

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Mountain F Enterprises Development Permit and Zoning Map Amendment Initial Study and Mitigated Negative Declaration

Lead Agency: Nevada County

Contact Person: David Nicholas

Mailing Address: 950 Maidu Avenue

Phone: 530-265-1257

City: Nevada City

Zip: 95959

County: Nevada

Project Location: County: Nevada

City/Nearest Community: Grass Valley

Cross Streets: Brunswick Road

Zip Code: 95945

Longitude/Latitude (degrees, minutes and seconds): 39 ° 12 ' 29.4 " N / 121 ° 00 ' 50.2 " W Total Acres: 66

Assessor's Parcel No.: 006-441-003, 006-441-004, 006-441-0005

Section: 15

Twp.: 16 N

Range: 8 E

Base:

Within 2 Miles: State Hwy #: 174, 49/20

Waterways: South Fork Wolf Creek, Little Greenhorn Creek

Airports: Nevada County Airport

Railways:

Schools: Union Hill School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Development Permit**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☒ Industrial: Sq.ft. 300 _____ Acres 7 _____ Employees 100 _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Cultural/Tribal**Present Land Use/Zoning/General Plan Designation:**

The subject property has a General Plan designation of IND (Industrial) and a Zoning designation of M1-SP (Light Industrial with Site Performance Standards). The subject property consists mostly of a large asphalt pad that used to be associated with mining and timber operations.

Project Description: (please use a separate page if necessary)

Mountain F Enterprises is applying for a Development Permit and zoning map amendment for a wood grinding facility at 12503, 12625, and 12791 Brunswick Road, Grass Valley, California 95945 within Nevada County's Light Industrial zone with a Site Performance combining district (M1-SP) and Industrial (IND) General Plan land use designation.

The project will process forest-sourced wood waste, including whole logs and wood debris, sourced from various customers, including from PG&E hazard tree removal operations. The processed wood waste will be subsequently transported to biomass energy facilities for electricity generation or wood product manufacturing plants. The project anticipates processing up to 200 tons of wood products a day.

The project is proposed on three parcels with an aggregate area of 66 acres. Site activities will be concentrated on an existing graded and paved pad that is approximately seven acres in size. No further disturbance is proposed other than a small right-hand taper that is proposed to be constructed on Brunswick Road. An approximately 1.8-acre portion of the existing seven-acre asphalt pad will be dedicated to the chipping and grinding operation that will be enclosed by a fence and will include a truck scale, a 100 square foot trailer, and a horizontal grinder.

The northern portion of the project area is proposed as a maintenance and outdoor storage area for commercial vehicles such as grapple trucks, semi-trucks, front-end loaders, and excavators. Maintenance includes routine service, inspections, and minor repairs. The asphalt pad will include parking for up to 132 employee vehicles, two 200 square foot office trailers, and six shipping containers for tool and equipment storage.

The project includes a Zoning District Map Amendment (Rezone) to remove the Site Performance Combining District (-SP) overlay from the property, resulting in zoning of Light Industrial (M1) only. The SP overlay is connected to Nevada County Ordinance Number 1853 which discusses requirements that were in place when the project site was owned by Sierra Pacific Industries and proposed as the Nevada County Business and Industrial Center. The original master plan associated with the "SP" was tailored to a larger, multi-parcel industrial center that has not materialized as a

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>3</u>	☐ Public Utilities Commission
☒ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>2</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 24, 2026 Ending Date August 24, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: David Nicholas Digitally signed by David Nicholas
Date: 2026.07.20 13:29:28 -07'00' Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.