NEVADA COUNTY, CALIFORNIA
INITIAL STUDY

TO:
Nevada County Building Department
Nevada County Trans Comm/NCALUC
Nevada County Fire Protection Planner
Nevada County Airport Manager
CEO
Cal Tans Highways
Cal Fire – Forestry Division
Native American Heritage Commission
Washoe Tribe of Nevada & California
Tsi Akim Maidu
Lahontan Water Quality Control Board
US Army Corps of Engineers
United State Forest Service
Town of Truckee
FREED
LAFCO
Nevada County Economic Resource Council
PG&E
F.O.N.A
Kevin Johnston
Penn Valley Community Foundation
Aspen Grove LLC
Floriston HOA
Sandy Korth
Prosser Lake Estates Association
Tahoe Sierra Meadows Community Association
Liberty Utilities
Sierra Pacific Power
Air Resources Board
Department of Toxic Substances Control
Department of Parks & Recreation
Tyler Barrington, Principal Planner
Supervisor Anderson, District V
Nevada County Department of Public Works
Nevada County Environmental Health Department
Nevada County Agriculture Commissioner
Truckee Tahoe Airport Manager
Nevada County Counsel*
CA Fish & Wildlife
California Division of Mine Reclamation
United Auburn Indian Community
Truckee Tahoe Airport Land Use Commission
Nevada City Rancheria Nisenan Tribe
Department of Water Resources
Resource Conservation District
Bear Yuba Land Trust
Sierra County
Historical Landmarks Commission
Nevada County Contractor's Association
Nevada Irrigation District
Truckee Tahoe Airport Land Use Commission
General Plan Defense Fund
Laborers Pacific Southwest Regional
Sierra Nevada Group/Sierra Club
Donner Summit Area Association
Glenshire/Devonshire Residents Association
Mountain Area Preservation Fund
Sierra Lakes County Water District
Truckee Donner Chamber of Commerce
State Clearinghouse*
Bureau of Land Management
Office of Historic Preservation
State Lands Commission
Department of Resources Recycling and Recovery
Commissioner Bullock, District V

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

Date: May 28, 2019

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File Number(s): PLN17-0097, U13-003, EIS13-002

Assessor's Parcel Numbers: 016-540-003, 016-540-004, 016-540-008, 016-540-009 (Two Legal Parcels)

Applicant:
Alfred and Karla Pombo
Hobart Mills, LLC.
P.O. Box 853
Truckee, California 96160

Property Owner:
Alfred and Karla Pombo
P.O. Box 853
Truckee, California 96160

Representative:
Thomas Murphy
11260 Donner Pass Road, Suite C1-148
Truckee, California 96161

And

Bree Waters
Al Pombo, Inc.
P.O. Box 1102
Truckee, California 96160

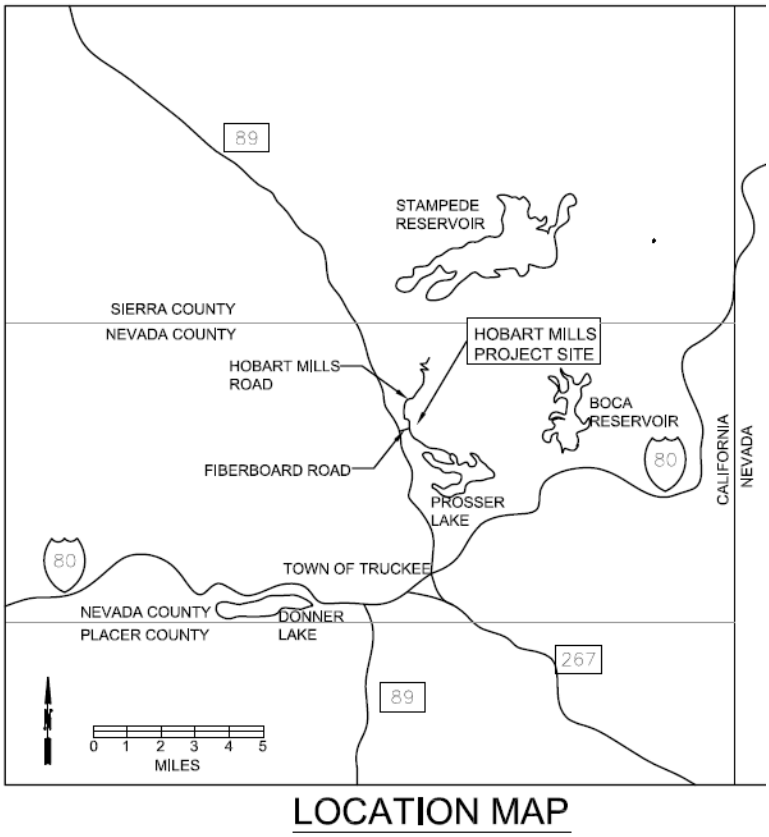
Zoning Districts: Light Industrial – Site Performance Combining District – Scenic Corridor Combining District (M1-SP-SC), Open Space – Scenic Corridor Combining District - Site Performance Combining District (OS-SC-SP), Recreation – Scenic Corridor Combining District – Site Performance Combining District (REC-SP-SC), Open Space – Site Performance Combining District (OS-SP), Light Industrial – Site Performance Combining District (M1-SP), Recreation – Site Performance Combining District (REC-SP)

General Plan Designation: Planned Development (PD): REC (40 AC), IND (30 AC), OS (51 AC)

Project Location and Surrounding Land Zoning and Uses:
The subject parcel is located at 14849 State Highway 89, 14824 Old Highway 89, 14824 Old Highway 89, and 14996 Old Highway 89. The subject approximately 133-acre parcel is located east of the intersection of Highway 89 and Fiberboard Road, approximately four miles north of the Town of Truckee in unincorporated Eastern Nevada County

The project site which is known as the Hobart Mills Industrial Park, comprises approximately 133 acres and is located east of the intersection Highway 89 and Fibreboard Road, in the Hobart Mills area, approximately four miles north of the Town of Truckee in unincorporated Eastern Nevada County. Access to the subject site is from Highway 89 to County-maintained Fibreboard Road, to Hobart Mills Road (Old Highway 89) with runs in a north-south direction through the project area. It should be noted, that the portion of Hobart Mills Road which continues north from its intersection with Fibreboard Road is privately maintained until it exists the northern portion of the site. Whereas, the portion of Hobart Mills Road which continues south from its intersection of Fibreboard Road is County-maintained. Figure 1 below, shows the general location of the project site.

Figure 1: Project Location



At elevations of approximately 5,800 feet above mean seal level (msl), the project site is relatively flat within the center area with a gentle upwards slope towards Highway 89 to the west from Hobart Mills Road. The north fork of Processer Creek, a Perennial Watercourse which flows into Prosser Creek Reservoir, approximately 1-mile southeast of the subject parcel, flows through the northern portion of the site. The subject site is characterized as an Upper Montane Mixed Conifer-Jeffery Pine-Sagebrush Forest with an understory dominated by sagebrush and antelope bitter brush (Beedy, 2017, Sanders and Chainey-Davis, 1999).

The subject parcels are designed Planned Development (PD) on the General Plan Land Use Maps with 30 acres of Industrial, 40 acres of Recreation and 51 acres of Open Space. The subject parcels are zoned Light Industrial (M1), Recreation (REC) and Open Space (OS). Each base Zoning District also contains the Site Performance Combining District (SP) which references to the project's Comprehensive Master Plan and further requires a new Use Permit to bring all existing unpermitted and proposed uses into compliance with the Nevada County Land Use and Development Code and the General Plan. The project also includes the Scenic Corridor (SC) Combining District for those areas which are located between Hobart Mills Road and Highway 89 (See Figure 2).

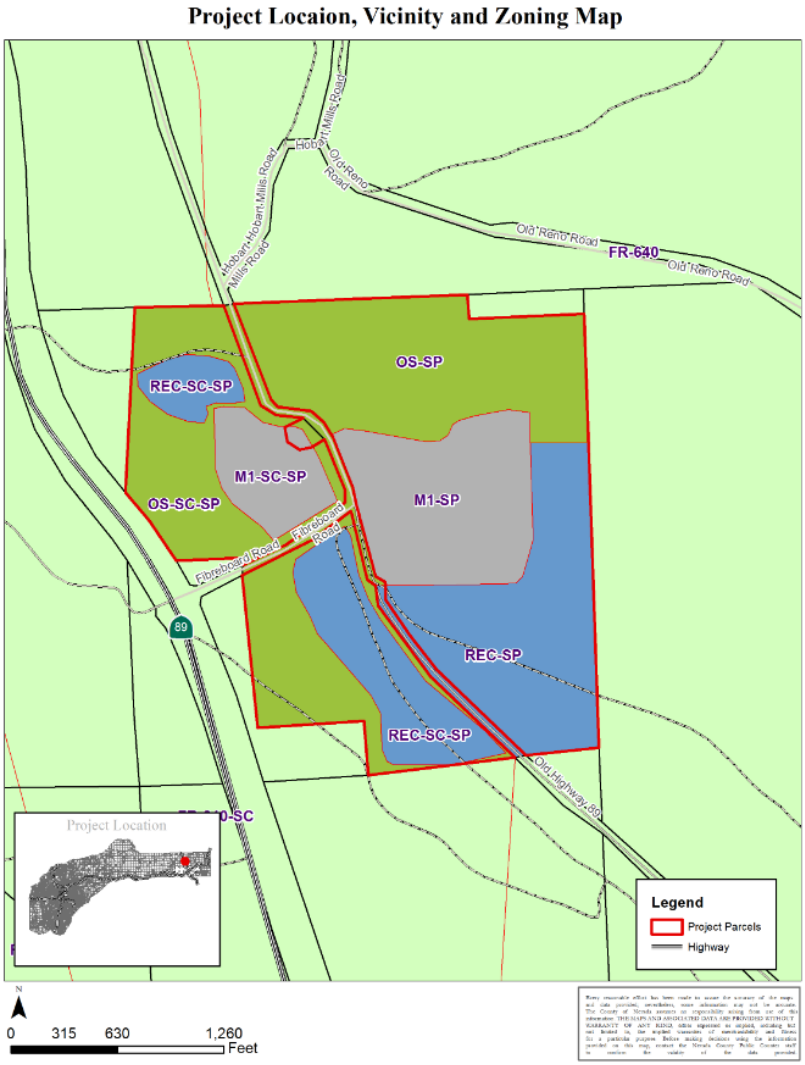


Figure 2 - Project Zoning

As mentioned above, the Hobart Mills Industrial Park project comprises approximately 133 acres and as shown below in Figure 3, contains four Assessor's Parcel Number Numbers (APNs) 016-540-003, 016-540-004, 016-540-008 and 016-540-009. However, as shown on Figure 2 and as determined by the Nevada County Surveyor, the project site is two legal parcels with APNs 016-540-004, 016-0540-008, and 016-540-009 being one parcel and APN 016-540-003 being the second parcel. Thus, although the Hobart Mils Industrial Park contains multiple Zoning Districts, the project area for purposes of this CEQA Initial Study is defined as the areas within the 30 acres of Light Industrial (M1) Zoning which are included within APNs 016-540-009 and 016-540-004. The analysis also includes a portion of the subject parcel to accommodate a proposed water storage tank and pump house to be located within a portion of the 14.85 acres of Open Space (OS-SP-SC) Zoning on APN 016-540-004 (See Figure 4).

Figure 3 – Assessor Map

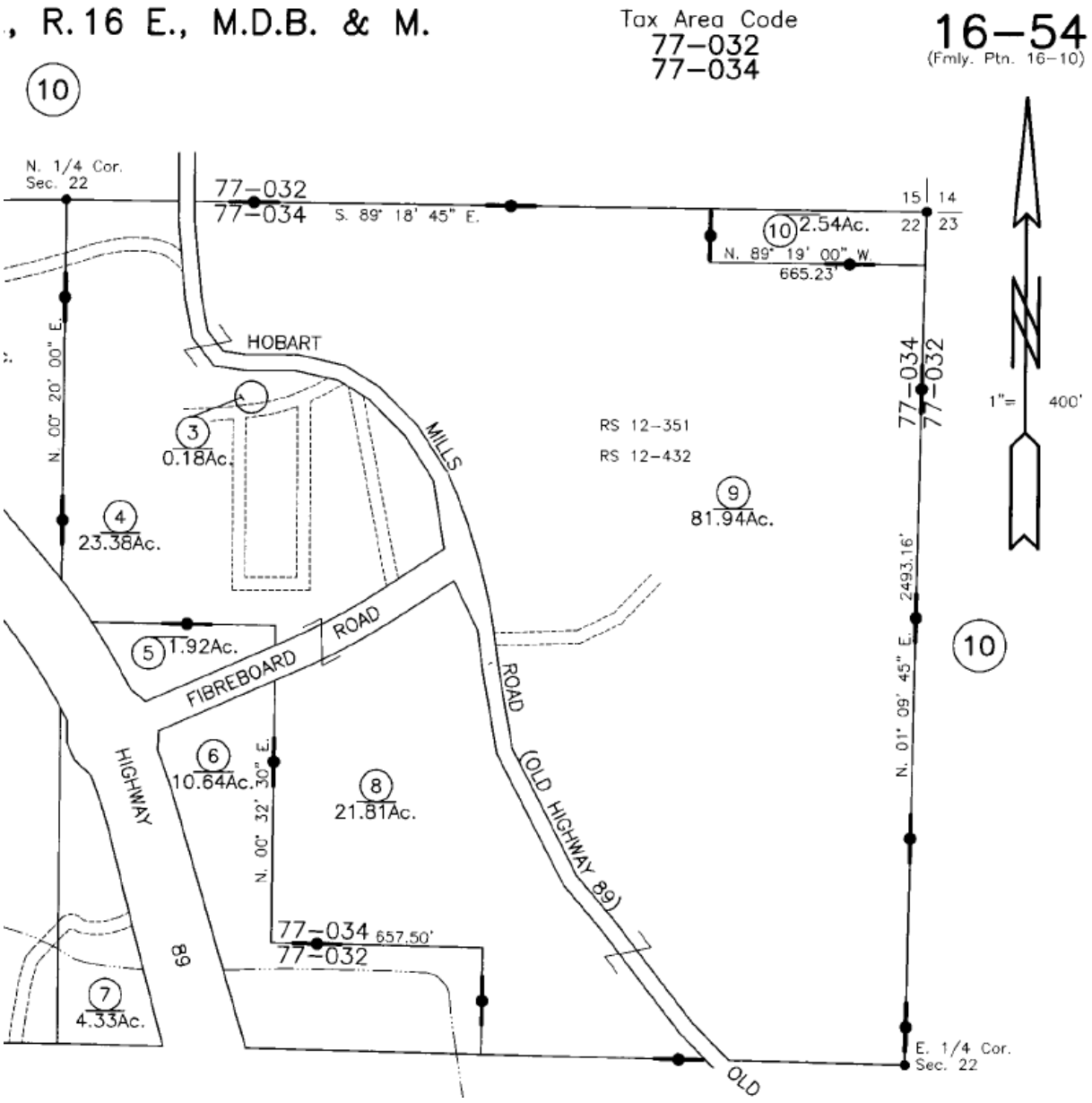


Figure 4 – Overall Site Plan

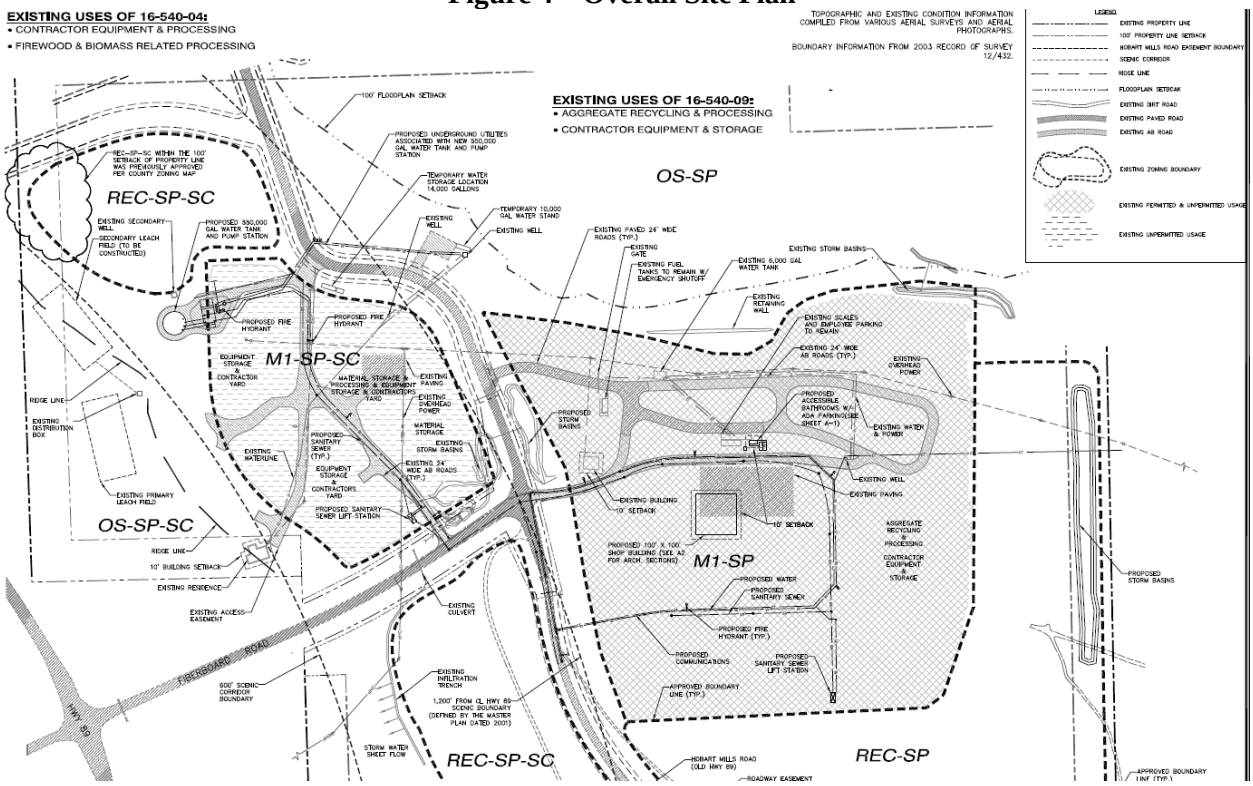
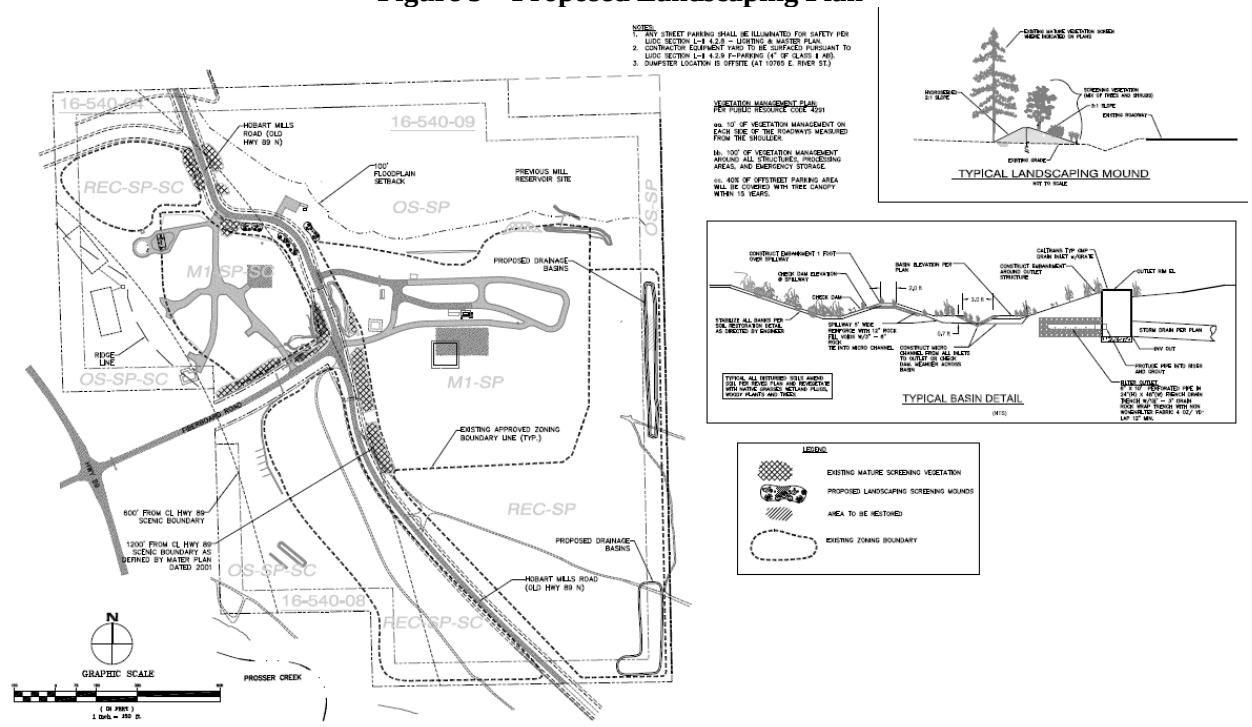


Figure 5 – Proposed Landscaping Plan



SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING	QUANTITY
TREES					
	Pinus Jeffreyi	Jeffrey Pine	5'/6' 24" Box	25'	7
	Salix Scouleria	Scouler's Willow	7'/8' 32" B&B	25'	3
	Populus tremuloides	Quaking Aspen	2" Cal. (32" B&B)	15'	5
	Acer Rubrum	Red Sunset Maple	2" Cal. (32" B&B)	15'	2

SHRUBS					
	Potentilla fruticosa	Potentilla	5 Gal.	8'	8
	Physocarpus Op.	Diablo Ninebark	5 Gal.	8'	5
	Pinus Mugo	Mugo Pine	24" B&B	8'	5

36" to 60" GRANITE BOULDER KEYED IN 1/3 HEIGHT.

