Initial Study

Hobart Mills Project – Al Pombo

Nevada County, California

To:

Building Department – Nick McBurney	Caltrans – Highways
DPW, Engineering – Kidd Immel	Fire Protection Planner
DPW, Surveyor – Kevin Nelson	CA Fish & Wildlife
Environmental Health – Nicole Johnson	Lahontan Water Quality Control Board
County Counsel – Sims Ely, Doug Johnson	Native American Heritage Commission
Nevada County Transportation Commission	Prosser Lakes Estates Association
Commissioner Garst, District V	NC Economic Resource Council
Supervisor Bullock, District V	Tahoe Truckee Sierra Disposal
Clerk of the Board	Tahoe Donner Association
Clerk of the Board, Dist. 5 – Mandy Stewart	Board of Realtors
CEO – Alison Lehman	Laborers Pacific Southwest Regional
CDA Director – Trisha Tillotson	Sierra Pacific Power
Truckee Fire Protection District	US Army Corps of Engineers
Washoe Tribe of NV & CA	T'si Akim Maidu Tribal Council
Nevada City Rancheria Nisenan Tribe	Shingle Springs Band of Miwok Indians
PG&E	FREED
Sierra Nevada Group / Sierra Club	Tahoe Sierra Meadows Community Assn.
US Fish & Wildlife	United Auburn Indian Community
NSAQMD – Suzie Tarney	Truckee Donner Chamber of Commerce
California Native Plant Society – Redbud	Brigit S. Barnes & Associates, Inc.
General Plan Defense Fund	Neighboring parcels within **2,000 feet**
Prosser Lake Estates Association	Mountain Area Preservation
Truckee Donner Land Trust	Town of Truckee
Agricultural Commissioner	Town of Truckee City Manager

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File Number: PLN22-0153; GPA22-0001; RZN22-0001; AAP22-0004; EIS25-0012

Assessor Parcel Number: 016-540-003; 016-540-004; 016-540-008; 016-540-009

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

District); M1-SP (Light Industrial, Site Performance Combining District)

General Plan Designations: PD (30 acres Industrial, 40 acres Recreation, 63 acres Open Space)

Project Location: 14824, 14825, and 14996 Old Highway 89; 14849 State Highway 89, Truckee, CA 96161.

Project Site & Surrounding Land Uses:

The project site is located at 14824, 14825, and 14996 Old Highway 89 and 14849 State Highway 89, in Truckee. The project site comprises approximately 133 total acres and is known as the Hobart Mills Industrial Park. The site is in the Hobart Mills area, east of the intersection of State Highway 89 and Fibreboard Road, approximately 1.5 miles north of the Town of Truckee in unincorporated eastern Nevada County. Access to the subject site is from State Highway 89 located to the west, to County-maintained Fibreboard Road, and then to Old Highway 89 which runs in a north-south direction through the project area. The portion of Old Highway 89 which continues north from its intersection with Fibreboard Road is privately maintained while the portion which extends south from this intersection is County maintained. Figure 1 below shows the zoning and general location of the project site.

