposed project is located within a General Business land use designation, and the surrounding parcels are similarly sized and commercially developed. The cellular facility will be entirely on the roof top of an existing building with the exception of some equipment located in an interior room and will not disrupt the physical arrangement of an established community. Therefore, the proposed project would have ***no impact*** related to division of an existing community.

Mitigation: To prevent potentially adverse impacts related to inconsistency with adopted land use policy, the following mitigation measure shall be required and shall be shown on all improvement plans:

See Mitigation Measures 1A and 1B

11. MINERAL RESOURCES

Existing Setting
The project site is mapped within an Important Mineralized Area (MRZ-2) designated by the State Department of Mines and Geology. The project site developed with an existing building and there is no longer any evidence of previous mining activity on the site.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			✓		A,W 1
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			✓		A,W, 1

Impact Discussion
11a-b. Much of the downtown area of Nevada City is encompassed by an Important Mineral Area (MRZ-2) as designated by the State Department of Mines and Geology. The subject site is located near the edge, but within one of these MRZ-2 designations. Classification of MRZ areas is based on geologic and economic factors without regard to existing land use and land ownership. In order to consider the significance of a resource, a mineral deposit must be actively mined under a valid permit or meet specific marketability and threshold values set by the CA Department of Conservation, Division of Mines and Geology. Because the site is already developed with a three-story building the proposed addition of cellular equipment on top and within the existing footprint is not anticipated to have little to no impact on the marketability or value thresholds of any significant mineral deposits. Therefore the project is anticipated to have ***a less than significant impact*** on the loss of or access to mineral resources.

Mitigation: None

12. NOISE

Existing Setting
The existing ambient noise setting in the project vicinity is dominated by road and pedestrian traffic noise along Commercial Street and North Pine Street. The project site is located within a General Business land use designation. Adjacent land uses are primarily commercial in nature. Some residential apartments existing in the upper story of surrounding buildings. The distances from the cellular site to the closest residence is estimated to be 50-feet.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Expose persons to or generate noise levels in excess of the County's adopted standards established in the General Plan and Land Use and			✓		A,Q,1

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
Development Code?					
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels (e.g., blasting)?			✓		A,1
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		A,1
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓			A,1
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A, W
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓	A, W

Impact Discussion

12a-c. Nevada City has noise standards established for various land uses, but are only applicable when a discretionary land use is proposed. The ongoing operation of the cellular site will not alter the existing ambient noise levels within the local area nor will it result in the generation of ground vibrations or permanent changes to existing character of the area. Back-up power is proposed to be supplied by batteries housed within the interior building lease space. No generator is proposed which would have the potential to affect noise patterns around the site. While noise impacts are not anticipate, if any activity associated with maintenance of the facility has the potential to generate noise, it is subject to Noise Control standards outlined in Section 8.20 of the City Municipal Code. These controls include nighttime decibel levels that do not exceed 60dBA for a receiving residential property and no more than 75 dBA measured 25-feet from the source during daytime activity. Daytime is defined as the period from 7am to 9pm. Because these noise control limits are required by the Code they are not incorporated as mitigation specific to this project proposal, but will be incorporated as a Condition of Approval. The anticipated noise impacts associated with the proposed rooftop cellular equipment is anticipated to be ***less than significant.***

12d. Construction noise and any potential ground vibration during the construction activities associated with this site could impact nearby residents, the nearest of whom are located approximately 50-feet from the cellular site. This impact would be less than significant with mitigation as recommended in Mitigation Measure 12A below, where reasonable hours are established for the construction activities. After the completion of the tower construction project, the on-going operation of the facility will be less than significant as noted above. With Mitigation Measure 12A identified below, any construction noise impacts would be reduced to a level that is ***less than significant with mitigation.***

12e-f. The proposed project is not located within 2 miles of any public or private airport. Furthermore, the facility will be unmanned. Therefore, the development of this cellular site would not expose

any future equipment maintenance employees or occupants to excessive airport noise levels. There would be ***no impacts*** related to airport noise.