REVEGETATE WITH SIERRA WILDFLOWER MIX.

IRRIGATION NOTES:
ALL TREES SHALL HAVE (2) 3–CUBIC FOOT BAG OF AMEND & (2) ADJUSTABLE BUBBLER EMITTERS.
ALL SHRUBS SHALL HAVE (1/2) 3–CUBIC FOOT BAG OF AMEND & (2) 2–GALLON/HOUR DRIP EMITTERS.
ALL REVEGETATED AREAS SHALL HAVE SPRAY IRRIGATION.

DESIGNED BY:
Robert Basile, PE
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Figure 6 – Aerial Photo

The subject parcels are located within a relatively rural area of Eastern Nevada County and are surrounded by mostly undeveloped properties owned by the United States Forest Service zoned Forest-640 acre minimum (FR-640) and Forest-640 acre minimum with Scenic Corridor Combining District (FR-640-SC). In addition, located approximately 2,100 feet southwest of the closest development portion of the subject parcel along Klondike Flat Road are a few parcels zoned FR-640 that are developed with existing single-family residences. In addition located approximately one mile northeast of the subject parcel along Hobart Mills Road is the Tahoe Timber Trails Recreation Development, which is developed for seasonal RV camping in a members-only setting.

Project Background:
The Hobart Mills Industrial Park, located approximately four miles north of the Town of Truckee, has been historically used as a lumber mill, with a small residential area for the mill employees, from the late 1800's until 1949, when it was destroyed by a fire. Between 1965 and 1967, and in the late 1980's and early 1990's the subject parcels were used to stockpile waste bark from the Fibreboard Corporation sawmill previously located in the Town of Truckee. On December 3, 1993, the Nevada County Zoning Administrator approved a Use Permit (County File No. U93-050) for an approximately 3-acre seasonal topsoil operation, which included the screening and grinding of approximately 10,000 cubic yards of bark material that had been left over from the previous lumber milling operations and stock piled on the subject parcels. Additionally, excess material collected from off-site construction projects within the Truckee and Tahoe region was imported to the site. The screened bark product was then blended with fill material to produce topsoil.

Given the limited quantity of bark left on site, the 1993 Use Permit had a three-year limitation; that was then later given a two-year extension of time as part the approval of Use Permit U97-010.

Following the adoption of the Nevada County General Plan in 1995, the subject parcel was designated Planned Development (PD) which reserved 30 acres of Industrial, 40 acres of Recreation and 51 acres of Open Space. The purpose of this designation was intended to be used to protect the sensitive resources on site and buffer the Light Industrial uses from the Scenic Corridor Zoning District Combining District of State Highway 89. In order to specify the location of the various land uses permitted within the PD Land Use Designation, the General Plan requires the adoption of a Comprehensive Master Plan. Prior to the option of a Comprehensive Master Plan, the site was zoned Interim Development Reserve "IDR". Pursuant to Nevada County Land Use and Development Code Section L-II 2.6, the IDR Zoning District is used as an interim zoning district to reflect and reserve the development potential of property and specify the intended acreages "reserved" for those zoning districts consistent with the General Plan.

In 2001, the Planning Commission and the Board of Supervisors approved a Comprehensive Master Plan for the subject parcel, pursuant to Nevada County Land Use and Development Code Section L-II 5.17. As required by the Code, the Comprehensive Master Plan was adopted through a Use Permit and included a Rezone application. The rezone changed the subject parcel from IDR and PD and established the following Zoning Districts: 30 acres of M1-SP (Light Manufacturing and Industrial – Site Performance); 40 acres of REC-SP (Recreation - Site Performance); and 63 acres of OS-SP (Open Space – Site Performance). The Site Performance (SP) Combining District established a master design theme and specific use regulations, which were approved as part of the Comprehensive Master Plan. The SC (Scenic Corridor) Combining District (1,200') remained on the westerly portion of the subject parcel. The M1-SP Zoning District was established in two locations, both being separated by Hobart Mills Road; with an 8-acre portion being located on APN 016-540-004 west of Hobart Mills Road and a 22-acre portion being located on APN 016-540-009, east of Hobart Mills Road. (Figure 4). In addition to the Rezone, the approval also included a Conditional Use Permit which re-established an approximately 3-acre seasonal bark and topsoil processing operation, as well as a proposed approximately 0.47-acre concrete batch plant operation, with both uses being located east of Hobart Mills Road within the 22-acre Light Industrial Zoning District. In addition, the following improvements were approved as part of the 2001 Use Permit/CMP to be located on the subject parcels:

West of Hobart Mills Road within the 22-acre M1-SP Zoning District:

- An approximately 1.04-acre Contractors Equipment Storage Yard with a 4,800-square-foot office building.

- An approximately 1.62-acre Contractors Equipment Storage Yard with an attached office, shop, maintenance building, totaling 19,600 square feet.

East of Hobart Mills Road within a portion of the OS-SP-SC Zoning District:

- One or more above water storage tanks (250,000-gallon to 600,000 gallon total capacity) to be used for fire suppression with associated infrastructure improvements.

Since the approval of the Use Permit and Comprehensive Master Plan in 2001 by the Planning Commission, Use Permit 99-004 has since expired. The applicant has received two 2-year extensions of time for Use Permit 99-004, which extended the timeframe that the approved uses and subsequent improvements may be constructed and commenced thereon until July 10, 2008. However, pursuant to Nevada County Land

Use and Development Code Section L-II 5.10, whenever the use of land, including the use of or right to construct any structure, is authorized, construction shall be completed within three years from the effective date of such approval (allowing for 7-years total with the allowed extension of times), otherwise, the permit shall become null and void.

Furthermore since the approval of the Use Permit and Comprehensive Master Plan in 2001, the existing approximately 3-acre topsoil and bark mulch recycling operation has been expanded to include an unpermitted approximately 8-acre aggregate processing and asphalt/concrete processing and recycling facility, all of which come from various construction jobs within the greater Truckee area. Additionally, two unpermitted approximately 2-acre Contractors Equipment Storage Yards and an unpermitted Firewood and Biomass Processing facility are now also occurring on the subject parcels. As a result of the unpermitted uses, a Code Violation has been placed on the subject parcels which require the applicant to obtain a new Use Permit to permit the new uses as well as to amend the Comprehensive Master Plan to reflect those uses.

Project Description:

The proposed project is an application for a new Use Permit to amend the expired Comprehensive Master Plan (U99-004) which was approved through the adoption of a Use Permit on June 28, 2001 for the Hobart Mills Industrial Park. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired Comprehensive Master Plan (CMP). In addition, the Use Permit would recognize the location of the existing unpermitted land uses within the subject parcels established Zoning District Boundaries and CMP delineated project areas, including Assessor Parcel Numbers (APNs) 016-540-003, 016-540-004, 016-540-008 and 016-540-009. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation which is located within the 22-acre M1-SP Zoning District portion of the subject parcel that is east of Hobart Mills Road, which was approved by Use Permit U99-004.

In more detail, the Use Permit and updated Comprehensive Master Plan would include the following elements associated under each listed parcel number:

Project Description Detail Elements:

1. APN 016-540-003, 016-540-004

Firewood and Biomass Processing Yard and Equipment Storage: Unpermitted uses comprise approximately 4 acres for both seasonal fire wood and biomass material storage and processing located Northwest of the intersection of Fiberboard Road and Hobart Mills Road. Equipment used for this aspect of the project would include chain saws, log splitters, compressors, tracked excavator log handler, wood chippers, generators, conveyors for loading firewood delivery trucks and a location for equipment storage. An existing 24-foot wide gravel driveway located off of Fiberboard Road that connects to Hobart Mills Road would provide access to the firewood and biomass processing yard area. The operation includes off-street parking for employees located within an existing approximately 10,000-square-foot paved equipment storage area located west of Hobart Mills Road. The operation would include the processing and cutting of logs into firewood utilizing chain saws, log splitters and an excavator log handler. Logs would be stacked and stored within an existing material storage area until they are needed for processing. In addition, the processing of biomass products such as bark and tree limbs would be conducted on site on an as needed basis. The processing of biomass would include the use of wood chippers to convert the vegetation into slash. As proposed, all biomass products processed on site would be removed and taken to a co-generation facility in Loyalton, there is no onsite storage of biomass slash proposed. No onsite sales of firewood to the public are proposed and the operation would be seasonal with operations peaking in the later summer

months and into fall. Employees would range from one to four depending on the time of year, and hours of operation are proposed from 6am to 7pm with the majority of activity occurring from 7am to 5pm.

Contractor Equipment Storage: Since the approval of the 2001 Use Permit/CMP, the applicant has allowed two approximately 2-acre Contractor Equipment Storage Years to be established west of unpermitted Firewood and Biomass processing yards within the M1 zoned area. These uses were not considered as a part of 2001 approval and were established without the benefit of appropriate permits. The Contractor's Yards are accessed through the existing 24-foot wide gravel driveway located off Fiberboard and Hobart Mills Road. The Contractor Equipment Storage Yards are leased by local general contractors for the storage of tools and equipment and associated materials. Contractors could be General Construction Contractors, Plumbing, Electrical, Roofing, or Excavating Contractors. With the exception of the placement of additional gravel for parking and equipment storage by lessees, ground disturbing construction activities would be limited. Off-Street parking for employees of each Contractor's Yard would be located within each approximately 2-acre site.

As discussed above the 2001 approval included a large water storage tank within the Open Space designated are of the site but were never built and subsequent their approvals expired. This update to the Use Permit and CMP seeks to reauthorize this approval. The proposed water tank would be an approximately 550,000 gallon 32-foot-tall above ground tank to be used to provide onsite water storage for fire suppression, along with associated water utility connections to an existing water well located on APN 016-540-009. The water storage tank would be located within a portion of the subject parcel zoned Open Space (OS) with Scenic Corridor (SC) and Site Performance Combining District. Development of the water tank would also include the construction of an approximately 1,400-square foot pump station building to be located adjacent to the water storage tank. Associated development would also include the installation of additional water and sewer infrastructure that would serve the Hobart Mills Industrial Park.

2. APN: 016-540-009

Topsoil and Bark Mulch Processing and Aggregate Processing and Asphalt/Concrete Recycling: Current permitted uses which were evaluated and approved as part of Use Permit, U99-004, approved in 2001 by the Planning Commission include an approximately 3-acre seasonal top-soil and bark mulch processing operation located within the northeastern portion of the subject site zoned M1-SP. Since 2001, the topsoil and bark mulch processing operation has expanded to include an additional approximately 8-acre aggregate processing and asphalt/concrete processing and recycling facility within the eastern already disturbed portion of the subject site in an area zoned M1-SP. The operation includes rock crushing, concrete reclamation and rebar removal, and material screening storage. Equipment used includes a Cone Crusher, Impact Crusher, Conveyor, Generators, Front End Loaders, and Excavators with breaker hammers. The applicant seeks approval of the existing but unpermitted Aggregate Processing and Asphalt/Concrete Recycling use as a part of this project. Associated development includes an approximately 2-acre contractor's equipment storage yard which is used to support the material processing and recycling operations that is located southeast of the existing Aggregate Processing area. Similar to the uses above, the operation is seasonal beginning in May and running through October of each year with up to six seasonal employees. Soil and aggregate materials will be sold to contractors as well as local and regional government agencies, but there would be no onsite sales to the public of soil and aggregate materials.

Additional development located on APN 016-540-009 that is a part of this project includes the construction of an approximately 340-square-foot employee restroom with two off-street parking spaces and a separate approximately 10,000-square-foot commercial shop building. Associated development would include the construction of on-site storm water retention ponds, water and sanity sewer improvements with connections to an existing onsite sewage disposal leach field as well as the installation of 9 fire hydrants to be connected

into the proposed 550,000 water storage tank. The proposal also seeks to allow for the permitting of existing internal roadways and off-street parking lot circulation to be designed to meet minimum Fire Safe Road Standards. The project will necessitate the permitting of new driveway encroachments onto Fiberboard Road to support the project land uses. Finally, the project proposed to install landscaping and landscape screening along the front property lines of Fiberboard Road and Hobart Mills Road on APN 016-540-004 and 016-540-009.

Relationship to Other Projects

The project is an application for a new Use Permit that will amend the expired Comprehensive Master Plan (U99-004, EIS99-009) approved on June 28, 2001 for the Hobart Mills Industrial Park. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code, the General Plan and the approved Comprehensive Master Plan as well as regain approval of structures and infrastructure that was not constructed prior to the expiration of the 2001 use permit. Mitigation measures identified within the adopted Mitigated Negative Declaration for the original project (EIS99-004) that are deemed relevant to this project shall be incorporated into this document. This analysis does not intend to "reopen" the environmental review of the approved Mitigated Negative Declaration for the Use Permit (U99-004) or the adopted Rezone (Z99-001, Board Ordinance No. 2067). The aforementioned documents can be viewed at the Nevada County Planning Department Office located at 950 Maidu Avenue in Nevada City, California. This environmental assessment is intended to be a tiered document pursuant to the California Environmental Quality Act Guidelines Section 21094 (b) and shall use both new information provided with the project application and the 2001 Hobart Mills Industrial Park Mitigated Negative Declaration (EIS99-009).

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

1. Building Permits - Nevada County Building Department (530) 265-1222
2. County Road Encroachment Permit - Nevada County Public Works Department (530) 264-2222
3. Industrial Storm Water Permit – Lahontan Region Water Quality Control Board (530) 544-2271
4. Authority to Construct Permit – Northern Sierra Air Quality Management District (530) 274-9360 x103

Tribal Consultation: Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

California Native American Tribes with ancestral land within the project area were routed the project during distribution, which included both the Washoe Tribe of Nevada & California and the United Auburn Indian Community of the Auburn Rancheria pursuant to Assembly Bill 52. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested consultation on April 17, 2018 and provided comments and mitigation measures on May 1, 2018. The California Native American Tribes will be sent a Notice of Availability for Public Review and Notice of Intent to Adopt a Mitigated Negative Declaration for this project, which will allow the California Native American Tribes the opportunity to comment on the analysis of environmental impacts. Mitigation has been included in Section 5 of this Initial Study to address a plan for further consultation, if needed.

SUMMARY OF IMPACTS and PROPOSED MITIGATION MEASURES

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

✓	1. Aesthetics		2. Agriculture / Forestry Resources	✓	3. Air Quality
✓	4. Biological Resources	✓	5. Cultural Resources		6. Energy
✓	7. Geology / Soils	✓	8. Greenhouse Gas Emissions		9. Hazards / Hazardous Materials
✓	10. Hydrology / Water Quality		11. Land Use / Planning		12. Mineral Resources
	13. Noise		14. Population / Housing		15. Public Services
	16. Recreation	✓	17. Transportation		18. Tribal Cultural Resources
✓	19. Utilities / Service Systems		20. Wildfire	✓	21. Mandatory Findings of Significance

Summary of Impacts and Recommended Mitigation Measures:

1. **AESTHETICS**: To mitigate potential impacts concerning scenic quality within an urbanized area, the following mitigation measure shall be required:

Mitigation Measure 1A: Water Storage Tank to be Earth Tone Color. The proposed approximately 550,000 gallon water storage tank identified on the site plan shall be in substantial compliance with the approved design and shall be finished in earth tone colors with 50% or less reflectivity. Prior to Building Permit Issuance, the Planning Department shall verify that this requirement has been met. The approved project shall be consistent with the final stamped set of plans, which contain the site plan and associated pages. The final plans and color renderings shall be kept on file with the Planning Department.
Timing: *Prior to Grading Permit Issuance and throughout construction*
Reporting: *Planning Department approval of Grading Plans and Building Department first Grading Inspection*
Responsible Agency: *Planning Department, Building Department*

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

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

1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.

2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust form leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.

3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.

4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.

5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.

6. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.

7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.

8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: *Prior to issuance of Grading Permits, Building Permits or Improvement Plans*
Reporting: *Approval of the grading permit and improvement plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3B: Minimize Construction Equipment Idling. In order to reduce emissions from construction equipment, the applicant shall include the following standard note on all Grading Plans, Site Plans or Improvement Plans: "During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes. Idling of construction-related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor."
Timing: *Prior to issuance of Grading Permits, Building Permits or Improvement Plans*
Reporting: *Planning Department approval of Grading Permits or Building Permits / Complaint driven*
Responsible Agencies: *Planning and Building Department, Code Compliance Division*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel.
Timing: *Prior to issuance of Grading Permits, Building Permits or Improvement Plans and during construction*
Reporting: *Approval of the grading permit and improvement plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3D: Authority to Construct Permit/Permit to Operate from the Northern Sierra Air Quality Management District. Building, altering, replacing, or operating any source air contaminates, whether portable or stationary (but not mobile), may require an Authority to Construct Permit/Permit to Operate from the Air Pollution Control Officer, unless the Northern Sierra Air Quality Management District (NSAQMD) determines that such equipment is exempt from permitting or unless such equipment is currently registered with California Air Resources Board under the Portable Equipment Registration Program. The applicant shall contact Joe Fish of NSAQMD at (530) 274-9360 x103 (or email at joe@myairdistrict.com) in order to determine whether or not the equipment used in the topsoil and bark mulch processing, aggregate processing and asphalt/concrete processing and recycling operation or firewood and biomass material processing requires permitting from the NSAQMD. The results of that contact shall be documented and provided to the Planning Department prior to issuance of any improvement permits, and an Authority to Construct Permit/Permit to Operate shall be obtained if applicable.
Timing: *Prior to building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department and Northern Sierra Air Quality Management District*

Mitigation Measure 3E. Reduce Emissions during Light Industrial Use Activities: The following are the minimum recommended measures to reduce project emissions related to operation of the topsoil and bark mulch processing, aggregate processing and asphalt/concrete processing and recycling operation, firewood and biomass material processing in relation to the proposed project. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/diesel.htm).

1. Alternatives to open burning of vegetative material shall be used to dispose of site-cleared vegetation where feasible. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.

2. Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible.

3. Mobile heavy equipment shall meet State engine-tier standards in effect at the time of operation.

4. Heavy equipment idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes as feasible, and all heavy equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications.

Timing: *During project operations*
Reporting: *During project operations*
Responsible Agency: *Northern Sierra Air Quality Management District*

4. **BIOLOGICAL RESOURCES:** To reduce potential construction impacts to sensitive biological resources, the following mitigation is required to be outlined on project construction plans for implementation during project construction:

Mitigation Measure 4A: Avoid Impacts to Nesting Cliff Swallows, Raptors and Migratory Birds.
If construction or demolition occurs between March 1 and August 31, pre-construction surveys for nesting Cliff Swallows, Raptors and Migratory Birds shall be conducted pursuant to California Department of Fish and Wildlife requirements and according to the Migratory Bird Treaty Act.