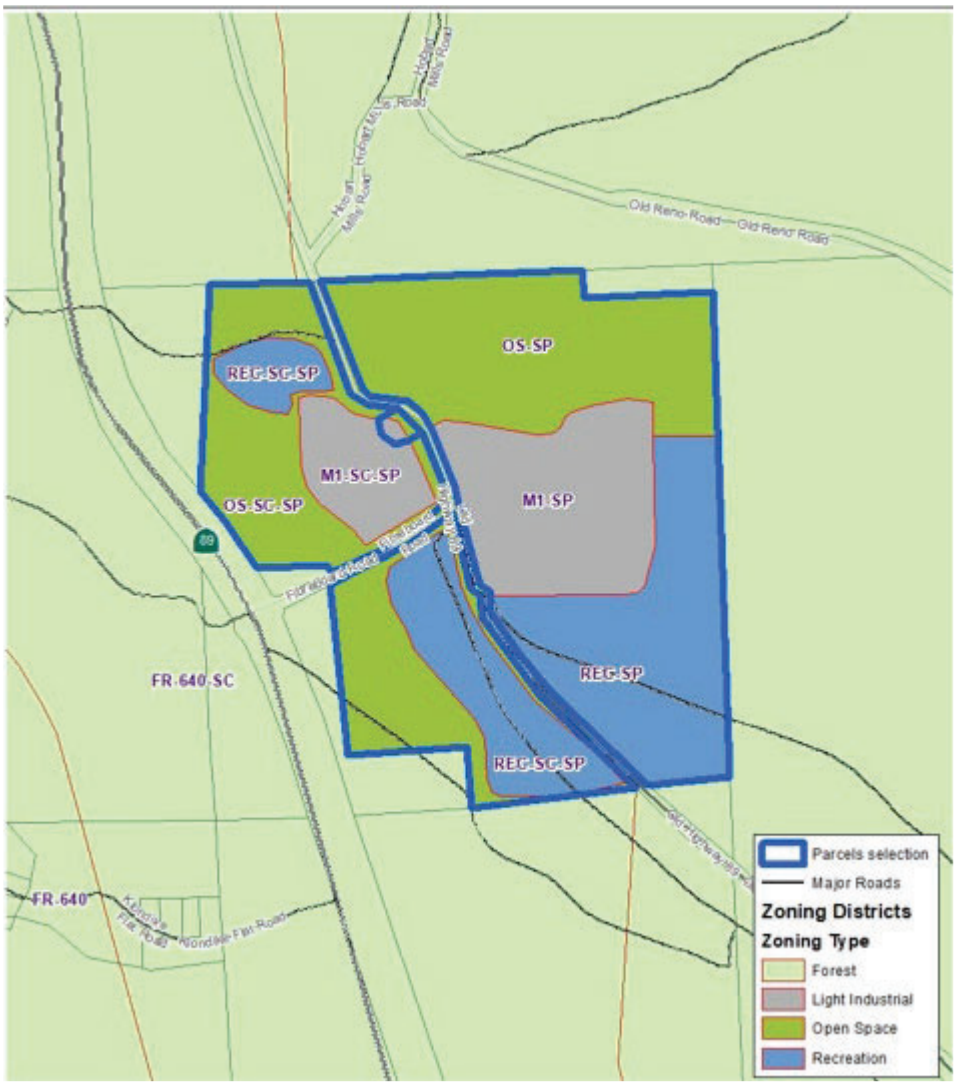

Figure 1. Existing Project Zoning and Location Map

At elevations of approximately 5,800 feet above mean seal level, the site is relatively flat within the central portion area with a gentle upwards slope towards State Highway 89 to the west from Old Highway 89. Prosser Creek is located west-southwest of the project site and flows into Prosser Creek Reservoir which is approximately ¼ mile southeast of the project 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 that comprise the project site are designated Planned Development (PD) on the General Plan Land Use Map with approximately 30 acres designated for Industrial, approximately 40 acres for Recreation, and approximately 63 acres for 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), referring to the project's Comprehensive Master Plan which is required to be amended to be consistent with the proposed changes to the General Plan and Zoning designations. The western portion of the project site also includes the Scenic Corridor (SC) Combining District for those areas located between Old Highway 89 and Highway 89 (See Figure 1).

The project site comprises approximately 133 acres and contains four Assessor Parcel Number Numbers (APNs): 016-540-003, 016-540-004, 016-540-008 and 016-540-009. However, the Nevada County Surveyor has previously reviewed the subject parcels and determined the project site is actually two legal parcels with APNs 016-540-004, 016-0540-008, and 016-540-009 being one legal parcel and APN 016-540-003 being the second legal parcel.

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. Surrounding parcels in this area are zoned Forest-640 acre minimum (FR-640) and Forest-640 acre minimum with Scenic Corridor Combining District (FR-640-SC). Located approximately 1,000 feet southwest of the subject parcels along Klondike Flat Road are a few much smaller parcels (approximately 0.5 to 1.5 acres) 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.

Domestic water for the project is provided by an on-site well and wastewater is served by an on-site sewage disposal system. Fire protection services are provided by the Truckee Fire Protection District.