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

Mitigation Measure 12A: Limit construction activities to reduce noise impacts. Hours of operation for construction activities shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday. These limited hours of operation shall be noted on grading and building plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

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

13. POPULATION / HOUSING

Existing Setting
The subject property is currently developed with a three-story commercial building. The project site is zoned GB-HD, General Business with an Historical combining district. The General Business District is intended to provide for the sale of a variety of commodities, performance of services, tourist oriented sales, and other types of general enterprise. Mixed-use residential use is encouraged to increase the area's population and reduce energy consumption. Both residential and commercial uses are permissible within this zoning designation.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓	A,1
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓	A,1
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓	A,1

Impact Discussion
13a-c. The proposed project would continue the same general type of land use that is currently developed and designated for this site and would not result in population growth or displacement of housing or people. All infrastructure will take place on the rooftop of the existing building or within the interior room within the building. Therefore, the proposed project would have ***no impact*** related to the displacement of people or homes, or result in population growth.

Mitigation: None

14. PUBLIC SERVICES

Existing Setting
The following public services are provided to this site:
Fire: The Nevada City Fire Department provides fire protection services to this site.
Police: The Nevada City Police Department provides law enforcement services.
Sewer: Nevada City provides sewer service
Water: Nevada City provides water service
Schools: The Nevada City and Nevada Union High School districts provide school services to this site.

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

Impact Discussion
14a(1-4). The project is not anticipated to have significant impacts on fire protection services, law enforcement services, schools, or public recreational facilities because the project would not result in a permanent or substantial temporary increase in population that could impact these services. Therefore, this impact is considered ***less than significant***.

14a(5). The project facility is unmanned and not anticipated to significantly impact public services. The project would not impact sewer services or water services because, as an unmanned facility, the project does not require these services. Existing electrical lines already serving the building will serve the cellular infrastructure. No comments have been received from PG&E regarding this project. Impacts to public utility services are anticipated to be ***less than significant.***

Mitigation: None

15. RECREATION

Existing Setting
There are no recreation facilities in the project vicinity. The project is located within the Nevada City Recreation benefit zone.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such				✓	A

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

Impact Discussion

15a-c. The project would not adversely impact recreation facilities because they are not on or near the project site. The facility is unmanned and will not create demand for recreational services nor will it increase the use of existing recreational facilities. Therefore, the proposed project would have ***no impact*** related to these issues.

Mitigation: None

16. TRANSPORTATION / CIRCULATION:

Existing Setting

The project site is accessed from both Commercial Street and North Pine Street, both of which are City-maintained roadways. These local roadways are accessed from various other City-maintained roadways that stem from State Highway 49. Nevada City has many narrow, twisting, and dead-end streets which enhances the City's small-town character, but can present challenges related to circulation.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			✓		B
b. Result in a need for private or public road maintenance, or new roads?			✓		B
c. Result in effects on existing parking facilities, or demand for new parking?				✓	A
d. Substantially increase hazards due to a design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?				✓	B
e. Result in a substantial impact upon existing transit systems (e.g., bus service) or alteration of present patterns of circulation or movement of people and/or goods?			✓		B
f. Result in an alteration of waterborne, rail, or air traffic patterns or levels?				✓	B
g. Result in an increase in traffic hazards to motor				✓	B

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?					
h. Result in inadequate: Sight distance? Ingress/egress? General road capacity? Emergency access (4290 Standard)?			✓		B
i. Result in inconsistency with adopted policies supporting the provision of transit alternatives to automobile transportation on an equitable basis with roadway improvements , e.g. clustered development, commuter-oriented transit, bus turnouts, sidewalks, paths, and bicycle racks?				✓	B

Impact Discussion

16a,b,e,h. The project is not expected to contribute to a substantial increase in traffic during the operational phase of the project because the facility is unmanned. With maintenance of the facility anticipated at only 1-2 times per month, the operational phase of the project will only require less than one added trip per day. This minor increase in trips is not anticipated to downgrade the existing Level of Service (LOS). However, the construction phase of the project may require cranes and other specialized equipment to facilitate the rooftop installation. Nevada City has many narrow, twisting, and dead-end streets, and those characteristics apply to those streets accessing this project site. Mitigation 16A is included to ensure that appropriate permitting and authorization is obtained from the City Public Work's Department for any vehicle parking or equipment staging areas within City right-of-way. Therefore, the proposed project would have impacts that are ***less than significant with mitigation*** related to an increase in traffic, traffic hazards, excess of level of service standards, and incompatible uses on project area roadways.