These surveys should be accomplished within **7 days** prior to commencement of grading activities. If a legally-protected species nest is located in a tree for removal, the removal shall be deferred until after August 31 or until the adults and young are no longer dependent on the nest, as determined by a qualified biologist.

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

Mitigation Measure 4B: Identify Environmentally Sensitive Areas - Aquatic Features. Setback areas to the streams and wetlands must be delineated as Environmentally Sensitive Areas (ESA's) on all future improvement/grading/construction plans associated with this project.
Timing: *Prior to issuance of building/grading permits*
Reporting: *Approval of the improvement plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4C: Aquatic Feature Non-Disturbance Buffer Protection. Best Management Practices are required in order to ensure the non-disturbance buffer to the aquatic features is adequately protected during construction. The following note shall be added to the improvement/grading plans:

1. Copies of all mitigation measures must be provided to contractors to ensure the proper and timely implementation of each.

2. Construction must be limited to the dry periods without any precipitation events.

3. No activity within the aquatic features is permitted. All construction must be completed from the top of the banks and outside of the wetland swales.

4. In order to minimize the risk of erosion, disturbance areas must be confined to the minimum practical working area.

5. Prior to first inspection, the aquatic features (seasonal stream, ephemeral stream and all three wetlands) and their non-disturbance areas must be delineated with the installation of orange construction fencing interfaced with silt fencing or other effective sediment catching materials, along the uphill side of each ESA where equipment will be operated.

6. Erosion and sediment controls must be maintained and inspected daily for effectiveness, including removal of spoils if there is a build-up and reinforcing or re-establishing failed

structures. Sediment controls must be removed and properly disposed of at the completion of construction.

7. The construction area must be rehabilitated at the completion of construction, including reinstatement of soil, surface leveling, revegetation and mulching if necessary.

Timing: *Prior to issuance of building/grading permits*
Reporting: *Approval of the improvement plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4D: Water Quality Best Management Practices. The following note shall be added to the driveway improvement/grading plans: The following Best Management Practices are required during construction in order to ensure adequate protection both onsite and offsite water quality of aquatic features.

1. Minimize the number and size of work areas in the vicinity of the aquatic features. Staging and spoils storage sites must be placed 100-feet from the wetlands. Work areas must be clearly marked on improvement/grading plans.

2. Prior to the start of work, install erosion control measures or effective sediment barriers to ensure soils and other pollutants will not enter the aquatic features. Before the first heavy rains and prior to removing the barriers, soil or other sediments or debris that may have accumulated behind the barriers shall be removed for proper disposal.

3. The contractor shall exercise every reasonable precaution to protect the streams, wetlands and their non-disturbance buffers from pollution with fuels, oils and other harmful materials. Construction byproducts and pollutants such as oil, cement and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. No slash or other natural debris shall be placed in or adjacent to these areas. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.

4. No equipment or vehicle maintenance, cleaning or refueling shall occur within the non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instructions on the label.

Timing: *Prior to issuance of building/grading permits*
Reporting: *Approval of the improvement plans*
Responsible Agency: *Planning Department*

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

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

resources during grading activities. If such resources are encountered or suspected, work shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.
Timing: *Prior to Issuance of Building Permit or Grading Permit and throughout construction*
Reporting: *Planning Department Approval of Grading and Construction Permits. If Discovered, Refer to the MM5A for Specific Requirements*
Responsible Agency: *Planning Department*

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

Mitigation Measure 7A: Obtain Coverage under the General Permit for Storm Water Discharges Associated with Industrial Activities (General Permit), Order No. 2014-0057-DWQ (NPDES No. CAS000001). Prepare and Implement an Erosion and Sediment Control Plan. Industrial activity subject to this permit includes earth disturbance, clearing, grading, grubbing, stockpiling, and excavation. The Industrial General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

Prior to issuance of a Grading Permit or improvement plans for all project-related grading including driveway construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:

1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control and Low Impact Development (LID)/post-construction standards that include a hydromodification component and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.

2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.

3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding native ecosystem.

4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.

5. All construction and grading plans shall include a Note outlining the requirements provided below to ensure there is no introduction of noxious Weeds onto the subject parcel. If straw bales are used for erosion control, or if straw is broadcast over seeded areas, only certified weed-free straw or rice straw shall be utilized to minimize the risk of introducing or spreading noxious weeds such as Scotch Broom, yellow star thistle, or Italian thistle. Inspect all construction equipment to ensure that it does not transport noxious weeds into the project area.

6. To ensure the proper timely implementation of all Standard Construction Conditions, the applicant shall distribute copies of these measures and any other permit requirements to the contractors prior to construction commencing.

Timing: *Prior to Issuance of Grading Permit or Building Permit and throughout construction*
Reporting: *Planning Department Approval of Grading and Construction Permits.*
Responsible Agency: *Planning Department and Building Department*

Mitigation Measure 7B: Prepare a Final Soils and Geotechnical Report for Project Grading and Structural Work. Prior to issuance of a Grading Permit, Building Permit or improvement plans, for any and all improvements, including the proposed approximately 550,000 water storage tank and approximately 1,400-square-foot pump station, approximately 10,000-square-foot commercial shop, approximately 340-square-foot employee restroom or improvement plans for the existing internal roadways and off-street parking lot circulation a final Soils and Geotechnical Report shall be shall be prepared a licensed engineer and submitted to the Nevada County Planning and Building Departments, and recommendations therein followed for all subsequent grading and structural work. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.
Timing: *Prior to issuance of the Grading Permit and improvement plans*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department, Department of Public Works, Building Department*

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

10. HYDROLOGY / WATER QUALITY: To offset the potential for impacts related to alteration of drainage features and storm water quality from construction and operation activities, in addition to Mitigation Measures 7A and 7C; the following mitigation measures shall be required:

Mitigation Measure 10A: Final Drainage Report. Prior to issuance of Grading Permits, the applicant shall provide a final drainage report prepared by a registered civil engineer that shows enough topography to ensure there is no increase in run-off water from the site, the flow paths of the water from the paved areas all the way to the detention ponds, drop inlet details, and any onsite storm water piping. The report shall demonstrate no net storm water runoff from the proposed project and shall include an analysis of net runoff from the project site and design for one-year, ten-year, and 100-year storms. Required retention/detention facilities, where necessary, shall be

designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event per General Plan Policy 3.19A. All storm water drainage shall be designed by a registered civil engineer, and the designer shall utilize County standard plans and specifications. Pursuant to General Plan Policy 3.19C, the applicant shall maintain all drainage facilities constructed as part of the project through a permanent, legally enforceable mechanism such as, but not limited to, a CSA, CSD, or recorded covenant. Prior to grading permit issuance, the applicant shall demonstrate that a legally enforceable mechanism for long-term maintenance of such facilities has been provided.
Timing: *Prior to issuance of Grading and Improvement Plans*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Public Works Department*

17. **TRANSPORTATION:** To offset the potential for traffic impacts during construction, the following mitigation measures shall be required:

Mitigation Measure 17A. Maintain Fiberboard Road and Hobart Mills Road at all times during the operation of the Hobart Mills Industrial Park: The applicant shall maintain Fiberboard Road and Hobart Mills Roads and approaches in a passable condition during the operational season and in compliance with other County and State requirements. This condition shall be monitored during annual inspections and enforced other times of the year through a public complaint-driven process.
Timing: *Annual inspection and on a complaint basis*
Reporting: *Annual inspection*
Responsible Agency: *Nevada County Public Works, Planning, and Code Compliance*

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

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

Mitigation Monitoring Matrix:

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
1A	Planning Department, Building Department	Prior to Grading Permit Issuance and throughout construction
3A	Northern Sierra Air Quality Management District	Prior to issuance of Grading Permits, Building Permits or Improvement Plans
3B	Planning Department, Building Department, Code Compliance Division	Prior to issuance of Grading Permits, Building Permits or Improvement Plans
3C	Planning Department and Building Department	Prior to issuance of Grading Permits, Building Permits or Improvement Plans and during construction
3D	Northern Sierra Air Quality Management District	Approval of the grading permit and improvement plans
3E	Northern Sierra Air Quality Management District	During project operations
4A	Planning Department	Prior to issuance of Grading Permits and Improvement Plans
4B	Planning Department	Prior to Building Permit or Grading Permit issuance and during construction
4C	Planning Department	Prior to Issuance of Grading Permit or Building Permits
4D	Planning Department	Prior to Issuance of Grading Permit or Building Permits
5A	Planning Department	Prior to Issuance of Building Permit or Grading Permit and throughout construction
7A	Planning Department and Building Department	Prior to Issuance of Grading Permit or Building Permit and throughout construction
7B	Planning Department, Department of Public Works, Building Department	Prior to issuance of the Grading Permit and improvement plans
7C	Building Department	Prior to issuance of the grading permits or improvement plans
10A	Nevada County Public Works Department	Prior to issuance of Grading and Improvement Plans
17A	Nevada County Public Works Department, Planning and Code Compliance	Annual inspection and on a complaint basis
19A	Planning Department	Prior to issuance of grading or improvement permits and during construction

INITIAL STUDY AND CHECKLIST

Introduction

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

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

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

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

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

1. AESTHETICS

Existing Setting: Aesthetic values in Nevada County include the extraordinary scenic quality of its natural resources as well as the aggregate appearance of structures in the built environment. Protection of scenic values relies on land use strategies that include the establishment of open space, forest lands, conservation areas and agriculture zoning. General Plan Policy calls for promoting and providing for aesthetic design in new development, which reflects existing character. The subject parcel and surrounding lands are located within rural area of Eastern Nevada County and is surrounded by parcels which are owned by the United States Forest Service. The subject site is characterized as an Upper Montane Mixed Conifer-Jeffery Pine-Sagebrush Forest with an understory dominated by sagebrush and antelope bitter brush.

The project is located east of the intersection of Highway 89 and Fiberboard Road, approximately four miles north of the Town of Truckee in unincorporated Eastern Nevada County. Highway 89 is listed as a Scenic Highway within the California Scenic Highway System and part of the Federal Donner Yuba-Donner Scenic Byway. Along the western portions of the site, the Scenic Corridor Combining District is located 1,200 feet from Highway 89. The subject site has been substantially disturbed over the years as it has been historically used as a lumber mill, with a small residential area for the mill employees, from the late 1800's until the late 1950's. Most of the facilities associated with the previous lumber mill site have been removed, or have been modified by the more-recent activities occurring between the 1950's and present day. Subsequent to the lumber mill uses, the site has had various industrial operations over the years including an existing permitted approximately 3-acre bark and topsoil processing operation, which has been expanded to include an unpermitted approximately 8-acre aggregate processing and

asphalt/concrete processing and recycling operation. Additional unpermitted uses include an approximately 4-acre firewood and biomass processing yard along with two 2-acre Contractor Equipment Storage Yards. In keeping with existing uses, the subject parcel is developed with an existing Care Takers Residence which was part of the previous lumber mill site as well as an existing storage building which was also part of the previous lumber mill site. As developed, the existing land uses which are located on the portions of the parcel which are zoned Light Industrial, are not visible from Highway 89 and are buffered by topography and mixed conifer vegetation.

Except as provide in Public Resources Code Section 21099, would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Have a substantial adverse effect on a scenic vista?			✓		A, L, 17, 18, 19, 20
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?		✓			A, L,35
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓		A
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓		A, 18

Impact Discussion:

1a-c: The project is currently in a partially disturbed and partially forested condition. The uses within the Hobart Mills Industrial Park are existing, Light Industrial uses of the subject property, with use areas located both west and east of Hobart Mills Road within the areas of the subject site that have a base zoning district of M1. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired Comprehensive Master Plan (CMP). In addition, the Use Permit would recognize the location of the existing unpermitted land uses within the subject parcels established Zoning District Boundaries and CMP delineated project areas, including Assessor Parcel Numbers (APNs) 016-540-003, 016-540-004, 016-540-008 and 016-540-009. As previously approved, the 2001 Comprehensive Master Plan established the locations of the Light Industrial land uses in such a way as to avoid visual impacts to scenic vistas and views along State Highway 89, which is a designated scenic corridor. As proposed, the project would not adjust the current zoning district boundaries, nor would it amend the overall land use acreage values established by the Planned Development General Plan Land Use Designation or the Comprehensive Master Plan.

Nevada County Land Use and Development Code (LUDC) Section 2.7.7 – Scenic Corridor Combining District requires an a Scenic Corridor Analysis to evaluate how the development will ensure compliance with the scenic nature of the surrounding area, and how it will minimize impacts to identified scenic resources. As part of the amendment to the Comprehensive Master Plan, the applicant has provided a Scenic Corridor Analysis of the existing and proposed land uses. In

reviewing the analysis, as well as the submitted site plan and visiting the project site, the topography and existing mixed conifer vegetation which is located along the eastern portion of Highway 89 provides a buffer of the existing land uses of the Hobart Mills site from State Highway 89 and will remain in place. Therefore, the existing aggregate and topsoil recycling processing operation and the wood yard and associated contractor's yards would not be visible from Highway 89.

However, as proposed the project includes the construction of 550,000-gallon above-ground water storage tank that be visible from Highway 89. This is in part due to the location being proposed within the portion of the parcel which is zoned Open Space (OS) as well as the topography of the surrounding area. Pursuant to LUDC, Section L-II 2.6 – Special Districts, the construction of above-ground private Utility Uses and Structures is not an allowed use within the OS Zoning District. However, as proposed in the amended Comprehensive Master Plan, the construction of the above-ground water tank is being proposed for approval of the new Use Permit. Because, the location of the proposed above-ground water storage tank was previously allowed and approved as part of Use Permit U99-004 in the OS area.

In reviewing the submitted elevation drawings for the proposed above-ground water storage tank it is not clear as to what the final color of the water storage tank would be. Therefore, to ensure that proposed water storage tank would blend in with the existing surrounding vegetation, Mitigation Measure 1A is recommended, to require that the final color of the water storage tank be painted in earth tone colors with only 50% reflectivity. Therefore, with the above required painting of the proposed 550,000 water storage tank, impacts to scenic resources within a State Scenic Highway would be ***less than significant with mitigation***.

1d: Onsite and offsite topography and surrounding vegetation provides a visual barrier for the developed areas of the subject parcels. The subject site is located within a relatively rural area, which is surrounded by parcels which are owned by the United States Forest Service. Furthermore, the subject parcels are not readily visible from State Highway 89 and surrounding parcels, nor are they visible from residential areas located northeast of the project site, thus the number of individual who would be able to view the operation is limited. Additionally, the operation does not run at night, therefore, exterior lighting would be limited to placement on existing and proposed buildings and off-street employee parking areas to provide nighttime navigation. Therefore, light and glare impacts from any exterior lighting would likely be diminished by distance and the conifer coverage in the area. A standard condition of approval would require the lights be installed in compliance with LUDC Section L-II 4.2.8 which requires lights to be fully shielded and down-facing so as not to result in glare that could adversely affect day or nighttime views. Therefore, light and glare impacts from the proposed development is anticipated to be minimal with the implementation of development standards in the Nevada County Zoning Code, and this impact is considered ***less than significant.***

Mitigation: To offset potential impacts concerning scenic quality within a state scenic highway, the following mitigation measure shall be required:

Mitigation Measure 1A: Water Storage Tank to be Earth Tone Color. The proposed approximately 550,000 gallon water storage tank identified on the site plan shall be in substantial compliance with the approved design and shall be finished in earth tone colors with 50% or less reflectivity. Prior to Building Permit Issuance, the Planning Department shall verify that this requirement has been met. The approved project shall be consistent with the final stamped set of plans, which contain the site plan and associated pages. The final plans and color renderings shall be kept on file with the Planning Department.
Timing: *Prior to Grading Permit Issuance and throughout construction*

Reporting: *Planning Department approval of Grading Plans and Building Department first Grading Inspection*
Responsible Agency: *Planning Department, Building Department*

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: The project site is located outside the area mapped by the California Department of Conservation Important Farmlands Maps (2016), likely due to the project being located on the eastern slope of the Sierra Nevada Mountain Range. The project site does not contain any land within a Williamson Act contract, nor is the parcel within a Timberland Production Zone.

The subject parcel is zoned with three basic Zoning Districts including Light Industrial (M1), Recreation (REC) and Open Space (OS), with a combination of Scenic Corridor (those areas within approximately 1,000 feet of Highway 89) and Site Performance Combining District. The Site Performance Zoning District simply refers back to the approved Comprehensive Master Plan allowances and guidelines. There are no large-scale agricultural or timber operations in the local project area. The United States Forest Service owns the property surrounding the subject site.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation's Division of Land Resource Protection, to non-agricultural use?				✓	A, L, 7
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				✓	A, 18
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓	A, L, 18
d. Result in the loss of forest land or conversion of forest land to non-forest use?			✓		L, 18, 19, 20
e. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				✓	A, L, 7

Impact Discussion:

2a: As noted above, the project site is not mapped as being within the California Department of Conservation Important Farmlands Maps (2016). There are no irrigated pasture lands or agricultural operations on the subject 133-acre site. Most of the proposed uses with this application are already located on site and as such, the proposed development would have ***no impact*** involving conversion of any such category of farmland to nonagricultural use.

2b: The California Land Conservation Act of 1965 (Williamson Act) enables counties and cities to designate agricultural preserves and offer preferential taxation based on a property's agricultural-use value rather than on its market value. The project site is currently zoned with the Light Industrial, Recreation, and Open Space land uses and is not under a Williamson Act contract. Additionally, this site likely does not meet the criteria for inclusion into the Williamson Act due to the lack of existing agricultural uses, although there is some potential for future public recreation. ***No impact*** to the existing zoning for agricultural uses or a Williamson Act contract would result from project implementation, and no mitigation is required.

2c: The subject parcel is not within a Timberland Production Zone and given the limited resource areas, although some does exist, the project likely would not qualify for the conversion to Timberland Production Zone. Therefore, there would be ***no impact.***

2d: As discussed above in the Project Background, the original CMP for the project site was approved on June 28, 2001 for the Hobart Mills Industrial Park and at that time the Topsoil and Bark Mulch processing industrial land use was already in existence, however, it had not yet expanded. The developed areas are mostly located within the central portion of the project site that are zoned M1 and are not within a timbered area. Even with 100% of the Light Industrial areas occupied, those activities would not preclude the potential for future logging of the conifer areas in the future. Thus, given the above discussion, the proposed project would have a ***less than significant impact*** on timber resources.

2e: Project implementation would neither directly nor indirectly result in the conversion of farmland to nonagricultural uses as noted above in Discussion 2a. There will be ***no impact*** to farmlands from this proposed project.

Mitigation: None required.

3. AIR QUALITY

Existing Setting: The proposed project is located in the Mountain Counties Air Basin Nevada County, which is within the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD) and within the Mountain Counties Air Basin. The Mountain Counties Air Basin includes both the western and eastern slopes of the Sierra Nevada Mountain Range. The project site is on the eastern side of the Sierra Nevada Mountain Range and is located within the higher elevations of the Air Basin. During the winter months, temperatures can go below freezing and large quantities of snow can accumulate at the project site. In the summer months, temperatures in the project vicinity are generally mild with daytime peaks in the 70s and 80s Fahrenheit. Precipitation rates in the region average about 30 inches annually. The prevailing winds in this area of Nevada County are generally westerly; however, inversions are common in this area during periods of calm winds and clear skies in the fall and winter. The Truckee Basin contains a variety of industrial air pollution sources. This region is traversed by several frequently congested freeways such as Interstate 80, State Highways 89 and 267. Traffic and congestion and the motor vehicle emissions they generate are increasing in this area of Nevada County, as it is a population all season tourist destination (*Truckee Tahoe Airport Initial Study 2015*).

The overall air quality in Nevada County has improved over the past decade, largely due to vehicles becoming cleaner. State and Federal air quality standards have been established for specific "criteria" air pollutants including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. In addition, there are State standards for visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. State standards are called California Ambient Air Quality Standards (CAAQS) and federal

standards are called National Ambient Air Quality Standards (NAAQS). NAAQS are composed of health-based primary standards and welfare-based secondary standards.

Eastern Nevada County is considered Unclassified/Attainment for the 1997 ozone NAAQS. The area is also considered Unclassifiable for the 2008 ozone NAAQS. Under the CAAQS, there is recognition of overwhelming transport by wind from the Sacramento area and, to a lesser extent, the San Francisco Bay Area. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, especially in the late afternoon and evening hours. Because of the "overwhelming transport" finding, no Triennial Plan or All Feasible Measures required for projects under the CAAQS.