Background

The Hobart Mills Industrial Park was 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 stockpiled 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 parcels were designated Planned Development (PD) with portions designated for Industrial, Recreation, and

Open Space uses. 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 IDR (Interim Development Reserve). Pursuant to Nevada County Code Section 12.02.060B.1, 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 Board of Supervisors approved a Comprehensive Master Plan for the subject parcel, pursuant to Nevada County Code Section 12.05.170. As required by the Code, the Comprehensive Master Plan was adopted through a Use Permit (U99-04) 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 Old Highway 89; with an 8-acre portion being located on APN 016-540-004 west of Old Highway 89 and a 22-acre portion being located on APN 016-540-009, east of Old Highway 89. 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 Old Highway 89 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.

Following the approval of the Use Permit and Comprehensive Master Plan in 2001, the applicant received two, 2-year time extensions for Use Permit 99-004, which extended the timeframe for

subsequent improvements associated with approved uses to be constructed until July 10, 2008. However, the uses and structures were not constructed by the 2008 deadline and therefore, the entitlements expired for the uses that had not been commenced and for any infrastructure, such as the water tank, that had not been constructed.

After the approval of the project, the topsoil and bark mulch recycling operation was expanded to include an unpermitted approximately 8-acre aggregate processing and asphalt/concrete processing and recycling facility, two unpermitted approximately 2-acre Contractors Equipment Storage Yards and an unpermitted Firewood and Biomass Processing facility. As a result of the unpermitted uses, a Code Violation was placed on the subject parcels on July 25, 2012 requiring 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. In 2013, the applicant submitted a new Use Permit application (U13-003) for the revised project and to amend the expired Comprehensive Master Plan.

The 2013 Use Permit application proposed to bring existing unpermitted uses into compliance with the Nevada County Code and General Plan as well as to amend the expired Comprehensive Master Plan (CMP). Specific uses addressed included a firewood and biomass processing yard and equipment storage as well as a contractor equipment storage located on the west side of Old Highway 89 and north side of Fibreboard Road (APNs 016-540-003 and -004). A topsoil and bark mulch processing and aggregate processing use and asphalt/concrete recycling use located along the east side of Old Highway 89 (APN 016-540-009) was also addressed. The Use Permit proposed to recognize the location of the existing unpermitted land uses within the subject parcels' established Zoning District Boundaries and CMP delineated project areas. Permitted uses at that time included an approximately 3-acre seasonal topsoil and bark mulch recycling operation located within the 22-acre M1-SP Zoning District portion of the subject parcel that is east of Old Highway 89, approved by Use Permit U99-004.

The revised CMP proposed a Master Design Theme for on-site development. The Design Theme proposed 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, the revised CMP was to reflect Nevada County Code requirements. As part of the revisions to the CMP, the Land Use Regulations section was 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, the CMP was considered to be consistent with the Nevada County General Plan and the Nevada County Code.

On June 27, 2019, the Planning Commission approved Use Permit 13-003, to bring existing unpermitted uses on the project site into compliance with the Nevada County Code and General Plan as well as amend the expired Comprehensive Master Plan (U99-004) for the Hobart Mills Industrial Park, subject to conditions and mitigation measures. Although the uses were approved, the zoning districts and the General Plan land use designations were not updated to reflect the newly approved CMP.

Project Description

There are two primary goals of the project application (PLN22-0153). The first goal is to align the zoning and the General Plan Designations with the existing uses previously approved by the Comprehensive Master Plan (CMP) that was approved on July 3, 2019. The second goal is to extend the amount of time the owner has to finish the development of the uses.

Additional Time to Construct Previously Approved Uses

The Approval of PLN17-0097 states that "the Hobart Mills Industrial Park will have seven (7) years to implement the identified projects without the need to apply for extensions over this period. There are no opportunities to extend beyond the seven (7) years. The permit shall become null and void, as to the portion of the approved use not completed."
Therefore, a newly amended permit is required due to the previous permit becoming null and void on July 29, 2026.

PLN17-0097/U13-003/EIS13-002 updated the Hobart Mills Comprehensive Master Plan and permitted existing industrial uses that had not previously been authorized. The approved uses included a firewood and biomass processing yard, an equipment storage yard, a contractors equipment storage yard, a topsoil and bark mulch processing area, and an aggregate processing and asphalt/concrete recycling area.

PLN22-0153 does not propose any uses that were not previously approved under PLN17-0097. Instead, it would extend the period allowed for completing development of those approved uses. Accordingly, many of the conditions of approval and mitigation measures adopted for PLN17-0097 are proposed to be carried forward and applied to the continued development of the project.