16c,d,g,i. The proposed project would not increase reliance on transit services as the site will only be accessed by employees driving company vehicles. Employee visits will be temporary and infrequent in nature. There is no private parking area designated for the project site and employees will rely on public parking at metered spaces along the street, or within the two public parking lots located in the downtown area. The Department of Public Works prefers that routine maintenance work be conducted during non-peak hours and not during any scheduled special event, such as Hot Summer Nights, Victorian Christmas, parades, etc. (Mitigation Measure 16B) With this mitigation in place impacts related to adequate parking and circulation are anticipated to be ***less than significant with mitigation***.

16f. The project would not result in an alteration of waterborne, rail, or air traffic patterns or levels. Therefore, there would be ***no impact*** related to this issue.

Mitigation:

To prevent potentially adverse impacts to environmental hazards or hazardous material associated with this project, the following mitigation measure shall be required and shall be shown on all improvement plans:

Mitigation Measure 16A: Obtain appropriate right-of-way permitting. Any equipment parking or staging areas within City right-of-way or on public property that is necessary during the operational or construction phases of the project, shall obtain all appropriate permits through

the Nevada City Engineering/Public Works Department.. Signed acknowledgement of this requirement shall be provided to the City Engineering/Public Works Department prior to building permit issuance.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada City Engineering/Public Works Department*

Mitigation Measure 16B: Non-Peak Hour Maintenance. Any routine maintenance work associated with the cellular equipment shall be conducted during non-peak hours so that parking is not taken from business, and tourist use. Non-peak hours are between 9am and 3pm, Tuesday, Wednesday, and Thursday, and not during any scheduled special event. Special event schedules can be obtained by accessing the Nevada City Chamber of Commerce website. Emergency service work may occur at any time provided appropriate notification is given to the Public Works Department to ensure adequate safety precautions are in place. Signed acknowledgement of this requirement shall be provided to the City Engineering/Public Works Department prior to building permit issuance.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada City Engineering/ Public Works Department*

17. UTILITIES / SERVICE SYSTEMS

Existing Setting
The site is currently served by City water for domestic water supply and by City sewer for its sewage disposal requirements. Pacific Gas and Electric provides electrical power to this site.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in a need for the extension of electrical power or natural gas?				✓	A,1
b. Require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓	B,1
c. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓	A
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓	B
e. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓	B,1
f. Be served by a landfill or transfer station with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓	A,1
g. Comply with federal, state, and local statutes and regulations related to solid waste?		✓			A,1,4

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
h. Require a need for the extension of communication systems?				✓	A,1

Impact Discussion

17a-f,h. The proposed project would utilize existing utility services, primarily electrical service provided by PG&E, already available to the building. The project would not require the extension or expansion of any new utility service that is not currently available to this area. This project would result in ***no impact*** on these existing public utilities.

17g. The applicant is proposing to use a lead acid battery to serve as back-up power to the cellular facility in the event of a power outage. The Material Data Safety sheet outlines method for proper disposal of the batteries. These disposal methods are outlined in Mitigation Measure 17A. With incorporation of this measure, impacts related to compliance of solid waste disposal regulations will be ***less than significant with mitigation.***

Mitigation:

Mitigation Measure 17A: Adhere to battery disposal methods outlined on the Material Data Safety Sheet: Disposal of the battery shall be conducted in a manner that complies with the Material Safety Data Sheet provided by NorthStar Battery Company, provided as Attachment 4 of this record. Prior to building permit issuance, the applicant shall provide a statement of acknowledgement of this requirement and agree to follow all recommendations outlined in the Material Data Safety Sheet, including but not limited to the following:

i. Battery electrolyte (acid): Neutralize, collect residue, and place in a drum or suitable container. Dispose of as hazardous waste.