Nevada County is also Nonattainment for the PM10 CAAQS, but Unclassified for the PM10 NAAQS due to lack of available recent data. The number after "PM" refers to maximum particle size in microns. PM10 is a mixture of dust, combustion particles (smoke) and aerosols, whereas PM2.5 is mostly smoke and aerosol particles. PM2.5 sources include woodstoves and fireplaces, vehicle engines, wildfires and open burning. PM10 sources include the PM2.5 plus dust, such as from surface disturbances, road sand, vehicle tires, and leaf blowers. The existing project operations are also a source of PM2.5 and PM10 in the area. Some pollen and mold spores are also included in PM10, but most are larger than 10 microns. All of Nevada County is Unclassifiable/Attainment for the PM2.5 NAAQS and Unclassified for the PM2.5 CAAQS.

The Nevada County's 1995 General Plan, Chapter 14 Air Quality Element, identifies ozone and suspended particulate matter (PM-10) as known problems for the County's air quality. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, especially in the late afternoon and evening hours. Particulate matter is identified by the maximum particle size in microns as either PM-2.5 or PM-10. PM-2.5 is mostly smoke and aerosol particles resulting from woodstoves and fireplaces, vehicle engines, wildfires and open burning. PM-10 is a mixture of dust, combustion particles (smoke) and aerosols from sources such as surface disturbances, road sand, vehicle tires, and leaf blowers.

There are six primary air quality issues in the Truckee area. They include Local Carbon Monoxide Hot Spots, Vehicle Emissions, Fugitive Dust, Odors, Construction Equipment Exhaust and Solid Fuel Burning Emissions. These issues are discussed in greater detail in the Pollard Station Initial Study prepared in 2014 processed by the Town of Truckee, which extracted this information from the Truckee Railyard Master Plan Environmental Impact Report (November 2008).

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine exist in several locations in Nevada County, mainly in the western area, thus it is unlikely that these materials exist in the project area (Northern Sierra Air Quality Management District). The USGS National Geologic Map does not identify this site as having ultramafic rock.

Please see Section 8 of this Initial Study for a discussion of project impacts related to Greenhouse Gas Emissions.

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

Impact Discussion:

3a: Nevada County's 1995 General Plan, Chapter 14 Air Quality Element, contains numerous policies to protect air quality in Nevada County. With the exception of General Plan Air Quality Element Policy 14.7A, which requires compliance with Northern Sierra Air Quality Management District Rule 226, the Nevada County General Plan Air Quality Element policies are intended to apply to development that generates new residents or new employees. Mitigation Measure 3A requires compliance with Rule 226, which is related to the control of dust emissions. Mitigation Measure 3C requires compliance with Rule 312, which is related to alternatives to open burning for the disposal of vegetation. Mitigation Measure 3D requires compliance with Rule 401, which requires the applicant to obtain an Authority to Construct Permit/Permit to Operate. Therefore, by assessing air pollution and emissions associated with the proposed project and recommending mitigation measures based on Thresholds of Significance established by the Northern Sierra Air Quality Management District (NSAQMD), the project as proposed would comply with Northern Sierra Air Quality Management District regulations. In addition, based on the County's review of the NSAQMD Rules and Guidelines for Assessing and Mitigation Air Quality Impacts of Land Use Projects, it appears several of the objectives of the NSAQMD regulations are achieved through the application of mitigation measures provided below.

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

3b-e: The proposed project is an application for a new Use Permit to amend the expired Hobart Mills Industrial Park Comprehensive Master Plan (U99-004) approved through the adoption of a Use Permit on June 28, 2001. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired Comprehensive Master Plan (CMP) and to reauthorize expired entitlements/infrastructure associated with the original approval. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation which has been expanded to include an unpermitted approximately 8-acre aggregate processing and asphalt/concrete processing and recycling operation which is located within the 22-acre M1-SP Zoning District portion of the subject parcel. The proposed project also includes the permitting of existing unpermitted uses including an approximately 4 acre seasonal firewood and biomass material storage

and processing located northwest **of** the intersection of Fiberboard Road and Hobart Mills Road. Two approximately 2-acre Contractor Equipment Storage Yards, that are established west of the unpermitted Firewood and Biomass processing yards within the M1 zoned area are also seeking approval. These uses were not considered as a part of the 2001 approval and were established without the benefit of appropriate permits. The 2001 approval also included a large water storage tank within the Open Space designated area of the site but it was never built and subsequently expired. The update to the Use Permit and CMP seeks to reauthorize this approval along. The proposed water storage tank would be an approximately 550,000-gallon, 32-foot-tall above ground tank that would also include an approximately 1,400-squre-foot pump station building. The water storage tank and pump station building is being proposed to be located within the northwestern portion of the subject project. In addition, to the requested uses and that water storage tank, the project also includes the construction of an approximately 10,000-square-foot commercial shop and an approximately 340-square-foot employee restroom to be located west of the existing aggregate processing operation.

Construction and Operational Impacts

The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated with both construction and operation of land use projects. Using the parameters specific to this project, the CalEEMod model identified potential increases in the pollutants of concern during various stages of both the construction and operation phase the project (*CalEEMod Version 2016.3.2*). Three separate models were run, to ensure that inputs related construction of the proposed improvements, including the water storage tank with pump station building, commercial shop and employee restroom were separate from the operational impacts of the topsoil and aggregate processing facility as well as the firewood and biomass processing operation.

For the project construction impacts including site preparation and grading was assumed to occur over a period of a year to provide a conservative analysis. The highest amount in any given year over the life of construction was used, utilizing the default variables for a typical Light Industrial development.

Table 1. Project Construction Air Quality Impacts

Pollutant	NSAQMD Threshold*	Project Impact
NOx	24-136 lbs/day	11.24 lbs/day (2.0514 tons/year)
ROG	24-136 lbs/day	0.213 lbs/day (1.1660 tons/year)
PM10	79-136 lbs/day	0.291 lbs/day (1.5951 tons/year)
CO	N/A	7.210 lbs/day (1.316 tons/year)

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

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

Short-term project construction activities have the potential of generating dust and impacting the local ambient air quality with grading and excavation, vegetation removal, and construction

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

For long-term operational impacts of the Light Industrial Uses, including both the topsoil and aggregate processing and the firewood and biomass processing have the ability to generate long term air quality impacts relating to the generation of dust and impacting the local ambient air quality to the generate of particulate emissions from moving and crushing aggregate as well from the cutting of firewood and chipping of biomass. Pursuant to NSAQMD Rule 401, the applicant to contact the NSAQMD to determine if a permit to determine if an authority to construct or permit to operate from the Air District is required for the Light Industrial Uses. Therefore, Mitigation Measure 3D, requiring the applicant to contact the NSAQMD to determine if a permit is required is included. In addition, to further reduce emissions during operation of the Light Industrial Uses, recommendations from the NSAQMD including the topsoil and aggregate processing and the firewood and biomass processing, Mitigation Measure 3E to help reduce overall impacts of the project regarding criteria pollutants.

For both the topsoil and aggregate processing operation and the firewood and biomass processing operation, the construction tabs in CalEEMod were used to input the heavy equipment data needed for the analysis. Two separate model runs were conducted to ensure that inputs were specific to these different functions of the proposed project. Based on equipment information provided by the applicant it was assumed that equipment used would include a Cone Crusher, Impact Crusher, Conveyor, Generators, 2 Front End Loaders, and 2 Excavators with breaker hammers. For the firewood and biomass processing operation, the equipment information provided by the applicant included a log splitter, air compressor, tracked excavator log handler, a wood chipper, and a generator were used.

Table 2: Top-Soil and Bark Mulch Processing, Aggregate Processing, Asphalt/Concrete Recycling

Pollutant	NSAQMD Level A Thresholds	NSAQMD Level B Thresholds	NSAQMD Level C Thresholds	Project Impact[1]
NOx	< 24 lbs/day	*24-136 lbs/day*	>136 lbs/day	44.88 lbs/day (4.40 tons/yr)
ROG	*<24 lbs/day*	24-136 lbs/day	>136 lbs/day	3.87 lbs/day (0.38 tons/yr)
PM10	*<79 lbs/day*	79-136 lbs/day	>136 lbs/ day	70.09 lbs/day (6.87 tons/yr)

1. Pounds per day were calculated by assuming that operations would occur 5 days per week for 9 months per year, consistent with the operations being seasonal. This provides a conservative calculation of how many pounds per day could be emitted by the existing operations.

As shown in Table 2, the project would be within Level B thresholds for NOx and PM10 and would be within Level A for ROG.

Table 3: Firewood and Biomass Processing Air Quality Impacts

Pollutant	NSAQMD Level A Thresholds	NSAQMD Level B Thresholds	NSAQMD Level C Thresholds	Project Impact[1]
NOx	< 24 lbs/day	*24-136 lbs/day*	>136 lbs/day	32.38 lbs/day (5.91 tons/yr)
ROG	*<24 lbs/day*	24-136 lbs/day	>136 lbs/day	4.05 lbs/day (0.74 tons/yr)
PM10	*<79 lbs/day*	79-136 lbs/day	>136 lbs/ day	2.47 lbs/day (0.45 tons/yr)

1. Pounds per day were calculated by assuming that operations would occur 5 days per week for 9 months per year, consistent with the operations being seasonal. This provides a conservative calculation of how many pounds per day could be emitted by the existing operations.

As shown in Table 3, the project would be within Level B thresholds for NOx and PM10 and would be within Level A for ROG.

Table 4 below shows the total project emissions from operations when both operations emissions are combined.

Table 4: Total Project Air Quality Impacts

Pollutant	NSAQMD Level A Thresholds	NSAQMD Level B Thresholds	NSAQMD Level C Thresholds	Project Impact
NOx	< 24 lbs/day	*24-136 lbs/day*	>136 lbs/day	77.26 lbs/day
ROG	*<24 lbs/day*	24-136 lbs/day	>136 lbs/day	7.92 lbs/day
PM10	*<79 lbs/day*	79-136 lbs/day	>136 lbs/ day	72.56 lbs/day
CO	N/A	N/A	N/A	87.63 lbs/day

As proposed the combined two Light Industrial Operations would meet the Level B thresholds for NOx and would meet Level A thresholds for PM10. The mitigation measures recommended above will minimize the potential adverse impacts associated with construction and operational emissions to a level that is ***less than significant with mitigation***.

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

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

1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.

2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust form leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.

3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.

4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.

5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.

6. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.

7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.

8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: *Prior to issuance of Grading Permits, Building Permits or Improvement Plans*
Reporting: *Approval of the grading permit and improvement plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3B: Minimize Construction Equipment Idling. In order to reduce emissions from construction equipment, the applicant shall include the following standard note on all Grading Plans, Site Plans or Improvement Plans: "During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes. Idling of construction-related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor."
Timing: *Prior to issuance of Grading Permits, Building Permits or Improvement Plans*
Reporting: *Planning Department approval of Grading Permits or Building Permits / Complaint driven*
Responsible Agencies: *Planning and Building Department, Code Compliance Division*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel.
Timing: *Prior to issuance of Grading Permits, Building Permits or Improvement Plans and during construction*
Reporting: *Approval of the grading permit and improvement plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3D: Authority to Construct Permit/Permit to Operate from the Northern Sierra Air Quality Management District. Building, altering, replacing, or operating any source air contaminates, whether portable or stationary (but not mobile), may require an Authority to Construct Permit/Permit to Operate from the Air Pollution Control Officer, unless the Northern Sierra Air Quality Management District (NSAQMD) determines that such equipment is exempt from permitting or unless such equipment is currently registered with California Air Resources Board under the Portable Equipment Registration Program. The applicant shall contact Joe Fish of NSAQMD at (530) 274-9360 x103 (or email at joe@myairdistrict.com) in order to determine whether or not the equipment used in the topsoil and bark mulch processing, aggregate processing and asphalt/concrete processing and recycling operation or firewood and biomass material processing requires permitting from the NSAQMD. The results of that contact shall be documented

and provided to the Planning Department prior to issuance of any improvement permits, and an Authority to Construct Permit/Permit to Operate shall be obtained if applicable.
Timing: *Prior to building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department and Northern Sierra Air Quality Management District*

Mitigation Measure 3E. Reduce Emissions during Light Industrial Use Activities: The following are the minimum recommended measures to reduce project emissions related to operation of the topsoil and bark mulch processing, aggregate processing and asphalt/concrete processing and recycling operation, firewood and biomass material processing in relation to the proposed project. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/diesel.htm).

1. Alternatives to open burning of vegetative material shall be used to dispose of site-cleared vegetation where feasible. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
2. Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible.
3. Mobile heavy equipment shall meet State engine-tier standards in effect at the time of operation.
4. Heavy equipment idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes as feasible, and all heavy equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications.
   Timing: *During project operations*
   Reporting: *During project operations*
   Responsible Agency: *Northern Sierra Air Quality Management District*

4. BIOLOGICAL RESOURCES

Existing Setting: The subject parcels containing approximately 133 acres are located east of the intersection of Highway 89 and Fibreboard Road, approximately four miles north of the Town of Truckee in unincorporated Eastern Nevada County. The subject site has been substantially disturbed over the years as it has been historically used as a lumber mill, with a small residential area for the mill employees, from the late 1800's until the late 1950's. Most of the facilities associated with the previous lumber mill site have been removed, or have been modified by the more-recent activities occurring between the 1950's and present day. Subsequent to the lumber mill uses, between 1965 and 1967, and into the late 1980's and early 1990's, the subject parcels were used to stockpile waste bark from the Fibreboard Corporation sawmill previously located in the Town of Truckee.

The proposed project is an application for a new Use Permit to amend the expired Hobart Mills Industrial Park Comprehensive Master Plan (U99-004) approved through the adoption of a Use Permit on June 28, 2001. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired Comprehensive Master Plan (CMP) and to reauthorize expired entitlements/infrastructure associated with the original approval. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation that has been expanded to include an unpermitted approximately 8-acre aggregate processing and asphalt/concrete processing and recycling operation located east of Hobart Mills Road, within the 22-acre M1-SP Zoning District portion of the subject parcels. The proposal also includes a request to permit an existing unpermitted approximately 4-acre seasonal firewood and biomass material storage and processing operation located northwest of the intersection of Fiberboard Road and Hobart Mills Road within an 8-acre

M1-SP-SC Zoning District portion of the subject parcel. In addition, two unpermitted approximately 2-acre Contractor Equipment Storage Yards that are established west of the unpermitted Firewood and Biomass processing yards within the M1 zoned area are also seeking approval. These uses were not considered as a part of the 2001 approval and were established without the benefit of appropriate permits. The 2001 approval also included a large water storage tank within the Open Space designated area of the site but it was never built and subsequently expired. The update to the Use Permit and CMP seeks to reauthorize this approval. In addition to the requested uses, the project also includes the construction of an approximately 10,000-square-foot commercial shop and an approximately 340-sqaure-foot employee restroom located east of the existing 8-acre aggregate processing operation within the M1-SP Zoning District.

The subject site is characterized as an Upper Montane Mixed Conifer-Jeffery Pine-Sagebrush Forest which occupies approximately 40% of the upper western and southwestern portions of the project site with an understory dominated by sagebrush and antelope bitter brush (Beedy, 2017, Sanders and Chainey-Davis, 1999). The central portion of the site, including the 30-acre M1-SP area and most all of the Open Space areas consists of a scattered brush habitat. Within the northern portion of the site, and north of the M1-SP area, a Montane Riparian area exists, and is entirely contained within the Open Space zoning boundaries.

The north fork of Processer Creek, a Perennial Watercourse which flows into Prosser Creek Reservoir, approximately 1-mile southeast of the subject parcel, flows through the northern portion of the site. The site is located within the Prosser Creek and Truckee River Drainage Basin and is located approximately one mile northwest of Prosser Reservoir.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓			K,19, 20
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓			A,K,L,19, 20
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓			A,K,L,19, 20
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓			A, K, L, 19, 20
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A,19, 20

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A,19, 20, 41
g. Introduce any factors (light, fencing, noise, human presence and/or domesticated animals) which could hinder the normal activities of wildlife?			✓		A,19, 20, 41

Impact Discussion:

4a-e: In compliance with Nevada County Land Use and Development Code, Section L-II 4.3.12, the subject parcels were surveyed by qualified Biologist, Dr. Ted Beedy on July 21, 2017 (Beedy, 2017). The Biological Inventory evaluated the potential for Special Status plant and wildlife species, landmark trees and groves, Waters of the U.S. and wetlands to occur on or adjacent to the project site, as well as a review of the property for locally protected resources pursuant to the requirements of the Nevada County General Plan. Special status species were considered based on a current review of the California Natural Diversity Data Base (CNDDB) and database information provided by the United States Fish and Wildlife Service for the project area. In addition, pursuant to the Beedy 2017 report, the evaluation also included a Peer Review of the existing Biological Inventory (dated March 11, 1999) that was prepared by Biologist Susan Sanders and Botanist Carolyn Chainey-Davis (Sanders; Chainey-Davis, 1999) for the Use Permit and Comprehensive Master Plan (U99-001) and the Rezone (Z99-001) which permitted the existing approximately 3-acre topsoil and bark mulch processing operation located on the subject project site and rezoned the parcel from IDR to the base Zoning Districts of Light Industrial (30 acres), Recreation (40 acres) and Open Space (63 acres). Pursuant to the Sanders; Chainey-Davis 1999 report, filed surveys of the subject project site were conducted on November 21, 1997, July 12, 1998 and on July 30, 1998.

Pursuant to the Beedy and Sanders and Chainey-Davis reports, the subject approximately 133-acre site contains various plant communities including: Sagebrush/Bitterbrush, Jeffrey Pine Forest, Quaking Aspen, Grassland, Wet Meadow and Seasonally Wet Meadow. Pursuant to the Beedy 2017 report and the Sanders, Chainey-Davis reports, California Natural Diversity Database Searches reviled the potential for 7 Special Status plant and wildlife species previously identified to occur in or near the project area including: Plumas ivesia, Lemmon's clover, Willow Flycatcher, Northern Goshawk, California Spotted Owl, Northwestern Pond Turtle and the Mountain Yellow-legged Frog. Pursuant to the Sanders, Chainey-Davis report both the Plumas ivesia and the Lemmon's clover were not observed during the field surveys. The Sanders Chainey-Davis report also identified that they subject parcel does not contain suitable habitat for the Willow Flycatcher, Northern Goshawk, California Spotted Owl, Northwestern Pond Turtle or the Mountain Yellow-legged Frog.

The Beedy, 2017 Report and Peer Review of the Sanders, Chainey-Davis 1999 report also indicated that Cliff Swallows are using some of the existing buildings which are located on the subject parcel that were part of the former mill site. While the Biological Inventory indicates that active and inactive nests were not identified during field surveys, the existing buildings as well as the construction of new buildings throughout the subject parcel may contain suitable habitat for these nesting birds as well as nesting raptors and other nesting migratory bird species protected under the Migratory Bird Treaty Act. The breading season for most protected birds near the subject parcel is

generally from March 1 to August 31. Therefore, construction and demolition activities should accordingly be scheduled for the non-breading season or alternative steps taken to protect any nesting birds discovered. Therefore, Mitigation Measure 4A is proposed to require that should construction or demolition activities occur during the nesting season, a survey prior to any disturbance to identify any nesting Cliff Swallow, raptor or migratory bird's onsite and either offset or avoid impacts to them so that potential impacts will be ***less than significant with mitigation.***

Aquatic features exist on the project site, including a wetland and riparian wet meadow area. Pursuant to the Nevada County Land Use and Development Code, Section L-II 4.3.17, which requires a 100-foot setback from all wetlands and riparian areas which would remain undeveloped unless a Management Plan is approved.