The principal improvements that remain to be completed include:

- Interior road improvements;
- The sewer and water systems; and
- The 10,000-square-foot commercial shop.

Any new uses not specifically approved by PLN17-0097 will be required to be permitted through the County land use process and will be evaluated for consistency with the Hobart Mills Comprehensive Plan.

Amendments to Comprehensive Master Plan

The CMP proposed by PLN22-0153 aligns with the PLN17-0097 CMP in regard to road improvements, electronic and telephone utilities, water, fire flow, sewage disposal, solid waste disposal, drainage, grading, design, setbacks, landscaping, screening, parking, signs, noise, air

pollution, and hazardous materials. The previously approved standards governing these topics would not change.

PLN22-0153 does, however, include text amendments to the PLN17-0097 CMP that reflect proposed changes to the zoning district and General Plan land use designation boundaries. These boundaries would be modified to align with the land uses approved under PLN17-0097 including the aggregate processing, water storage tank, and drainage improvements.

The proposed General Plan amendments would:

- Increase the area designated Industrial (IND) from 30.00 acres to 46.87 acres;
- Decrease the area designated Recreation (REC) from 40.00 acres to 28.06 acres; and
- Decrease the area designated Open Space (OS) from 63.00 acres to 58.07 acres.

The project proposes corresponding rezones that would:

- Increase the combined M1-SP-SC and M1-SP zoned area from 30.00 acres to 46.87 acres;
- Decrease the combined REC-SP-SC and REC-SP zoned area from 40.00 acres to 28.06 acres; and
- Decrease the combined OS-SP-SC and OS-SP zoned area from 63.00 acres to 58.07 acres.

For clarity, the amended CMP would also remove the discussion concerning the permitting of existing uses because those uses were previously authorized under PLN17-0097.

Existing Uses

The site plan below depicts the uses approved under PLN17-0097. PLN22-0153 does not propose any uses beyond those included in that approval.

The original 2019 site plan, however, did not depict the full extent of every approved use. In particular, it did not show the portion of the aggregate processing area that had extended into the REC-SP zoning district.

One of the purposes of PLN17-0097 was to analyze and authorize the existing industrial uses that had not previously been permitted. The PLN17-0097 project record indicates that the uses existing in 2019 were evaluated and approved as part of that project. Satellite imagery further indicates that aggregate processing had occurred within the REC-SP portion of the parcel since at least 2012. That activity would therefore have been part of the existing conditions analyzed under PLN17-0097 and included in the June 27, 2019 approval, which was intended to authorize the existing unpermitted uses.

The site plan (Figure 2) has consequently been updated to show the aggregate processing area that was included in the 2019 approval but was not depicted on the original 2019 site plan.

The zoning displayed on the updated PLN17-0097 site plan represents the zoning applicable to that approval; it does not depict the zoning changes proposed under PLN22-0153. The updated PLN17-0097 site plan is intended solely to document the uses that are currently approved.