ii. Do not flush lead contaminated acid to sewer

iii. In case of accidental spill, utilize persona; protective equipment, i.e., face shield rubber apron, rubber safety shoes

iv. Batteries: Send to lead smelter for reclamation following applicable Federal, State, and local regulations. Product can be recycled along with automotive (SLI lead batteries.

v. Battery may be returned, shipping pre-paid, to the manufacturer or any distributor for recycling. Information can be obtained at www.northstarbattery.com/

18. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish		✓			A,B,G,R

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

Impact Discussion

18a. Compliance with existing federal, state, and local regulations, as well as the mitigation measures identified in this Initial Study, would reduce all potential impacts of the proposed project to a less-than-significant level, including potential impacts to aesthetics, traffic contributions and traffic circulation, and greenhouse gas emissions. Therefore, the proposed project would not have the potential to substantially degrade the quality of the environment related to those resources, and the impact is ***less than significant with mitigation.***

18b. A project's cumulative impacts are considered significant when the incremental effects of the project are "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. However, because most of this project's impacts would be short-term construction impacts that are not anticipated to be substantially adverse with mitigation, the proposed project is not anticipated to considerably contribute to cumulative impacts. Therefore, the proposed project would have ***less than significant*** environmental effects that are individually limited but cumulatively considerable.

18c. Project construction and grading could result in temporary minor disturbance to human beings through local noise levels being minimally increased for a short period of time. However, with the required compliance with existing federal, state, and local regulations, and with the recommended mitigation offered to minimize these potential noise impacts, the proposed project would have a ***less than significant impact*** on human beings as a result of project approval.

18d. The basic objective of the project is to construct a new communications tower for improved service to downtown Nevada City and to relieve existing antennas at Banner Mountain and at the County Government Center, especially during special events that attract a high number of tourists. Construction would occur on a developed parcel and has been sited and camouflaged to avoid significant aesthetic impacts. The project does not require the discussion of feasible alternatives to this siting that would achieve the same objective due to the minimal impact of this

project proposal. Therefore, impacts associated with this project's feasibility and potential alternatives are considered ***less than significant***.

RECOMMENDATION OF THE PROJECT PLANNER:
On the basis of this initial evaluation:

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

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

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

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

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

_____ _____
Amy Kesler-Wolfson, Assistant Planner Date

APPENDIX A

REFERENCE SOURCES

A. Planning Department
B. Department of Engineering/ Public Works
C. Environmental Health Department
D. Building Department
E. Nevada Irrigation District
F. Finance/Administration Department
G. Northern Sierra Air Quality Management District
H. Caltrans
I. Nevada City Fire Department
J. Regional Water Quality Control Board *(Central Valley* Region)
K. North Central Information Service, Anthropology Department, California State University, Sacramento
L. California Department of Fish & Game
M. California Department of Conservation, Farmland Mapping and Monitoring Program
N. California Department of Forestry and Fire Protection (Calfire)
O. Northern Sierra Air Quality Management District
P. Federal Emergency Management Agency, *Flood Insurance Rate Maps*, as updated
Q. Nevada City Subdivision Regulations, Chapter 16 of the City Municipal Code
R. Nevada City Zoning Regulations, Chapter 17 of the City Municipal Code (adopted December 27, 1973 as amended)
S. Nevada City Tree Preservation Regulations, Chapter 18 of the City Municipal Code
T. Nevada City Design Guidelines, adopted 1990
U. Nevada City Sanborn Map, 1898
V. Nevada City National Register Application, 1985
W. Nevada County Geographic Information System Mapping (mynevadacounty.com)
X. Nevada City General Plan
Y. Nevada City Official Map, H. S. Bradley, Surveyor, 1869
Z. CA Dept. of Toxic Substance Control, "Cortese List" and the provisions in Government Code Section 65962.5

ATTACHMENTS:

1. Preliminary Plans, Verizon Wireless, revised date March 30, 2016
2. Radio Frequency Report prepared by Hammett and Edison, Inc, consulting engineers for Verizon Wireless, dated May 3, 2016
3. Northstar Battery, Material Data Safety Sheet