Pursuant to the 2017 Beedy and 1999 Sanders, Chainey-Davis reports, the subject project site contains a sensitive Wet Meadow and Seasonally Wet Meadow Riparian Habitat which is located north of the existing approximately 3-acre top-soil and bark mulch processing Light Industrial Use and are located within a portion of the subject project site which is zoned OS-SP and would remain undeveloped based on the proposed project. The Sanders, Chainey-Davis report describes the habitat as a wet montane meadow or sedge meadow. The Wet Meadow along the north edge portion of the subject project site is part of an important wet and dry montane meadow complex between the Truckee and Sierra Valley. Grazing by horses and sheep has impacted the drier portions of the meadow and has removed some of the willows that otherwise would have occurred along the north fork of Prosser Creek. This meadow was formerly a mill pond, created by a small dam at the northwest corner of the project site. This dam was removed over 30 years ago, and the area reverted to a wet meadow. The Sanders, Chainey-Davis report also includes that despite grazing, it remains a high quality meadow of sedges and native grasses.

The 1999 Sanders, Chainey-Davis reports describes the features as discussed above and outlines mitigation measures to ensure adequate protection of wetlands and riparian areas during operation of the Light Industrial uses including the topsoil and bark mulch recycling operation, aggregate and asphalt/concrete processing and recycling operation, and firewood and biomass processing operation. The Mitigation Measures are also included to ensure adequate protection of the wetlands and riparian habitat during construction of the proposed improvements, including the water storage tank with pump station building, commercial shop and employee restroom as well as grading for internal roadway improvements. Applicable Mitigation Measures from the Chainey-Davis reports are included to ensure protection of the wet meadow and seasonally wet meadow riparian habitat.

Mitigation Measure 4B is proposed to ensure protection of the aquatic features by requiring setbacks areas to the wetlands and riparian habitat to be identified as Environmentally Sensitive Areas (ESA's) on improvement plans. Mitigation Measure 4C is proposed to require Best Management Practices be used in order to ensure the non-disturbance buffer to the aquatic features is adequately protected during and after construction of the proposed improvements for the water storage tank an and pump station building, commercial shop and employee restroom as well as grading for internal roadway improvements. Mitigation Measure 4D is proposed to require Best Management Practices during construction of the proposed improvements and operation of the Light Industrial uses to ensure adequate protection of onsite and offsite water quality of aquatic features. The incorporation of these Mitigation Measures will ensure impacts to sensitive natural communities (aquatic features) as identified in local, State and Federal plans, policies and regulations will be less ***than significant with mitigation.***

4f: The project site is not part of a Habitat Conservation Plan or any other adopted conservation plans; therefore, there project would have ***no impacts*** or conflicts with adopted conservation plans.

4g: The proposed project could temporarily result in light sources, noise, and human activity. However, the project area is already subjected to human activity consisting of existing Light Industrial Park which has operated seasonally since 1993. Additionally, while there would be daytime activity on the site, much wildlife activity occurs at dusk, dawn, and nighttime, when operations would not be active. Because the project site is in an active area for people, it is likely that the site already has a reduced amount of wildlife movement. The project site is not located in in any known major deer corridors, known deer holding areas, or critical deer fawning areas. Therefore, this impact would be ***less than significant***.

Mitigation: To reduce potential construction impacts to sensitive biological resources, the following mitigation is required to be outlined on project construction plans for implementation during project construction:

Mitigation Measure 4A: Avoid Impacts to Nesting Cliff Swallows, Raptors and Migratory Birds.
If construction or demolition occurs between March 1 and August 31, pre-construction surveys for nesting Cliff Swallows, Raptors and Migratory Birds shall be conducted pursuant to California Department of Fish and Wildlife requirements and according to the Migratory Bird Treaty Act. These surveys should be accomplished within **7 days** prior to commencement of grading activities. If a legally-protected species nest is located in a tree for removal, the removal shall be deferred until after August 31 or until the adults and young are no longer dependent on the nest, as determined by a qualified biologist.

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

Mitigation Measure 4B: Identify Environmentally Sensitive Areas - Aquatic Features. Setback areas to the streams and wetlands must be delineated as Environmentally Sensitive Areas (ESA's) on all future improvement/grading/construction plans associated with this project.
Timing: *Prior to issuance of building/grading permits*
Reporting: *Approval of the improvement plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4C: Aquatic Feature Non-Disturbance Buffer Protection. Best Management Practices are required in order to ensure the non-disturbance buffer to the aquatic

features is adequately protected during construction. The following note shall be added to the improvement/grading plans:

1. Copies of all mitigation measures must be provided to contractors to ensure the proper and timely implementation of each.

2. Construction must be limited to the dry periods without any precipitation events.

3. No activity within the aquatic features is permitted. All construction must be completed from the top of the banks and outside of the wetland swales.

4. In order to minimize the risk of erosion, disturbance areas must be confined to the minimum practical working area.

5. Prior to first inspection, the aquatic features (seasonal stream, ephemeral stream and all three wetlands) and their non-disturbance areas must be delineated with the installation of orange construction fencing interfaced with silt fencing or other effective sediment catching materials, along the uphill side of each ESA where equipment will be operated.

6. Erosion and sediment controls must be maintained and inspected daily for effectiveness, including removal of spoils if there is a build-up and reinforcing or re-establishing failed structures. Sediment controls must be removed and properly disposed of at the completion of construction.

7. The construction area must be rehabilitated at the completion of construction, including reinstatement of soil, surface leveling, revegetation and mulching if necessary.

Timing: *Prior to issuance of building/grading permits*
Reporting: *Approval of the improvement plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4D: Water Quality Best Management Practices. The following note shall be added to the driveway improvement/grading plans: The following Best Management Practices are required during construction in order to ensure adequate protection both onsite and offsite water quality of aquatic features.

1. Minimize the number and size of work areas in the vicinity of the aquatic features. Staging and spoils storage sites must be placed 100-feet from the wetlands. Work areas must be clearly marked on improvement/grading plans.

2. Prior to the start of work, install erosion control measures or effective sediment barriers to ensure soils and other pollutants will not enter the aquatic features. Before the first heavy rains and prior to removing the barriers, soil or other sediments or debris that may have accumulated behind the barriers shall be removed for proper disposal.

3. The contractor shall exercise every reasonable precaution to protect the streams, wetlands and their non-disturbance buffers from pollution with fuels, oils and other harmful materials. Construction byproducts and pollutants such as oil, cement and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. No slash or other natural debris shall be placed in or adjacent to these areas. All construction debris

and associated materials and litter shall be removed from the work site immediately upon completion.

4. No equipment or vehicle maintenance, cleaning or refueling shall occur within the non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instructions on the label.

Timing: *Prior to issuance of building/grading permits*
Reporting: *Approval of the improvement plans*
Responsible Agency: *Planning Department*

5. CULTURAL RESOURCES

Existing Setting: The approximately 133-acre project site had once contained an active lumber mill site with its own community and town site. The lumber mill activities ceased in the 1950s, and after which the buildings were dismantled and removed from the site. South of the project site is the Alder Creek/Prosser Lake area, where a portion of the Donner Party wintered in the fall of 1846. There are numerous recorded historic and prehistoric archaeological sites in the greater Truckee/Martis Valley area.

This region of the County is known as ethnographic-period territory of the Washoe. The Washoe practiced seasonal migration, spending summer months at Sierra Nevada encampments near Lake Tahoe and winter months at lower elevations to the east. In this part of Nevada County, archaeologist locate prehistoric-period habitation sites along streams or ridges or knolls, especially those with southern exposure. Early settlers began moving west, followed by the late 1840-50s gold rush. By 1852 and the advent of placer mining, the population of Nevada County was estimated at more than 21,000 people. Supporting industry including stores, transportation companies, saloons, toll roads and stage lines, foundries, lumber mills, and water companies continued the growth rate of the County.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		✓			40
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓			40
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			40

Impact Discussion:

5a-c: In 1989, Fibreboard Corporation applied for a Use Permit (U89-49) proposing the construction of a new wood sawmill and facilities to be located on the Hobart Mills site. In 1989 as part of the proposed project, a records search at the North Central Information Center (NCIC) (CSU Sacramento) was prepared for the subject project site. Following the record search as part of the proposed wood sawmill, Peak & Associated performed a cultural resources survey of the site. However, before the results of their survey could be reported, Fibreboard Corporation divested all of their timber land holds in the region and chose not build the mill. Peak & Associates concluded

their report in 1990, but provided no site evaluations or recommendations for the sites within the project area.

As part of the Use Permit application in 2001 for the seasonal topsoil and bark mulch processing operation, Peak & Associates completed their Archeological Survey based on the proposed project. A number of historic features were documented on this site, most of which are associated with the lumber mill activities dating back to the 1890s. The report includes that the historic Hobart Mills town site has been re-used for a number of different industrial purposes since the closure of the original mill in 1937 and subsequent distraction by a fire in 1949. The report includes that the project site has been readily accessible by numbers of people over time, which has led to vandalism of the original residential town site that contained residences from 1897. In assessing the subject project site under the criteria of the California Register of Historical Resources, it can be concluded that Hobart Mills was historically significant, and associated with the events that have made a significant contribution to broad patters of California's history. However, pursuant to the Peak & Associates report the project site does not meet any of the other criteria in that it is not associated with significant individuals, the lack of original buildings prevent the site from embodying any distinctive style elements, and the vandalism that has occurred precludes the presence of information important to history. In addition, the report concludes that the project site lacks the necessary integrity to convey the historic values of the site and that it retains the integrity of location only. The removal of all buildings of the 1897 company town and mill coupled with the construction of later buildings on the site have taken away the necessary qualities that made the project site historically significant. Therefore, the subject parcels cannot be deemed as eligible for inclusion in the California Register of Historical Resources.

No prehistoric cultural materials were found in the project area except for an isolated basalt scraper. While the previous 2001 Archaeological Survey did not find surface evidence of cultural resources, grading associated with the proposed project, including the development of the proposed above-ground water storage tank, 340-square-foot employee restroom and separate approximately 10,000-square-foot commercial shop could result in the discovery of unknown Cultural Resources. Therefore, consistent with Nevada County Land Use Code Section L-II 4.3.6.C.5., the Conditional Use Permit is required to include the following:

Any person who, in the process of project activities, discovers any cultural resources and/or human remains within the project area shall cease from all project activities within at least 200 feet of the discovery. A qualified professional shall be notified to assess any discoveries and develop appropriate management recommendations for cultural resource treatment. In the event that human remains are encountered, the sheriff-coroner shall be notified immediately upon discovery. In the event that Native American human remains are encountered, the Native American Heritage Commission or the most likely descendants of the buried individual(s) who are qualified to represent Native American interests shall be contacted. Specific treatment of Native American human remains shall occur consistent with State law.

Mitigation Measure 5A is proposed that would require construction to be halted in the unlikely event that there is a discovery of Cultural Resources, including historic, prehistoric, tribal, and paleontological resources. With the inclusion of proposed Mitigation Measure 5A, impacts to these resources will be ***less than significant with mitigation***.

Mitigation: To mitigate potentially adverse cultural or historical resources impacts associated with the proposed activities on site, the following mitigation measure shall be required:

Mitigation Measure 5A: Halt Work and Contact the Appropriate Agencies if Human Remains, Cultural Resources or Paleontological Resources are Discovered during Project Construction. All grading and construction plans shall include a Note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following: All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading activities. If such resources are encountered or suspected, work shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.
Timing: *Prior to Issuance of Building Permit or Grading Permit and throughout construction*
Reporting: *Planning Department Approval of Grading and Construction Permits. If Discovered, Refer to the MM5A for Specific Requirements*
Responsible Agency: *Planning Department*

6. ENERGY

Existing Setting: The subject approximately 133 acre project site is located off of State Highway 89 and Fibreboard Road in the unincorporated Truckee area in Eastern Nevada County. Electrical service is provided to this area by Liberty Utilities and is currently available on the site. Natural gas is not available in this area, however the site will be served by one of several propane companies that serve Eastern Nevada County. The subject site is developed with existing Light Industrial uses that includes an approximately 3-acre season topsoil and bark mulch processing operation, that has been expanded to include an unpermitted approximately 8-acre seasonal aggregate processing and asphalt/concrete processing and recycling operation located within the northeastern portion of the project site zoned M1-SP. In addition, this area of the subject project site, includes an existing unpermitted 2-acre Contractor's Equipment Storage Yard, which is used to support the material processing and recycling operations that is located southwest of the existing aggregate and topsoil processing operations. The subject site is also developed with an existing unpermitted approximately 4-acre seasonal firewood and biomass material storage and processing operation located within the northwestern portion of the project site zoned M1-SP-SC. In addition, the project site is also developed with two unpermitted approximately 2-acre Contractor's Equipment Storage Yards that are located west of the unpermitted firewood and biomass processing yards within the M1-SP-SC zoned area of the subject 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 potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?			✓		A, 20
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓	A, D, 20

Impact Discussion:

6a The proposed project is an application for a new Use Permit to amend the expired Hobart Mills Industrial Park Comprehensive Master Plan (U99-004) approved through the adoption of a Use Permit on June 28, 2001. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired Comprehensive Master Plan (CMP) and to reauthorize expired entitlements/infrastructure associated with the original approval. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation which is located within the northeastern portion of the subject project site.

The proposal would permit an existing unpermitted approximately 8-acre seasonal aggregate processing and asphalt/concrete processing and recycling operation located within the northeastern portion of the project site zoned M1-SP. In addition, the proposal would also permit an existing unpermitted 2-acre Contractor's Equipment Storage Yard, which is used to support the material processing and recycling operations, located southwest of the existing aggregate and topsoil processing operations. The proposal also includes a request to permit an existing unpermitted approximately 4-acre seasonal firewood and biomass material storage and processing operation located northwest of the intersection of Fiberboard Road and Hobart Mills Road within an 8-acre M1-SP-SC Zoning District portion of the subject parcel. In addition, two unpermitted approximately 2-acre Contractor Equipment Storage Yards that are established west of the unpermitted Firewood and Biomass processing yards within the M1 zoned area are also seeking approval. These uses were not considered as a part of the 2001 approval and were established without the benefit of appropriate permits. The 2001 approval also included a large water storage tank within the Open Space designated area of the site but it was never built and subsequently expired. The update to the Use Permit and CMP seeks to reauthorize this approval along. The proposed water storage tank would be an approximately 550,000-gallon, 32-foot-tall above ground tank that would also include an approximately 1,400-squre-foot pump station building. The water storage tank and pump station building is being proposed to be located within the northwestern portion of the subject project. In addition, to the requested uses and that water storage tank, the project also includes the construction of an approximately 10,000-square-foot commercial shop and an approximately 340-square-foot employee restroom to be located west of the existing aggregate processing operation.

As proposed the project would consist of the permitting of two unpermitted existing outdoor Light Industrial uses including an aggregate processing and asphalt/concrete processing and recycling operation and a firewood and biomass material storage and processing operation. In addition, an existing topsoil and bark mulch processing operation is currently conducted on the subject project site. Pursuant to the submitted site plans as well as based on information provided by the applicant, the above uses do not rely on grid power for their operation. Equipment used in their operation includes the use of diesel power generators to power a Cone Crusher and Impact Crusher as well as a conveyor in the processing of aggregate materials. In the operation of the topsoil and bark mulch processing, the use of diesel power generators is used to power screening equipment which is used to blend existing soils and bark mulch to produce topsoil. In the use of the firewood and biomass processing the equipment used includes chainsaws, log splitters, wood chippers which are self-contained and utilize their own engines to power them thereby not requiring electrical grid energy. and the use of diesel powered generators to power generators to load trucks with firewood.

Furthermore, as proposed the project would also include the construction of an approximately 550,000-gallon water storage tank for fire suppression with a 1,400-square-foot pump station building, 10,000-square-foot commercial shop and an approximately 340-square-foot employee restroom. As proposed and further conditioned by the Planning and Building Departments, the proposed water storage tank and pump house as well the commercial shop and employee restroom would require the approval of a Building Permit to allow their construction and operation. Therefore, they would be required to meet all current building standards, including but not limited to the 2016 California Building Code, 2016 California Electrical Code, and 2016 California Energy Code (Title 24), as well as the Nevada County Land Use and Development Code. In addition, as shown on the submitted site plans, elevations and floor plans, the proposed water storage tank and pump house and the commercial shop and employee restroom would be designed to be energy efficient and would include the use of energy efficient heating and cooling systems as well as energy efficient lighting, as well as to be used for commercial purposes to support the existing onsite outdoor uses. Therefore, as proposed, the project would be required to meet all current building standards as required by the California Building Code and the Nevada County Land Use and Development Code. Thus, long-term operational impacts related to energy resources are anticipated to be ***less than significant.***

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

Mitigation: None Required.

7. GEOLOGY / SOILS

Existing Setting: The project site is located east of the intersection of Highway 89 and Fibreboard Road, approximately four miles north of the Town of Truckee in unincorporated Eastern Nevada County. At elevations of approximately 5,800 feet above mean seal level, the topography of the site is relatively flat within center area with a gentle upwards slope going towards Highway 89 to the west from Hobart Mills Road. The northeastern portion of the site slopes moderately downward towards the north fork of Processer Creek, a Perennial Watercourse, which flows into Processor Creek Reservoir, approximately 1-mile southeast of the project site (Sanders, Chainey-Davis, 1999).

The 2007 Natural Resources Conservation Services (NRCS), Soil Survey of the Tahoe Basin Area has mapped three soil complexes within the project site: Martis-Euer Variant Complex 2 to 5 percent slopes (MEB), Inville-Martis Variant Complex 2 to 5 percent slops (EVB) and Aquolls and Borolls 0 to 5 percent slopes (AQB) Aiken loam 2 to 9 percent slopes (AfB), Aiken loam 15 to 30 percent slopes (AfD), Aiken loam 30 to 50 percent slopes (AfE) and Cohasset loam 5 to 30 percent slopes (CmD). As proposed, the project area occurs within the MEB complex, which the Soil Survey of the Tahoe Basin Area describes as being well drained with a slow to medium runoff and a moderately slow permeability (NRCS 2007).

As expected with the relatively gentle topography of the area, it does not appear that there is evidence of soil erosion or landslides on the property. The Nevada County Master Environmental Inventory shows the project site as being in an area of low potential for landslide activity (Figure 8-3) and the erosion potential is also low (Figure 3-3) The Nevada County Master Environmental Inventory (Figure 8-4) shows the site is within an area of Quaternary and Historic faults (less than 2 million years old) with the site being

designated within a Seismic Zone III, the high intensity zone of the Modified Mercalli scale. The subject is located in a potentially active seismic area, with several active and potentially active faults located near the project site, with the closest active fault being the Dog Valley Fault, located approximately 1-mile to the west (Black Eagle Consulting, 2002). However, no faults are mapped as crossing the subject project site. In addition, the 2018 revised edition of the California Geological Survey Special Publication 42, Fault Rupture Hazard Zones in California, describes active faults and fault zones, as part of the Alquist-Priolo Earthquake Fault Zoning Act. However, the document indicates the project site is not located within an Alquist-Priolo Special Studies Zone and that the only active fault is the one that is described above.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure including liquefaction? iv. Landslides?			✓		A, D L,9, 12,19, 20, 32, 42
b. Result in substantial soil erosion or the loss of topsoil?		✓			A, D L,9, 12,19, 20, 32, 42
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, D L,9, 12,19, 20, 32, 44
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?		✓			A, D L,9, 12,19, 20, 32, 42
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓		A, D L,9, 12,19, 20, 32, 42
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓			A, D L,9, 12,19, 20, 32, 43
g. Result in substantial grading on slopes over 30 percent?				✓	A, D L,9, 12,19, 20, 32, 42

Impact Discussion:

7a-d: Black Eagle Consulting, prepared a *Geotechnical Report* for the Hobart Mills Industrial Park in 2002 that included a geotechnical investigation, laboratory testing and associated design

recommendations for the subject approximately 133 acre project site. The report includes limited information regarding existing site conditions, including a brief discussion of the history of the soils, surface conditions, geologic hazards, soil types and approximate depths, runoff and erosion potential, and suitability and features of the soils in regards to the development of the Hobart Mills Industrial Park. The report also includes the findings of a subsurface investigation in which no groundwater was encountered during the investigation and the soils observed did not express any expansive soil characteristics.

Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. While there are several active and potentially active known faults in the project area, none of these faults cross or trend towards the project according to the California Department of Conservation, 2010 Fault Activity Map of California. The subject project site is located in a potentially active seismic area, with several active and potentially active faults located near the project site, with the closest active fault being the Dog Valley Fault, located approximately 1-mile to the west (Black Eagle Consulting, 2002). However, no faults are mapped as crossing the subject project site. In addition, the 2018 revised edition of the California Geological Survey Special Publication 42, Fault Rupture Hazard Zones in California, describes active faults and fault zones, as part of the Alquist-Priolo Earthquake Fault Zoning Act. The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. However, the document indicates the project site is not located within an Alquist-Priolo Special Studies Zone and that the only active fault is the one that is described above.