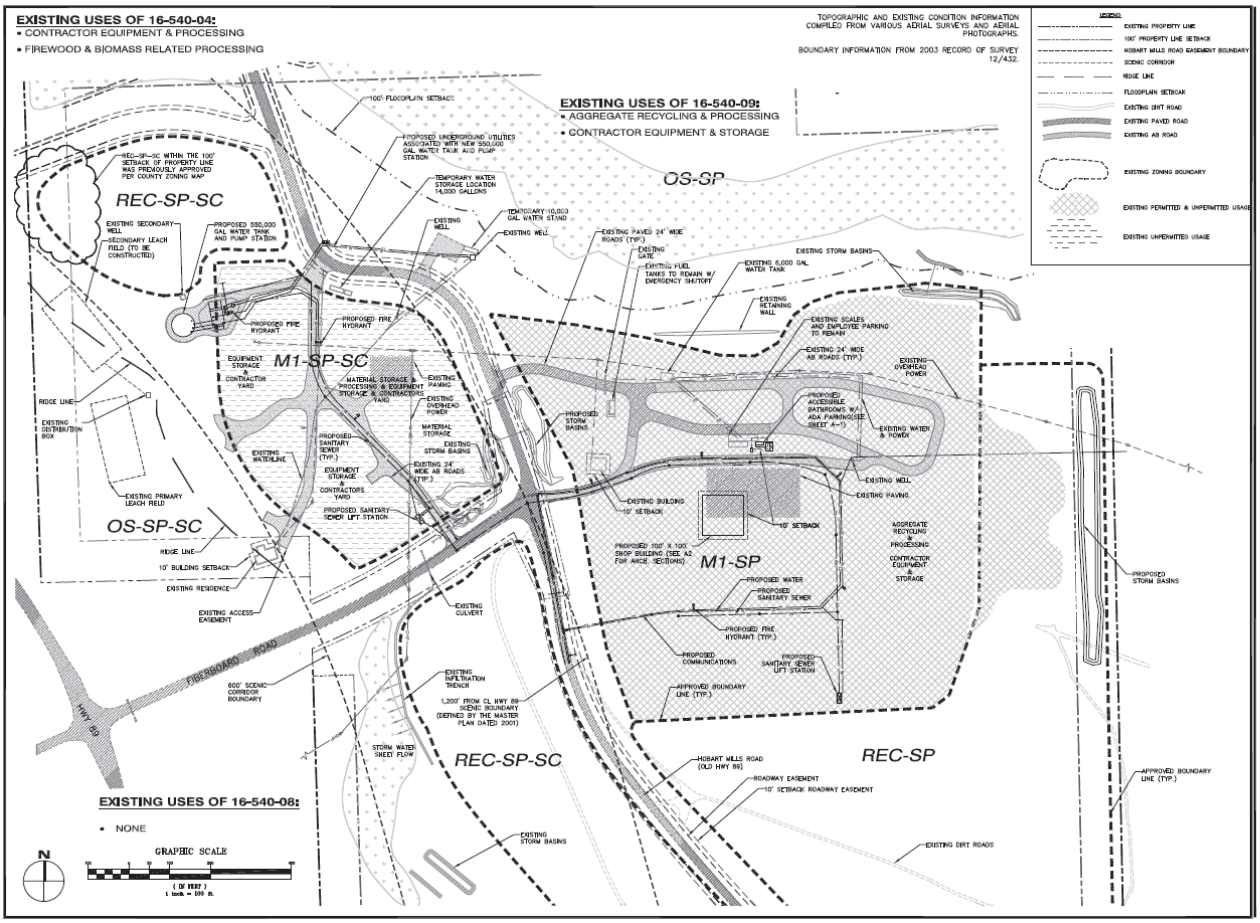

Figure 2: Existing Permitted Uses

Figures 3 and 4 below shows the existing and proposed General Plan designation of the subject parcels while Figures 5 and 6 show the proposed Zoning Districts.