In addition, based on the relatively gentle topography of the area, it does not appear that there is evidence of soil erosion or landslides on the property. Furthermore, the Nevada County Master Environmental Inventory shows the project site as being in an area of low potential for landslide activity (Figure 8-3) and the erosion potential is also low (Figure 3-3). Additionally, the 2007 NRCS describes the Martis-Euer Variant Soil Complex, which underlines the majority of the project site as not being unstable or expansive.

As proposed, the project includes an application for a new Use Permit to amend the expired Hobart Mills Industrial Park Comprehensive Master Plan (U99-004) approved through the adoption of a Use Permit on June 28, 2001. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired CMP and to reauthorize expired entitlements/infrastructure associated with the original approval. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation which is located within the northeastern portion of the subject project site. As proposed, the project would permit several existing Light-Industrial uses were are presently in operation within already disturbed locations on the subject parcels. These would include an approximately 8-acre seasonal aggregate and asphalt/concrete processing and recycling operation, along with an existing unpermitted 2-acre Contractor's Equipment Storage Yard that is located within the northeastern portion of the project site. Furthermore, the proposed project would include the permitting of an existing unpermitted approximately 4-acre seasonal firewood and biomass processing operation as well as two unpermitted approximately 2-acre Contractor's Equipment Storage Yards that are located within the northwestern portion of the subject project site. These uses were not considered as a part of the 2001 approval and were established without the benefit of appropriate permits. The 2001 approval also included a large water storage tank within the Open Space designated area of the site but it was never built and subsequently expired. The update to the Use Permit and CMP seeks to reauthorize this approval along. The proposed water storage tank would be an approximately 550,000-gallon, 32-foot-tall above ground tank that

would also include an approximately 1,400-squre-foot pump station building. The water storage tank and pump station building is being proposed to be located within the northwestern portion of the subject project. In addition, to the requested uses and that water storage tank, the project also includes the construction of an approximately 10,000-square-foot commercial shop and an approximately 340-square-foot employee restroom to be located west of the existing aggregate processing operation.

The construction of the above improvements, including the proposed water storage tank with pump house building, commercial shop building and employee restroom would require the issuance of County Grading and Building Permits, to ensure that all proposed structures comply with California Building Code (CBC) and Nevada County Land Use and Development Code requirements to ensure protection during seismic events. In addition, the project would also require grading to create the building pads for the water storage tank, commercial shop and employee restroom. Additional as-built grading would be required to permit the existing internal roadways and off-street parking lot circulation to be designed to meet minimum Fire Safe Road Standards, pursuant to Nevada County Land Use and Development Code, Section L-XVII 3.4 – Design Geometrics. In addition, cuts and fills may also be needed to facilitate surface drainage, trenching for the installation and connection of underground activities, and other subsurface disturbances. Therefore, as discussed and based on comments received from the Nevada County Department of Public Works and from the Lahontan Regional Water Quality Control Board, the applicant would need to obtain coverage under the Storm Water Discharges Associated with Industrial Activities (General Permit), Order No. 2014-0057-DWQ (NPDES No. CAS000001). Therefore, Mitigation Measure 7A is recommended to require the approval on an Industrial Storm Water Permit in conformance with the Lahontan Region of the State of California Regional Water Quality Control Board. In addition, the Mitigation Measure requires the approval of Storm Water Pollution Prevention Plan (SWPPP) prior to issuance of a Grading Permit or other improvement permit.

Pursuant to the NRCS soil report, the Martis-Euer Variant Complex 2 to 5 percent slopes (MEB soil type has is well drained with a slow to medium runoff and moderately slow permeability. In addition pursuant to the soil report, the risk of landslide, subsidence or collapse is low; however, the Building Department as a standard practice requires applicants to prepare soils or geotechnical report to mitigate possible adverse impacts from excavation, such as the suitability of the underlying material. Therefore, Mitigation Measure 7B is recommended to require the submission of a final Soils and Geotechnical Report prior to grading/building permit issuance for the water storage tank and pump station, commercial shop, employee restroom or grading improvements associated with the permitting of the existing Light Industrial Uses and internal roadways and off-street parking lot circulation to reduce any potential impacts with unstable soils and structural stability.

As stated above, the various construction activities associated with the project will necessitate cuts and fills to accommodate the construction of building pads, parking, and utilities. Cuts and fills may also be needed to facilitate surface drainage, trenching for the installation and connection of underground utilities, and other subsurface disturbances. During wet weather, construction activities can result in adverse erosion impacts, therefore standard Mitigation Measure 7C is recommended to limit any grading activities during the wet weather periods. With the implementation of these mitigation measures, adverse impacts related to erosion and unstable slope conditions would be ***less than significant with mitigation***.

7e: As shown on the submitted site plans, the subject parcels are served by an existing commercial/centralized septic system which is located west of the existing unpermitted firewood

and biomass processing operation. The commercial/centralized septic system was installed in 2010 as part of sewer infrastructure improvements to the Hobart Mills Industrial Park. As part of the project, the applicant proposes to construct a new approximately 340-square-foot employee restroom building, to be located north of the proposed approximately 10,000-square-foot commercial shop. As part of the construction of the proposed restroom building, development would include the installation of new sanity sewer lines throughout the Hobart Mills Industrial Park that would serve the proposed restroom building and be able to accommodate future development of the project site.

As required by the County of Nevada Environmental Health Department soil testing for the project site was conducted by Valkyrie Consulting on October 1, 2002 as noted in the Hobart Mills Facilities Plan & Project Report, March 2003 by John Shaw, Consulting. The report indicates that a geotechnical study was undertaken to evaluate the suitability of a shallow trench disposal system and commercial/centralized septic system. As reviewed by the Nevada County Department of Environmental Health, the existing septic system permitting covers the large commercial/centralized septic system which was installed in 2010 and currently serves the existing Care Takers Unit, which is located southeast of the septic system. As further noted in comments from the Nevada County Environmental Health Department, capacity for wastewater disposal is covered by the design parameters of the original permit. As further noted by the Nevada County Environmental Health Department, sewage disposal systems are required to also be reviewed by the Lahontan Region of the State of California Regional Water Quality Control Board. In comments received from the Lahontan Region of the State of California Regional Water Quality Control Board, there is currently a prohibition on the installation of new sewage disposal systems within the Truckee River Hydrologic Unit and that the proposed project would require permitting from the Board. Therefore, the Planning Department would condition the Use Permit to expand the commercial/centralized septic system, prior to issuance of a Building Permit. Therefore, any potential adverse impact that would result from project implementation is determined to be ***less than significant***, and no mitigation is required.

7f: There are no known paleontological resources or unique geological features in or around the project site. Being that there will be ground disturbance for grading and construction of the proposed buildings, water storage tank, off-street parking lot, storm water retention ponds and associated infrastructure improvements, Mitigation Measure 5A would require work to halt in the event that there is an unanticipated discovery of paleontological resources. Direct or indirect damage to paleontological resources is anticipated to be ***less than significant with mitigation.***

7g: There are no slopes on the subject property that are in excess of 30 percent. Therefore, there will be ***no impact*** on steep slopes as a result of this project.

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

Mitigation Measure 7A: Obtain Coverage under the General Permit for Storm Water Discharges Associated with Industrial Activities (General Permit), Order No. 2014-0057-DWQ (NPDES No. CAS000001). Prepare and Implement an Erosion and Sediment Control Plan. Industrial activity subject to this permit includes earth disturbance, clearing, grading, grubbing, stockpiling, and excavation. The Industrial General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

Prior to issuance of a Grading Permit or improvement plans for all project-related grading including driveway construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:

1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control and Low Impact Development (LID)/post-construction standards that include a hydromodification component and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.

2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.

3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding native ecosystem.

4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.

5. All construction and grading plans shall include a Note outlining the requirements provided below to ensure there is no introduction of noxious Weeds onto the subject parcel. If straw bales are used for erosion control, or if straw is broadcast over seeded areas, only certified weed-free straw or rice straw shall be utilized to minimize the risk of introducing or spreading noxious weeds such as Scotch Broom, yellow star thistle, or Italian thistle. Inspect all construction equipment to ensure that it does not transport noxious weeds into the project area.

6. To ensure the proper timely implementation of all Standard Construction Conditions, the applicant shall distribute copies of these measures and any other permit requirements to the contractors prior to construction commencing.
   Timing: *Prior to Issuance of Grading Permit or Building Permit and throughout construction*
   Reporting: *Planning Department Approval of Grading and Construction Permits.*
   Responsible Agency: *Planning Department and Building Department*

Mitigation Measure 7B: Prepare a Final Soils and Geotechnical Report for Project Grading and Structural Work. Prior to issuance of a Grading Permit, Building Permit or improvement plans, for any and all improvements, including the proposed approximately 550,000 water storage tank and approximately 1,400-square-foot pump station, approximately 10,000-square-foot commercial shop, approximately 340-square-foot employee restroom or improvement plans for the existing internal roadways and off-street parking lot circulation a final Soils and Geotechnical Report shall be shall be prepared a licensed engineer and submitted to the Nevada County Planning

and Building Departments, and recommendations therein followed for all subsequent grading and structural work. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.
Timing: *Prior to issuance of the Grading Permit and improvement plans*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department, Department of Public Works, Building Department*

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

8. GREENHOUSE GAS EMISSIONS

Existing Setting: 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. GHGs that are regulated by the State and/or EPA are carbon dioxide (CO2), methane (CH4), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF6) and nitrous oxide (NO2). CO2 emissions are largely from fossil fuel combustion. In California, approximately 43 percent of the CO2 emissions come from cars and trucks. Electricity generation is another important source of CO2 emissions. Agriculture is a major source of both methane and NO2, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO2. The adverse impacts of global warming include impacts to air quality, water supply, ecosystem balance, 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 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. The Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, *Guidelines for Assessing Air Quality Impacts of Land Use Projects*. Therefore, in order to satisfy CEQA requirements, projects should make a reasonable attempt to quantify, minimize and mitigate GHG emissions as feasible.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓		A, G

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A, G, 20

Impact Discussion:

8 a-b: Existing Light Industrial Uses at the Hobart Mills Industrial Park currently contribute to greenhouse gas emissions. Implementation of the proposed project which consists of brining existing operating unpermitted Light Industrial uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired CMP and to reauthorize expired entitlements/infrastructure associated with the original approval. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation which has been expanded to include an unpermitted approximately 8-acre aggregate processing and asphalt/concrete processing and recycling operation which is located within the 22-acre M1-SP Zoning District portion of the subject parcel. The proposed project also includes the permitting of existing unpermitted uses including an approximately 4 acre seasonal firewood and biomass material storage and processing located northwest of the intersection of Fiberboard Road and Hobart Mills Road. Two approximately 2-acre Contractor Equipment Storage Yards, that are established west of the unpermitted Firewood and Biomass processing yards within the M1 zoned area are also seeking approval. Estimated GHG emissions attributed to the proposed project would be primarily associated with increases in CO2 and other GHGs, such as methane (CH4) and nitrous oxide (N20), from mobile sources and utility usage. CO2e is Carbon Dioxide Equivalent, a measurement that expresses units of different greenhouse gases as equivalent to units of carbon dioxide in the ability to affect global warming. For that reason, CO2e is evaluated here. It is anticipated that the proposed project would result in approximately 1,636.8 MT/yr of CO2e related to the consumption of energy for the Light Industrial Uses including topsoil and aggregate processing and firewood biomass processing activities, respectively (CalEEMod Version 2013.2.2 2016).

In addition to measuring long term impacts of the operation of Light Industrial Uses, short-term GHG emission impacts would result from construction of the proposed improvements including the water storage tank with pump station building, commercial shop and employee restroom. The CalEEMOD.2016.3.2 model described in the Air Quality section of this Initial Study found that construction impacts would generate approximately 199 tons of CO2e (CO2e is Carbon Dioxide Equivalent, a measurement that expresses units of different greenhouse gases as equivalent to units of carbon dioxide in the ability to affect global warming).

Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems, it is not possible to determine to what extent this project's CO2 emissions would result in any altered physical conditions. In considering this project's GHG emissions within the context of statewide and regional emissions, it is assumed they will be minimal, given the small scale of the proposed project. Typically, cumulative impacts are analyzed and mitigated in the County's General Plan and associated EIR. In this case, the General Plan for Nevada County does not address GHG emissions. Therefore, this analysis uses a conservative approach and acknowledges that the project will make a small, minor contribution to regional and statewide GHG emissions. Pursuant to Section 3 – Air Quality of this Initial Study, Mitigation Measure 3B is recommended which would limit construction equipment idling time to

a maximum of 5 minutes and Mitigation Measure 3F is recommended to reduce project operational emissions to reduce GHG emissions to ***less than significant with mitigation.*** Therefore, with the implementation of Mitigation Measures 3B, and 3F short-term construction impacts and long-term operational impacts related to CO2e emissions are anticipated to be ***less than significant with mitigation.***

Mitigation: See Mitigation Measure 3B, 3F.

9. HAZARDS/HAZARDOUS MATERIALS

Existing Setting: The subject project site consists of one parcel totally approximately 133 acres and contains four Assessor Parcel Numbers. The subject site is bound by Highway 89 to the east with Fiberboard Road and Hobart Mills Road running through the site. The majority of the existing Light Industrial uses are located in the northern central portion of the site within approximately a 30-acre portion of the overall M1 Zoning District acreage. This same area also represents the majority of the former lumber mill site and associated town site. As the top soil/concrete and asphalt recycling use requires the use of heavy equipment and machinery, the storage and use of fuel and petroleum products occurs within the light industrial area.

The subject parcel is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Department of Toxic Substances Control 2019) and is not located on an abandoned solid waste disposal site known to the County (Nevada County Environmental Health 2019).

The project area is designated as a both a High and Very High Fire Hazard Area for wildland fire (CalFire 2014). The Truckee Fire Protection District provides fire protection services to the subject site. The project is not located within ¼ mile of an existing or proposed school.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		A,C,30
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?			✓		C
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, L
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?			✓		C, 32
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓	A, N, 31

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓		H, K
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		H, K

Impact Discussion:

9a-b: Pursuant to the submitted application and as shown on the submitted site plan, the existing operation uses heavy equipment as part of the top-soil and bark mulch processing, aggregate processing and asphalt/concrete recycling and firewood and biomass processing. Materials with explosive risk and potential risk of release of hazardous substances are limited to fuel, lubricants, and other operational fluids. Hazardous material storage must comply with the California Health and Safety Code Chapter 6.95, and the applicant will be required as a condition of approval to file a chemical business plan and inventory with the Environmental Health Department within 30 days of triggering threshold quantities. This measure will be included as a condition of project approval which requires that consistent with Nevada County Department of Environmental Health requirements, prior to the Building Permit final, the applicant must apply for and obtain a permit for the storage of hazardous materials from the Nevada County Department of Environmental Health (NCDEH), Certified Unified Program Agency (CUPA). The applicant must adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 – 25519 and 25100 – 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS).

Under existing Use Permit U99-004, industrial waste disposal containers and industrial material storage containers that contain industrial materials must be covered when not in use. Industrial type wastes are prohibited from being disposed of onsite, unless a specific method of disposal and design has been approved by the Nevada County Department of Environmental Health, in compliance with Chapter 6.5 of the California Health and Safety Code, Hazardous Waste Control. All waste shall be disposed of in accordance with state and local health and safety ordinances. Equipment is also required to be monitored for conditions that could result in the development of leaks and an appropriate schedule for prompt maintenance of equipment is required to be established. The facility maintains and implements a Spill Prevention, Control, and Countermeasure (SPCC) Plan as required by the U.S. Code of Federal Regulations, Title 40, which is submitted to the County of Nevada Environmental Health Department for review and approval.

With compliance with state and federal statutes, there would therefore be a ***less than significant*** impact associated with the use of hazardous materials during project operation.

9c: The subject parcel is not located within one-quarter mile of an existing or proposed school. Therefore, there would be ***no impact*** related to hazardous emissions or substances near a school.

9d: The property is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5. The site does however, contain approximately 50 cubic yards of petroleum contaminated soil, which remains in-place as shown on the Conceptual Master

Zoning Plan for the Hobart Mills Site, 2001, which is labeled as a non-disturbance area. Pursuant to the Lahontan Regional Water Quality Control Board in November 1996, approximately 1,100 cubic yards of petroleum hydrocarbon-impacted soil was excavated from four identified site locations on the project site. As a result of the clean-up, approximately 50 cubic yards of contained soil remains in in place due to its proximity to existing high-voltage electrical lines. Pursuant to the Lahontan Regional Water Quality Control Board, the remaining contained soil is does not pose a threat to the public or to groundwater. A Letter of No Further Action was issued by the Lahontan Regional Water Quality Control Board in 1997, which closed the site investigation and remedial actions for the contained soil. Therefore, there would be a ***less than significant impact*** in terms of a significant hazard to the public from the placement of the project on a hazardous waste site.

9e: The subject parcel is not located within airport land use plan nor is it located within two miles of a public airport or public use airport. Therefore, there would be ***no impact*** related to safety of the public in the project area.

9f: The proposed project would not alter any allowable residential density in the nearby area, change any of the existing road networks, or alter any existing emergency evacuation plans. The Nevada County Office of the Fire Marshal and the Nevada County Truckee Fire Protection District has reviewed the project proposal and did not comment on any adverse impacts to emergency response or evacuation plans. The proposed project would not impair or physically interfere with the adopted emergency response and evacuation plans, resulting in a ***less than significant*** impact.

9g: Due to the subject parcel being located within a Very High Fire Hazard Severity Zone as mapped by the California Department of Forestry and Fire Protection (CalFire), the proposed project must incorporate the requirements of a Fire Protection Plan (FPP) into project design in compliance with LUDC Section L-II 4.3.18.C.4. As submittal of an FPP is a code requirement, this measure will be included as a condition of project approval. The FPP must identify proximity to emergency responders, describe primary and secondary access conditions, identify an adequately pressurized water supply, incorporate a sprinkler system into building design, prepare an evacuation plan, and prepare a fuels management plan for defensible space. This condition would reduce impacts regarding fire safety and prevention to a ***less than significant*** level, and the project would not adversely expose unexpected volumes of people or structures to possible wild land fires.

Mitigation Measures: None Required.

10. HYDROLOGY / WATER QUALITY

Existing Setting: The subject site is located within the Prosser Creek and Truckee River Drainage Basin. The project site is located east of the intersection of Highway 89 and Fibreboard Road, approximately four miles north of the Town of Truckee in unincorporated Eastern Nevada County. At elevations of approximately 5,800 feet above mean seal level, the topography of the site is relatively flat within center area with a gentle upwards slope going towards Highway 89 to the west from Hobart Mills Road. The northeastern portion of the site slopes moderately downward towards the north fork of Processer Creek, a Perennial Watercourse, which flows into Processor Creek Reservoir, approximately 1-mile southeast of the project site (Sanders, Chainey-Davis, 1999).

The subject project site contains aquatic features, including a wetland and riparian wet meadow area. The wetland and riparian area is shown as a blue-line feature on the latest United State Geological Survey map for the subject site. Pursuant to the 2017 Beedy and 1999 Sanders, Chainey-Davis reports, the subject project site contains a sensitive Wet Meadow and Seasonally Wet Meadow Riparian Habitat which is

located north of the existing approximately 3-acre top-soil and bark mulch processing Light Industrial Use and are located within a portion of the subject project site which is zoned OS-SP and would remain undeveloped based on the proposed project. The Sanders, Chainey-Davis report describes the habitat as a wet montane meadow or sedge meadow. The Wet Meadow along the north edge portion of the subject project site is part of an important wet and dry montane meadow complex between the Truckee and Sierra Valley. Grazing by horses and sheep has impacted the drier portions of the meadow and has removed some of the willows that otherwise would have occurred along the north fork of Prosser Creek. This meadow was formerly a mill pond, created by a small dam at the northwest corner of the project site. This dam was removed over 30 years ago, and the area reverted to a wet meadow. The Sanders, Chainey-Davis report also includes that despite grazing, it remains a high quality meadow of sedges and native grasses.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		✓			A, D
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓		A, C
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i. result in substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? iii. create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run off; or iv. impeded or redirect flood flows?		✓			A, D, L 9,19, 20
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	L,9,13
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓	A, D
f. Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓	L,9,13
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	L,13

Impact Discussion:

10a: As shown on the submitted project site plan, the site has already been substantially developed with existing Light Industrial uses that are located in the northern central portion of the site within an approximately 30-acre portion of the overall M1 Zoning District acreage. This same area also represents the majority of the former lumber mill site and associated town site.

As proposed, the project would require the issuance of a Grading Permit to allow for the construction of the proposed approximately 550,000-gallon water-storage tank with pump station, approximately 10,000-square-foot commercial shop and the approximately 340-square-foot employee restroom. In addition, a grading permit would be required to allow for after the fact approval of existing internal roads and encroachment onto Fibreboard Road. While the total area which has been disturbed has not been identified on the submitted site plans for the proposed improvements, it can be assumed that the cumulative disturbance within the project area would exceed the one-acre threshold and require a General Permit for Storm Water Discharges Associated with Industrial Activities (General Permit), Order No. 2014-0057-DWQ. Mitigation Measure 7A will ensure that the project grading will conform to the Lahontan Region of the State of California Regional Water Quality Control Board. In addition, Mitigation Measure 4D will ensure that all grading and improvement plans follow Best Management Practices in order to ensure adequate protection for onsite and offsite water quality of existing aquatic features. In doing so, it will ensure that ***no significant impacts with mitigation*** can be expected.

10b: As shown on the submitted site plan, the project is served by two on site existing domestic groundwater wells which are located within the existing Light Industrial located on APN 016-540-009 to serve the subject parcel with water for dust control. In addition, there is a third existing domestic groundwater well located on APN 016-540-004 as shown on the submitted site plan, to serve the existing care taker residence. Pursuant to the submitted application the applicant proposes to construct an approximately 550,000-gallon above ground water storage tank which would be located east of Hobart Mills Road, that would be used to provide for water storage for emergency fire flow, pursuant to Section 903.2 of the California Fire Code, as well as to provide water for dust control and landscaping. As shown on the submitted site plan, the applicant proposes to also construct an approximately 340—square-foot employee restroom which would be located on APN 016-540-009 and also served by the existing onsite domestic groundwater wells. Pursuant to the submitted application, the operation of the topsoil and bark mulch processing as well as the aggregate processing and asphalt/concrete recycling do not require water to operate as the equipment used does not include a wash plant. However, water would be used in the operation of dust control suppression for the existing Light Industrial Uses, however, this would be intermittent, and therefore these uses would not place a large demand on groundwater resources. In addition, the Nevada County Environmental Health Department have provided comments on the proposed project and have provisionally indicated that the existing domestic groundwater wells can serve the proposed uses. Therefore, given that groundwater usage would be intermittent and utilized for emergency fire flow, dust control and landscaping, the proposed project would have ***less than a significant impact*** on groundwater supplies or interference with groundwater recharge.

10ci: The proposed project may have short-term impacts associated with sediment and runoff during grading and construction. However, as noted in Section 7, the project development will require a Storm Water Pollution Prevention Plan in compliance with the National Pollutant Discharge Elimination System because grading will exceed one acre. Compliance with existing regulations and implementation of Mitigation Measures 7A and 7C, which limits grading to the dry season from May to October and incorporates the requirements to obtain a General Permit for Storm Water

Discharges Associated with Industrial Activities (General Permit), Order No. 2014-0057-DWQ would reduce potentially significant impacts associated erosion or siltation on surface water resources to levels ***less than significant with mitigation.***

10cii-iv: The proposed project has the potential to cause long-term operational impacts to storm water as a result of oil and grease being conveyed into storm drains during storm events as well as increasing the amount of post-construction runoff. The project proposes to self-contain storm water onsite through the use of existing and proposed storm water retention ponds located on the subject parcel. As was required pursuant to Use Permit U99-004 four self-contained onsite storm water retention ponds were installed to route storm water drainage away from the existing topsoil and bark mulch processing operation which do not contain impervious surfaces. Pursuant to the Preliminary Drainage Analysis prepared by Acumen Engineering, December 2018 for the proposed project, storm water would be retained within two proposed locations on the subject parcel. Surface drainage located adjacent to the existing aggregate processing facility would be directed through a proposed storm water retention basin which would be located east of the existing aggregate processing facility along the eastern side property line within a portion of the parcel which is zoned REC-SP. The second drainage area would collect sheet flow drainage from the portion of the subject parcel which is zoned REC-SP prior to leaving the subject parcel and collect it into a proposed storm water retention basin. As proposed a total of three onsite storm water retention ponds would be installed to accommodate the four existing onsite storm water retention ponds that are presently located on the subject project site.

The proposed Preliminary Drainage Analysis prepared for the proposed project was reviewed by the Nevada County Public Works Department which has recommended that prior to issuance of a Grading Permit, the applicant shall provide a Final Drainage Report prepared by registered Civil Engineer which is designed for one-year, ten-year, and 100-year storm events. Thus, Mitigation Measure 10A is recommend to require the submission of a Final Drainage Report and adherence with the recommendations outlined in the Preliminary Drainage Report. Therefore

This impact would be ***less than significant with mitigation*** shown in Mitigation Measure 10A, which requires the applicant to maintain all drainage facilities through a legally enforceable mechanism.

10d-g: As shown on the submitted site plan, there is a 100-year flood hazard area along the here is a 100 year flood hazard zone which is located within the unnamed seasonal drainage, which is supplemented from springs and the Hobart Reservoir north of the project site, flows across the northern portion of the site towards Prosser Reservoir. This area of the subject parcel is zoned OS-SP and is located north of the 30-acre portion of the subject parcel which is zoned M1-SP located on APN 016-540-009. However, the project has been designed to avoid this flood hazard zone and does not propose the construction of any improvements within the required 100-foot setback from the edge of the floodplain, as required by LUDC Section L-II 4.3.10. Furthermore, the project is not in a tsunami or seiche zone, and it does not include housing, or conflict or obstruct the implementation of a water quality control plan. Therefore, there would be ***no impact*** associated with further development of the proposed project on flood zones or water quality control plans.

Mitigation: To offset the potential for impacts related to alteration of drainage features and storm water quality from construction and operation activities, in addition to Mitigation Measures 7A and 7C the following mitigation measures shall be required:

Mitigation Measure 10A: Final Drainage Report. Prior to issuance of Grading Permits, the applicant shall provide a final drainage report prepared by a registered civil engineer that shows enough topography to ensure there is no increase in run-off water from the site, the flow paths of the water from the paved areas all the way to the detention ponds, drop inlet details, and any onsite storm water piping. The report shall demonstrate no net storm water runoff from the proposed project and shall include an analysis of net runoff from the project site and design for one-year, ten-year, and 100-year storms. Required retention/detention facilities, where necessary, shall be designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event per General Plan Policy 3.19A. All storm water drainage shall be designed by a registered civil engineer, and the designer shall utilize County standard plans and specifications. Pursuant to General Plan Policy 3.19C, the applicant shall maintain all drainage facilities constructed as part of the project through a permanent, legally enforceable mechanism such as, but not limited to, a CSA, CSD, or recorded covenant. Prior to grading permit issuance, the applicant shall demonstrate that a legally enforceable mechanism for long-term maintenance of such facilities has been provided.
Timing: *Prior to issuance of Grading and Improvement Plans*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Public Works Department*

11. LAND USE / PLANNING

Existing Setting: The project site is located east of State Highway 89, approximately four miles north of the Town of Truckee. The 133-acre site is comprised of private land holdings but is entirely bordered on all four sides by U.S. Forest Service lands. A small number of existing residential units are located west of Highway 89 along Klondike Flat Road. Since the adoption of the 2001 CMP, the site is zoned with the Open Space (OS), Recreation (REC), and Light Industrial (M1) zoning districts. Each base zoning district also contains the Site Performance combining district (SP) that references the Comprehensive Master Plan. For those areas along the western boarder of the property and within the Scenic Corridor that runs along State highway 89, the zoning also includes the SC combining district. The underlying General Plan land use designation is Planned Development.

As proposed, the project includes an application for a new Use Permit to amend the expired Hobart Mills Industrial Park Comprehensive Master Plan (U99-004) approved through the adoption of a Use Permit on June 28, 2001. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired CMP and to reauthorize expired entitlements/infrastructure associated with the original approval. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation which is located within the northeastern portion of the subject project site. As proposed, the project would permit several existing Light-Industrial uses were are presently in operation within already disturbed locations on the subject parcels. These would include an approximately 8-acre seasonal aggregate and asphalt/concrete processing and recycling operation, along with an existing unpermitted 2-acre Contractor's Equipment Storage Yard that is located within the northeastern portion of the project site. Furthermore, the proposed project would include the permitting of an existing unpermitted approximately 4-acre seasonal firewood and biomass processing operation as well as two unpermitted approximately 2-acre Contractor's Equipment Storage Yards that are located within the northwestern portion of the subject project site. These uses were not considered as a part of the 2001 approval and were established without the benefit of appropriate permits. The 2001 approval also included a large water storage tank within the Open Space designated area of the site but it was never built and subsequently expired. The update to the Use Permit and CMP seeks to reauthorize this approval along. The proposed water storage tank would be an approximately 550,000-gallon, 32-foot-tall above ground tank that would also include an approximately 1,400-squre-foot pump

station building. The water storage tank and pump station building is being proposed to be located within the northwestern portion of the subject project. In addition, to the requested uses and that water storage tank, the project also includes the construction of an approximately 10,000-square-foot commercial shop and an approximately 340-square-foot employee restroom to be located west of the existing aggregate processing operation.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Physically divide an established community?				✓	A, L
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓		A,18,19, 20, 41

Impact Discussion:

11a: The subject 133-acre project site is located east of Highway 89 and is accessed primarily form Fibreboard Road. The subject site is further bound by Hobart Mills Road (Old Highway 89) which runs in a north to south direction through the site. At elevations of approximately 5,800 feet above mean seal level, the subject parcel is relatively flat within the center area with a gentle upwards slope towards Highway 89 to the west from Hobart Mills Road. As a result of the adoption of the 2001 CMP, the site is zoned with the Open Space (OS), Recreation (REC), and Light Industrial (M1) zoning districts. Each base zoning district also contains the Site Performance combining district (SP) that references the approved CMP. For those areas along the western boarder of the property and within the Scenic Corridor that runs along State highway 89, the zoning also includes the SC combining district. The underlying General Plan land use designation is Planned Development. A small number of existing residential units are located west of Highway 89 along Klondike Flat Road. Therefore, the project would not disrupt or divide the physical arrangement of any established community, and ***no impact*** would occur.

11b: As proposed, the project includes an application for a new Use Permit to amend the expired Hobart Mills Industrial Park Comprehensive Master Plan (U99-004) approved through the adoption of a Use Permit on June 28, 2001. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired CMP and to reauthorize expired entitlements/infrastructure associated with the original approval. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation which is located within the northeastern portion of the subject project site. As proposed, the project would permit several existing Light-Industrial uses were are presently in operation within already disturbed locations on the subject parcels. These would include an approximately 8-acre seasonal aggregate and asphalt/concrete processing and recycling operation, along with an existing unpermitted 2-acre Contractor's Equipment Storage Yard that is located within the northeastern portion of the project site. Furthermore, the proposed project would include the permitting of an existing unpermitted approximately 4-acre seasonal firewood and biomass processing operation as well as two unpermitted approximately 2-acre Contractor's Equipment Storage Yards that are located within the northwestern portion of the subject project site. These uses were not considered as a part of the 2001 approval and were established without the benefit of appropriate permits. The 2001 approval also included a large water storage tank

within the Open Space designated area of the site but it was never built and subsequently expired. The update to the Use Permit and CMP seeks to reauthorize this approval along. The proposed water storage tank would be an approximately 550,000-gallon, 32-foot-tall above ground tank that would also include an approximately 1,400-squre-foot pump station building. The water storage tank and pump station building is being proposed to be located within the northwestern portion of the subject project. In addition, to the requested uses and that water storage tank, the project also includes the construction of an approximately 10,000-square-foot commercial shop and an approximately 340-square-foot employee restroom to be located west of the existing aggregate processing operation. The M1 (Light Industrial) District provides areas for the production, repairing, distribution, and warehousing of goods and equipment, research and development, and supporting commercial businesses and services, that meet the needs of the community and provide employment opportunities, consistent with General Plan policy.

The revised CMP proposes a Master Design Theme for on-site development. The Design Theme proposes standards for building architecture, landscaping, water conservation, plant types and maintenance, off-street parking, signs, lighting, noise, air quality, and hazardous materials. As part of the review of the proposed revised CMP, the document has been updated to current Nevada County Land Use and Development Code as many of the overall design themes, seem to be reflective of previous Zoning Ordinance requirements. As part of the revisions to the CMP, the Land Use Regulations section has been updated to reflect the allowable land uses within the base zoning districts of the subject parcel including Light Industrial, Recreation and Open Space as required by the Nevada County Land Use and Development Code. Therefore, as proposed, the CMP would be consist with the Nevada County General Plan and the Nevada County Land Use and Development Code. Therefore, impacts related to land use policy inconsistency and land use incompatibility are considered ***less than significant***.

Mitigation: None required.

12. MINERAL RESOURCES

Existing Setting: The project area is not mapped as being within a significant Mineral Resource Zone (MRZ-2). This project site is located within the Rural Region that is generally sparsely developed with most of the uses ranging from very low rural residential to institutional uses and then this light industrial site. This project site does not contain any known mining activities. The local area falls into either Mineral Resource Zone-1 (areas of no mineral resource significance) or Mineral Resources Zone-4 (areas of unknown mineral resource significance).

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, 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, 1

Impact Discussion:

12a-b: The proposed project is not mapped within a known mineral resource area or MRZ and would not change existing land uses on the project site. Therefore, the project would have ***no impact*** on mineral resources.

Mitigation: None Required.

13. NOISE

Existing Setting: The General Plan establishes maximum allowable noise levels for land use projects and encourages future sensitive land uses, including the creation of new residential parcels, to be located in areas where noise generation is limited. As described in the project description, the site is located in a rural portion of eastern Nevada County and is completely surrounded by U.S. Forest Service lands. Historically, the project site has been to source of various industrial activities including a lumber mill and, most recently, the top soil and recycling operation. In general, ambient noise levels are dependent upon nearby noise generators such as roadways and by the uses within and adjacent to the project area. This neighborhood is generally quiet. With the exception of Highway 89, which parallels the subject project site, there are no significant noise generators nearby. The closest residential development is approximately one half mile away to the west. Approximately one mile northeast of the project site is the Tahoe Timber Trails recreational development, which contains seasonal RV camping opportunities in a members-only setting.

Would the proposed project result in:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?			✓		A,17,18,24
b. Generation of excessive ground borne vibration or ground borne noise levels?			✓		A
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A,L

Impact Discussion:

13a: The General Plan and LUDC have established daytime noise levels for industrial uses and the nearest residential uses as shown in Table 2, Nevada County Exterior Noise Limits. As shown with ~~strikethrough~~, where two different zoning districts abut, the standard applicable to the more restrictive district, plus 5dBA, applies (General Plan Policy 9.1.b).

Table 1 - Nevada County Exterior Noise Limits

Zoning District	Time Period	Leq	Lmax
FR	7 am – 7 pm	~~55~~ 60	~~75~~ 80
	7 pm – 10 pm	~~50~~ 55	~~65~~ 70
	10 pm – 7 am	~~40~~ 55	~~55~~ 60
M1	Any time	80	90

On September 5, 2014 and on March 11, 2019, J.C. Brennan & Associates conducted two sets of short-term noise level measurements to determine the existing baseline for CEQA purposes. The nearest sensitive receptors to the project site are currently low-density residential uses to the north and southwest of the subject parcel. The residential areas include Tahoe Timber Trails to the north along Hobart Mills Road and which is located approximately 1-mile from the subject parcel and the Klondike Flat subdivision, located approximately 2,102 feet away from the project site.

To quantify the existing ambient noise environment in the project vicinity, J.C. Brennan & Associates Inc. conducted noise level measurements to represent the ambient noise environment at the nearest residential developments. The noise level measurements were conducted on March 5, 2019. The ambient noise measurements were conducted when the Hobart Mills plant was not in operations. Although limited operations were occurring at the wood processing plant. The measurements do represent typical background noise levels without the Hobart plant in operations. The results of the continuous noise measurements are summarized in Table 2 below:

Table 2 – Summary of Existing Background Noise Measurement Data

Site	**Date / Time**	**Average Measured Hourly Noise Levels, dBA**		
		Leq	**L50**	**Lmax**
Site A – Near Tahoe Timber Trails	March 5, 2019 7:50 a.m.	40.1	39.8	52.0
Site A – Near Tahoe Timber Trails	March 5, 2019 1:30 p.m.	41.1	39.9	49.2
Site B – Klondike Flats	March 5, 2019 7:30 p.m.	42.2	40.0	53.2
Site B – Klondike Flats	March 5, 2019 12.17 p.m.	41.0	40.3	52.3

As a means of evaluating existing and future noise levels associated with the Hobart Mills Recycling operations and the Wood Processing operations, noise level measurements were conducted for the existing operations. Noise measurements were conducted on September 5th, 2014 for the Hobart Mills Recycling operations, and on March 11, 2019 for the Wood Processing operations. To determine the cumulative noise levels associated with all operations, noise levels were measured at a distance of approximately 50 feet.

Table 3 – Measured Hobart Mills Recycling and Wood Processing Operations Noise Levels

Operation	Measured Noise Levels		Distance
	Leq/L50	Lmax	
Crushing and Screening Noise Sources Include: Impact Crusher/Screens Loaders Trucks Backup alarms Delivery of materials	74.5/73.0 dB	79.6 dB	50 feet
Delivery and Load Out of Materials Noise Sources Include: Loading of trucks Mixing Materials w/excavator Truck passbys	68.1/66.5 dB	85.5 dB	50 feet
Scale Noise Sources Include: Truck arrivals/departures Truck idling	65.0/60.2 dB	71.0 dB	50 feet
Wood Processing Noise Sources Include: Generator Loading of logs on deck Cutting and splitting of logs Conveyors	70.1/70.0 dB	79.3 dB	50 feet

Table 4 – Predicted On-Site Noise Levels at the Nearest Residences

Reference Noise Levels	Distance to Residences	Calculated Noise Levels	Intervening Topographic Shielding	Resulting Noise Levels
Tahoe Timber Trails				
Cumulative Noise Level @ 50-feet: 76.8 dB Leq; 75.5 dB L50; 82.5 dB LMax	5,280 Feet	 36.3 dB Leq; 35.0 dB L50 42.0 dBLmax	 -19 dB -19 dB -19 dB	 **17.3 dB Leq** **16.0 dB L50** **23.0 dB Lmax**
Klondike Flats				
Cumulative Noise Level @ 50-feet: 76.8 dB Leq; 75.5 dB L50; 75.5 dB L50; 82.5 dB LMax	2,100 Feet	 44.3 dB Leq; 43.0 dB L50; 50.0 dB Lmax	 -18 dB -18 dB -18 dB	 **26.3 dB Leq** **25.0 dB L50** **32.0 dB Lmax**

Pursuant to the submitted application as well as the Noise Analysis, it is anticipated that the continued onsite operation of the Hobart Mills Industrial Park would not exceed Nevada County adopted noise standards and would be below existing ambient noise levels and noise impacts from the proposed project would not result in an exceedance of the Nevada County 55 dBA Leq and 75 dBA Lmax noise level standards for Rural areas. It should also be noted that existing Occupational Safety and Health Administration (OSHA) standards must also be met for the protection of employees from noise impacts in the work environment, and that these standards are enforced and monitored by OSHA. Therefore, exposure of persons to noise levels in excess of the County's adopted standards would therefore be ***less than significant.***

13b: According to the Environmental Noise Analysis, during the noise measurement survey, no noticeable vibrations were notice during the equipment operations. Based upon the distance between the existing project site and the nearest homes, no vibration impacts are expected to occur, and this impact is ***less than significant.***

13c: The project site is not within the vicinity of a private or public airport, nor within any airport noise contour areas; therefore, there would be ***no impacts*** related to airport noise.