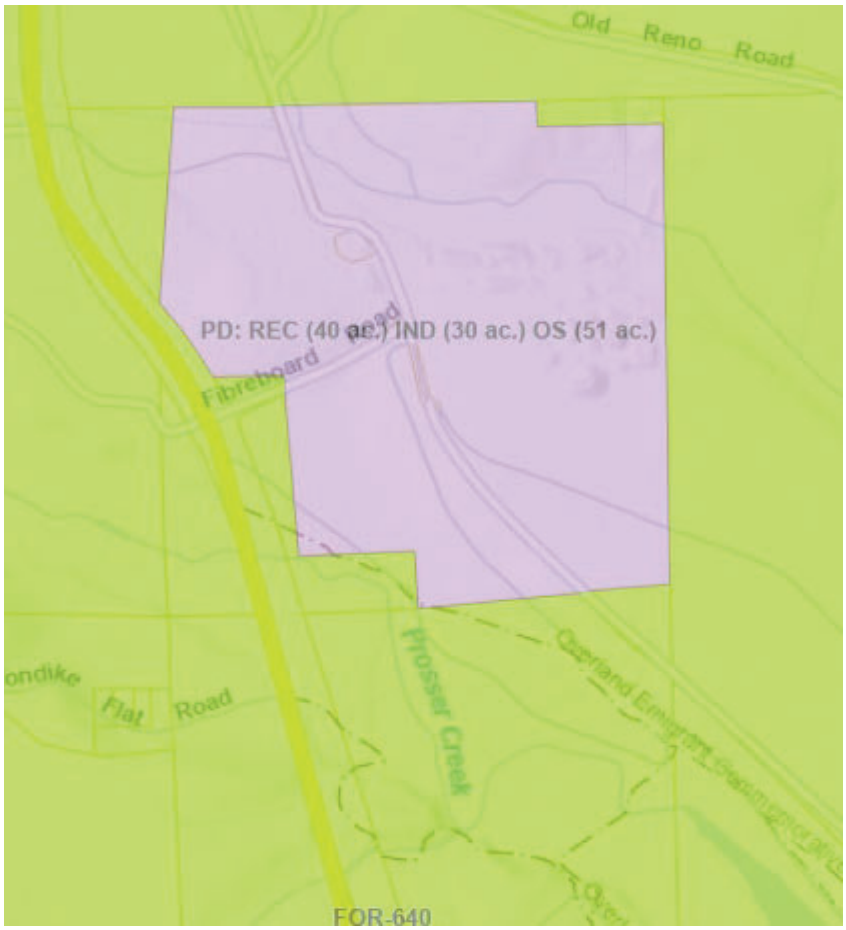

Figure 3. Existing General Plan Map

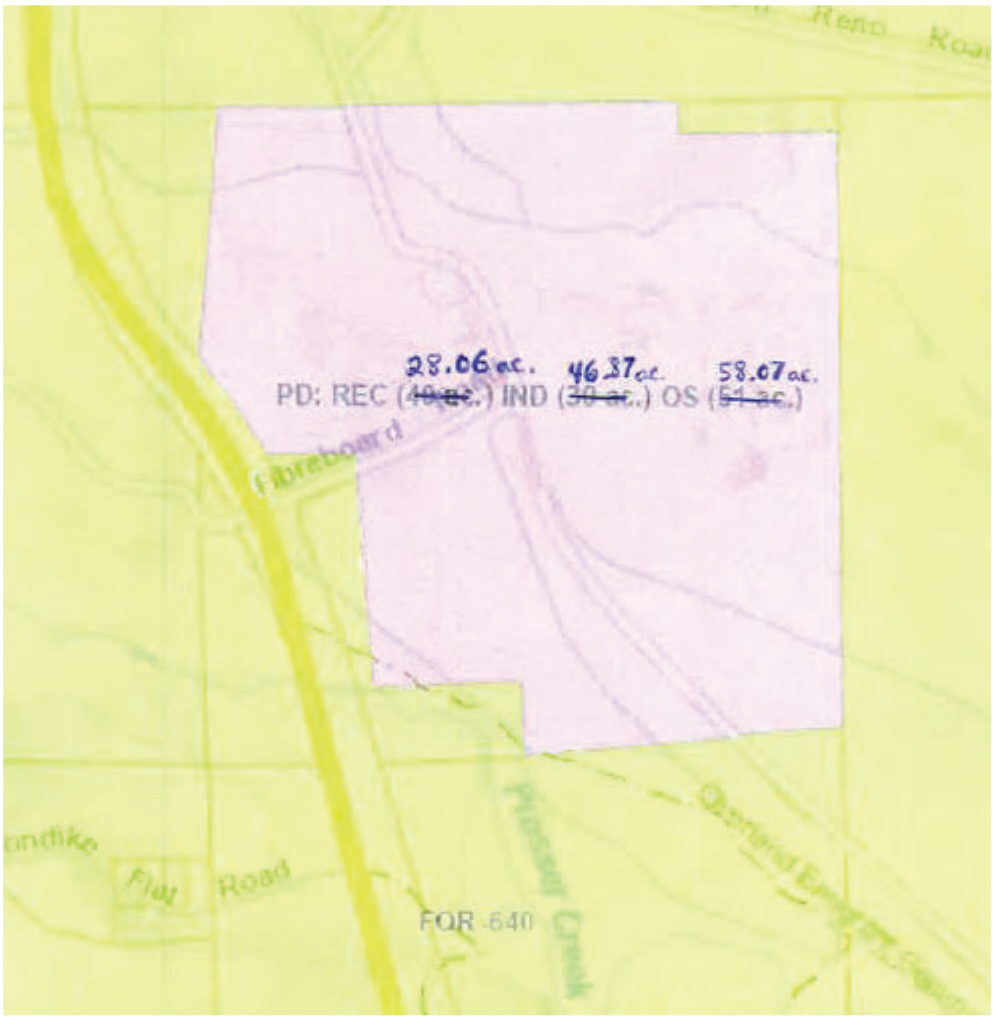