14. POPULATION / HOUSING

Existing Setting: The project site is located east of State Highway 89, approximately four miles north of the Town of Truckee. The 133-acre site is comprised of private land holdings but is entirely bordered on all four sides by U.S. Forest Service lands. The site is zoned with the Open Space (OS), Recreation (REC), and Light Industrial (M1) zoning districts. Each base zoning district also contains the Site Performance combining district (SP) that references the approved CMP. For those areas along the western boarder of the property and within the Scenic Corridor that runs along State highway 89, the zoning also includes the SC combining district. None of these existing zoning districts would provide for any substantial housing opportunities. The underlying General Plan land use designation is Planned Development. The closest residential development is approximately one half mile away to the west. Approximately one mile northeast

of the project site is the Tahoe Timber Trails recreational development, which contains seasonal RV camping opportunities in a members-only setting.

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

Impact Discussion:

14a-b: The project would not develop new homes or businesses, and therefore would not directly induce population growth. The project site is located in a rural area, which lacks public transportation and infrastructure to support affordable housing opportunities. The proposed project is not expected to affect existing housing supplies or create any demand for additional housing because they are not an allowed use with the Light Industrial Zoning District. Therefore, impacts on additional population growth with the proposed project area would be ***less than significant***.

Mitigation: None required.

15. PUBLIC SERVICES

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

Fire: The Truckee Fire Protection District provides fire protection services to this site.
Police: The Nevada County Sheriff provides law enforcement services.
Water: Onsite wells will provide water service to this project.
Transit: Nevada County Transit Services does not provide bus service to the area.
Sewer: There are no public sewerage services to the site. Sewage treatment will occur via a private onsite septic system as discussed in Section 19.

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
3. Schools?			✓		A, P
4. Parks?			✓		A
5. Other public services or facilities?			✓		A

Impact Discussion:

15a.1-5: The project is an application for a Use Permit Amendment to amend the expired Comprehensive Master Plan (U99-004) which was approved on June 28, 2001 for the Hobart Mills Industrial Park. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code, General Plan and the approved Comprehensive Master Plan. The application also proposes to amend the existing Comprehensive Master Plan allowed land uses to recognize the new unpermitted uses located on the subject parcel. The update to the Comprehensive Master Plan does not propose to adjust the current zoning district boundaries nor does it propose to amend the overall land use acreage values established by the Planned Development (PD) General Plan Land Use Designation. The proposed development would not result in a new substantial need for additional schools, parks, and police protection because it would not result in increased population. The project will be conditioned by CalFire and the Truckee Fire Protection District to provide mitigation for structural fire-prevention needs, such as a fire sprinkler system, a smoke detection system, fire protection fees, and fire flow requirements. Therefore, the proposed project would have a ***less than significant*** impact related to public services.

Mitigation: None required.

16. RECREATION

Existing Setting: The project site is located within the Truckee Donner Park & Recreation District. No formal recreation facilities are located on or near 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. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓	A
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				✓	A
c. Conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?				✓	A, L

Impact Discussion:

16a-c The proposed project establishes 40 acres of land designated specifically for Recreation. However, given the limitations on sewage disposal, and the lack of a specific Recreation component with the existing and proposed CMP at this time, it is likely any subsequent recreation activities onsite will be passive forms of recreation. Formal existing recreation amenities do not exist on site. The project site is bounded by the Tahoe National Forest. These lands are available for a wide range of public outdoor recreation uses. The project is not expected to impact existing or future uses of the adjoining National Forest lands. Therefore, the proposed project would have ***no impact*** related to these issues

Mitigation: None required.

17. TRANSPORTATION

Existing Setting: The primary access into the project site is via State Highway 89 to Fiberboard Road and onto Hobart Mills Road. The on-site roadways are two lanes and approximately 32 feet in width. Hobart Mills Road is the old alignment of Highway 89, and is used in part by the residents in Russell Valley and visitors to the Tahoe Timber Trails campground north of this project site.

The California Department of Transportation provides agency authority for State Highway 89. Both Fiberboard Road and State Highway 89 are two lanes at the subject intersection. The intersection is non-signalized and the access from Fiberboard Road onto Highway 89 is controlled by stop sign. There are no auxiliary lanes on Highway 89 at the subject intersection. Highway 89 is posted for 55 mph.

State Highway 89 is the primary north-south arterial highway connecting the Truckee and Lake Tahoe areas to Sierraville and points north. Highway 89 is listed as a Scenic Highway, within the California Scenic Highway System and part of the Federal Yuba-Donner Scenic Byway. Highway 89 is also designated as a Nevada County Scenic Corridor.

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

Impact Discussion:

17a: There is currently no transit route in the vicinity of the project, and staff arrive to the site by driving their personal vehicles or carpooling with others and would have up to 10 seasonal employees. The

site would not conflict with any policies regarding transit, roadway, bicycle or pedestrian facilities. However, the project would be required to pay its fair share of traffic mitigation fees for trips generated by the project, as determined by the Department of Public Works. Therefore, these impacts would be ***less than significant*** regarding these policies or services.

17b: Pursuant to the CEQA Guidelines Section 15064.3, consideration for evaluating a project's transportation impacts generally should be measured in Vehicle Miles Traveled. For purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributed to a project. In addition, pursuant to Section 15061.3(b)(1), the criteria for analyzing land use projects indicates that generally projects with one-half mile on existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. In addition, the section also goes on to say that if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles travel qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. In reviewing the proposed methodology for Vehicle Miles Traveled with the County of Nevada Department of Public Works, staff understands that the County does not yet have thresholds determined for measuring Vehicle Miles Traveled completely determined. Therefore, for purposes of this project, the Initial Study is going contain both a qualitative analysis for Vehicle Miles Traveled and an addition analysis for Level of Service (LOS).

A limited traffic study was prepared by LSC Transportation Consultants in March 2019 for the proposed project. The traffic analysis focused on the uses currently operating while separating the existing uses that are currently permitted and unpermitted as follows:
Permitted Uses:

- Top-Soil and Bark Mulch Processing Facility (3 acres)

Existing Unpermitted Uses:

- Contractor's equipment storage yards (three 2-acre yards)
- Aggregate Processing and Asphalt/Concrete Recycling (8 acres).
- Firewood and Biomass Processing Yard and Equipment Storage (4 acres)

New Proposed Uses/Structures:

- 550,000-Gallon Above-Ground Water Storage Tank and 1,400-square-foot pump station.
- 10,000-Square-foot Commercial Shop.
- 340-Square-Foot Employee Restroom.

Existing traffic volumes in the area are based on count data collected by LSC for the Town of Truckee in the summer of 2018. The closest intersection count occurred at SR 89/Alder Creek Road. Since there are few intersections along SR 89 between Alder Creek and Hobart Mills Road, the volumes to the north of Alder Creek along SR 89 are estimated to be the same as the volumes south of Hobart Mills Road. Note that these volumes include traffic generated by all uses at Hobart Mills Industrial Park.

<u>Trip Generation</u>

The daily and PM peak-hour trip generation of the project over the course of a busy summer day was estimated. Since standard trip generation rates for the existing land uses are not provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, a person-trip analysis was conducted. Hobart Mills staff was interviewed regarding summer operations, including the number

of employees, employee usage patterns, weight scale logs, and general site usage. The trip generation was broken down into employee trips and truck trips. The number of employees was divided by 1.1 employees per vehicle (based on US Census journey to work vehicle occupancy for the area) to account for carpooling. The highest generator of trips is the Top Soil and Aggregate Recycling and Processing Facility; during a busy summer day 83 trucks enter and leave this facility (this includes full trucks dropping off material and empty trucks picking up material). The study showed that a total of 282 daily trips are generated by all of the uses on the site during a busy summer day.

Level of Service:

The proposed project is within a Rural Region, and General Plan Policy LU-4.1.1 states that the minimum acceptable LOS for areas identified as Rural Regions is LOS C, expect where the existing LOS is less than C. In those situations, the LOS shall not be allowed to drop below the existing LOS. Pursuant to the LSC study, the intersection of Highway 89 and Hobart Mills Road operates at a LOS A. The study concluded that the existing uses on the site generate 282 daily vehicle trips with 141 AM and 141 PM peak hours trips based on the existing Light Industrial Uses. The study further concluded that the existing onsite uses would not generate daily vehicle trips in excess of LOS B.

Vehicle Miles Traveled:

Impact on Vehicle Miles Traveled (VMT) can be established based upon project trip generation and distribution to the estimated origin/destination of each trip. Multiplying the average trip distance to each area by the number of trips to that area and summing over all areas results in the VMT. Pursuant to the study the existing unpermitted land uses are estimated to generate 4,847 VMT over a busy summer day. Note the busy summer operations only occur for 6 months out of the year from May 1st to October 31st. The months of April and November are the shoulder season and generate about 50 percent of the peak summer trips. During the winter months of December through March the operations almost cease with only about 4 trips generated daily. Therefore the average annual daily VMT is 2,871 VMT, which would be for a 6 month period.

In comparison the with the 2019 LSC traffic study, a traffic study conducted in 2000 by LSC estimated that the project site would generate 898 daily vehicle trips. While the subject site has expanded the uses, the 2019 LSC study found that the current uses will generate only 31 percent of the traffic that was estimated in the 2000 study.

Thus, given the above discussions, the proposed project is anticipated to have ***less than a significant impact*** on CEQA Guidelines Section 15064.3, subdivision (b).

17d: With approximately 11 employees anticipated, the proposed project would not significantly increase the population needed to be evacuated. Both CAL Fire and the Truckee Fire Protection District have reviewed the project proposal and did not note any adverse impacts to emergency response or evacuation plans. It is anticipated that any potential adverse impacts would be ***less than significant***.

17c, e: Nevada County Department of Public Works would require an encroachment permit for any work in the right of way of Fiberboard Road and Hobart Mills Road. Due to rural area of the location, the proposed project is not anticipated to impact other users such as a rideshare program, bicyclists or pedestrians. However, Fiberboard Road is a county maintained roadway which also provides

access to residents in Russell Valley and visitors to the Tahoe Timber Trails campground north of this project site which also provides emergency vehicle access. Given the existing uses of the Hobart Mills Industrial Park currently operate on both sides of the roadway, the use of heavy equipment to cross the roadway would occur with some regularity as observed by staff during a site visit. Thus, to ensure traffic safety, Mitigation Measure 17A is recommended to require that both Hobart Mills Road and Fibreboard Road be maintained in a passable condition during all periods of operation of the Hobart Mills Industrial Park. With this mitigation, it is anticipated that impacts related to traffic safety would be ***less than significant with mitigation.***

Mitigation: To offset the potential for road impacts, the following mitigation measures shall be required:

Mitigation Measure 17A. Maintain Fiberboard Road and Hobart Mills Road at all times during the operation of the Hobart Mills Industrial Park: The applicant shall maintain Fiberboard Road and Hobart Mills Roads and approaches in a passable condition during the operational season and in compliance with other County and State requirements. This condition shall be monitored during annual inspections and enforced other times of the year through a public complaint-driven process.
Timing: *Annual inspection and on a complaint basis*
Reporting: *Annual inspection*
Responsible Agency: *Nevada County Public Works, Planning, and Code Compliance*

18. TRIBAL CULTURAL RESOURCES

Existing Setting: Assembly Bill 52 (Chapter 532, Statutes 2014) required an update to Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. Tribal Cultural Resources include sites, features, and places with cultural or sacred value to California Native American Tribes. Both the Washoe Tribe and United Auburn Indian Community of the Auburn Rancheria (UAIC) have contacted the County to request consultation on projects falling within their delineated ancestral lands. The subject project is proposed within both UAIC and Wahose Tribal lands.

This region of the County is known as ethnographic-period territory of the Washoe. The Washoe practiced seasonal migration, spending summer months at Sierra Nevada encampments near Lake Tahoe and winter months at lower elevations to the east. In this part of Nevada County, archaeologist locate prehistoric-period habitation sites along streams or ridges or knolls, especially those with southern exposure. Early settlers began moving west, followed by the late 1840-50s gold rush. By 1852 and the advent of placer mining, the population of Nevada County was estimated at more than 21,000 people. Supporting industry including stores, transportation companies, saloons, toll roads and stage lines, foundries, lumber mills, and water companies continued the growth rate of the County.

See Section 5 for additional information regarding cultural resources.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓			J,22

Impact Discussion:

18a i-ii: On April 17, 2018 an Initial Distribution and a request for comments on the proposed project along with a copy of the 1990 Archaeological Survey, which was prepared for the subject parcel by Peak & Associates was provided to the United Auburn Indian Community, Tsi Akim Maidu, Wahose Tribe of Nevada and California and the Native American Heritage Commission. In addition, Nevada County Staff also sent an invitation to the United Auburn Indian Community (UAIC) and the Washoe Tribe of Nevada and California to begin AB 52 consultation for the proposed project. UAIC responded to the request and sent a letter to the Nevada County Planning Department on April 25, 2018 indicating that they would like to initiate consultation under AB 52. As part of the consultation process, staff sent a copy of the 1990 Archaeological Survey for their review and comment as part of the consultation request. A review of the 1990 Archaeological Survey, prepared had indicated that there was a negative result of prehistoric, tribal and paleontological resources. On May 1, 2018, UAIC provided the Nevada County Planning Department with an email which indicated that they would like to close consultation. No mitigations for a specific sacred site or area was proposed. In compliance with Section 15064.5 of the CEQA Guidelines, impacts to these Tribal Cultural Resources will be ***less than significant.***

Mitigation: None required.

19. UTILITIES / SERVICE SYSTEMS

Existing Setting: Electrical service is provided to this area by Liberty Utilities and is currently available on the site. Natural gas is not available in this area, but the site will be served by one of several private propane companies that serve Eastern Nevada County. Public water is not available to this property. There are a number of wireless telephone services available in western Nevada County but with variable coverage

depending upon the carrier. AT&T provides land line phone service to this area. Sewage treatment and disposal would occur via an onsite system.

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

Impact Discussion:

19a-b: The proposed project would not result in development that would create a need for the extension of electrical power, storm drainage facilities, or water or wastewater treatment facilities. The project is an infill parcel within a developed area, and services are already provided to or adjacent to the site. Liberty Utilities provides electrical power to the site, and the project would be served by these utilities. The proposed use will utilize an onsite subsurface septic system for sewage disposal. Therefore, the project would have a ***less than significant*** impact related to these issues.

19c-d: The operational phase of the proposed project could result in the production of solid waste typical of light industrial use. Solid waste generated by the project would be taken off site to the applicant's main office at 10765 East River Street, Truckee, where it is then hauled to the Eastern Regional Landfill in Truckee. Construction activities, however, typically produce solid waste in the form of construction materials, vegetation chippings, or industrial toxic waste like glues, paint, and petroleum products. Construction of the proposed project could thus result in potentially adverse landfill and solid waste disposal impacts. Impacts would be ***less than significant with mitigation*** as identified in Mitigation Measure 19A below, which prescribes proper disposal of vegetative and toxic waste.

Mitigation: To offset potentially adverse impacts related to construction waste, this mitigation measure shall be included as a note on all construction plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

> **Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste**. Neither stumps nor industrial toxic waste (petroleum and other chemical products) are accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities.

Timing: *Prior to building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Planning Department*

20. WILDFIRE

Existing Setting: The subject parcel is located in the Truckee Fire Protection District and is in a High and Very High Fire Hazard Severity Zone.

If located in or near state responsibility areas or lands classified as very high fire severity hazard zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓	A,H,M,23
b. Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?			✓		A,B,H,M, 18
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓		A,H,M
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓		A,H,M,12

Impact Discussion

20a-c: The Safety Element of the Nevada County General Plan addresses wildfire hazards in Nevada County and has several policies to improve fire safety. The Safety Element discusses the importance of ingress and egress by roadways, as well as maintaining the Nevada County Defensible Space Standards as described in Policy FP10.11.2. The Element also recognizes the importance of Public Resources Code 4290 and 4291 which are known as the State Responsible Area Fire Safe Regulations. Nevada County has also adopted a Local Hazard Mitigation Plan (LHMP) that was updated in August 2017. Objective 3.6 of the LHMP is to improve communities' capabilities to prevent/mitigate hazards by increasing the use of technologies. Goal 4 of the LHMP is to reduce fire severity and intensity, with Objective 4.4 to promote the implementation of fuel management on private and public lands.

The project site is located within a relatively rural area of eastern Nevada County and is accessed by Highway 89 and Fibreboard Road. Pursuant to Policy EP-10-1.6 of the Safety Element, transportation routes that are designated on the General Plan Land Use Maps as Interstates, freeways, highways, and other principal arterial routes shall be considered primary evacuation routes on a countywide basis. Such routes provide the highest levels of capacity and contiguity and serve as the primary means for egress from the County. As proposed, the subject project site is accessed of Highway 89 and Fibreboard Road, which would serve as the primary emergency access egress route in the event of a wildfire based on the above Policy. The County Office of Emergency Services does not publish emergency evacuation plans because you do not know which

direction a wildfire may travel in. All proposed improvements would require Building Permits and conformance with Chapter 5 of the Nevada County Land Use and Development Code for building and grading standards. Pursuant to Nevada County Land Use and Development Code Section L-II 4.3.18, the project would be conditioned to require the submission and approval of a Fire Protection Plan by the Nevada County Fire Marshal. The Fire Protection Plan would include an evacuation plan, a fuels management plan, identification of emergency water supplies, and other fire protection measures. With the standard Conditions of Approval, the project would have a ***less than significant impact*** on the spread of wildfire and fire risks.

20d: The proposed project would require Building Permits for the grading and site improvements, which would require compliance with the Nevada County grading standards outlined in Land Use and Development Code Section V, Article 13. The building permits would require grading and erosion control plans for the soil disturbance, and a drainage analysis to ensure no additional runoff leaves the project site. As part of the project improvements and site inspections by the Building Department, soil compaction testing would be required for the grading at the site for the proposed building and associated improvements. Furthermore, the project area is not in an area that is mapped with high landslide activity (U.S. Geological Service, 1970). As shown on the submitted site plan, there is a 100-year flood hazard area along the here is a 100 year flood hazard zone which is located within the unnamed seasonal drainage, which is supplemented from springs and the Hobart Reservoir north of the project site, flows across the northern portion of the site towards Prosser Reservoir. This area of the subject parcel is zoned OS-SP and is located north of the 30-acre portion of the subject parcel which is zoned M1-SP located on APN 016-540-009. However, the project has been designed to avoid this flood hazard zone and does not propose the construction of any improvements within the required 100-foot setback from the edge of the floodplain, as required by LUDC Section L-II 4.3.10. With the soil compaction testing, erosion control measures, and due to the area not having high landslide activity, and the avoidance of waterways in the project area, the project would have a ***less than significant impact*** on flooding, landslides, runoff, and post-fire slope instability.

Mitigation: None required.

21. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California's history or prehistory?		✓			A
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

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓			A

Impact Discussion:

21a,c: As discussed in Sections 1 through 20, development of the proposed project would comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation during construction and operation could result in potentially adverse impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Transportation, and possible impacts to Utilities/Services. Each of those impacts is mitigated to levels that are ***less than significant with mitigation*** as outlined in each section.

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

Mitigation Measures: To offset potentially adverse impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Transportation, Tribal Cultural Resources and possible impacts to Utilities/Services, see Mitigation Measures 1A, 3A – 3E, 4A – 4D, 5A, 7A – 7C, 10A 17A, and 19A.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

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

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

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

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

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

Matt Kelley, Senior Planner

3/20/19
Date

APPENDIX A – REFERENCE SOURCES

A. Planning Department
B. Department of Public Works
C. Environmental Health Department
D. Building Department
E. Nevada Irrigation District
F. Natural Resource Conservation Service/Resource Conservation District
G. Northern Sierra Air Quality Management District
H. Nevada County Consolidated Fire District
I. Regional Water Quality Control Board *(Central Valley* Region)
J. North Central Information Service, Anthropology Department, CSU Sacramento
K. California Department of Fish & Wildlife
L. Nevada County Geographic Information Systems
M. California Department of Forestry and Fire Protection (Cal Fire)
N. Nevada County Transportation Commission
O. Nevada County Agricultural Advisor Commission
P. Grass Valley/ Nevada Joint Union School District
Q. Gold Country Stagecoach
R. Caltrans

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41. Black Eagle Consulting, Geotechnical Report, July 2002
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