Figure 5. Proposed General Plan Map

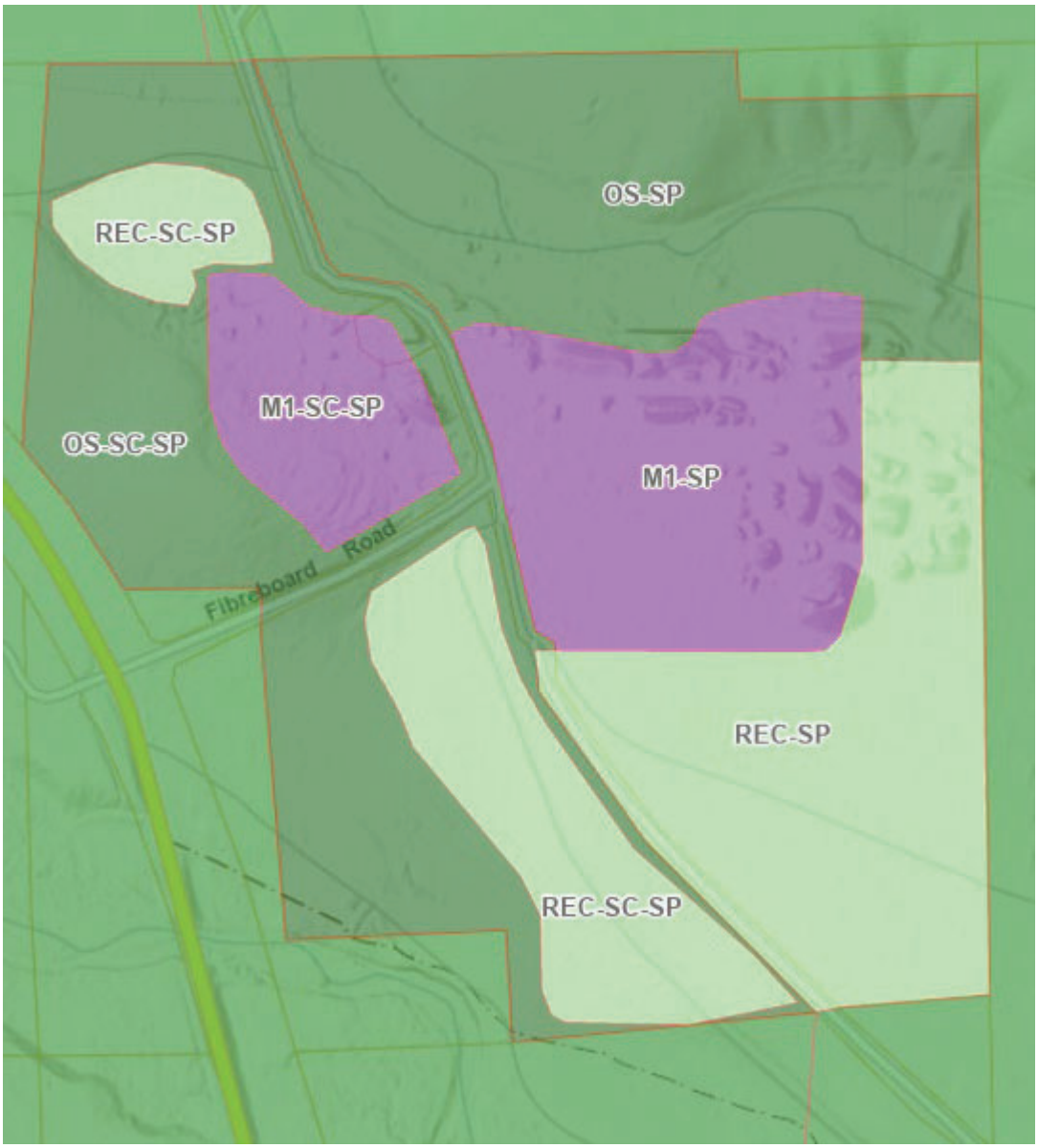

Figure 5. Existing Zoning Map

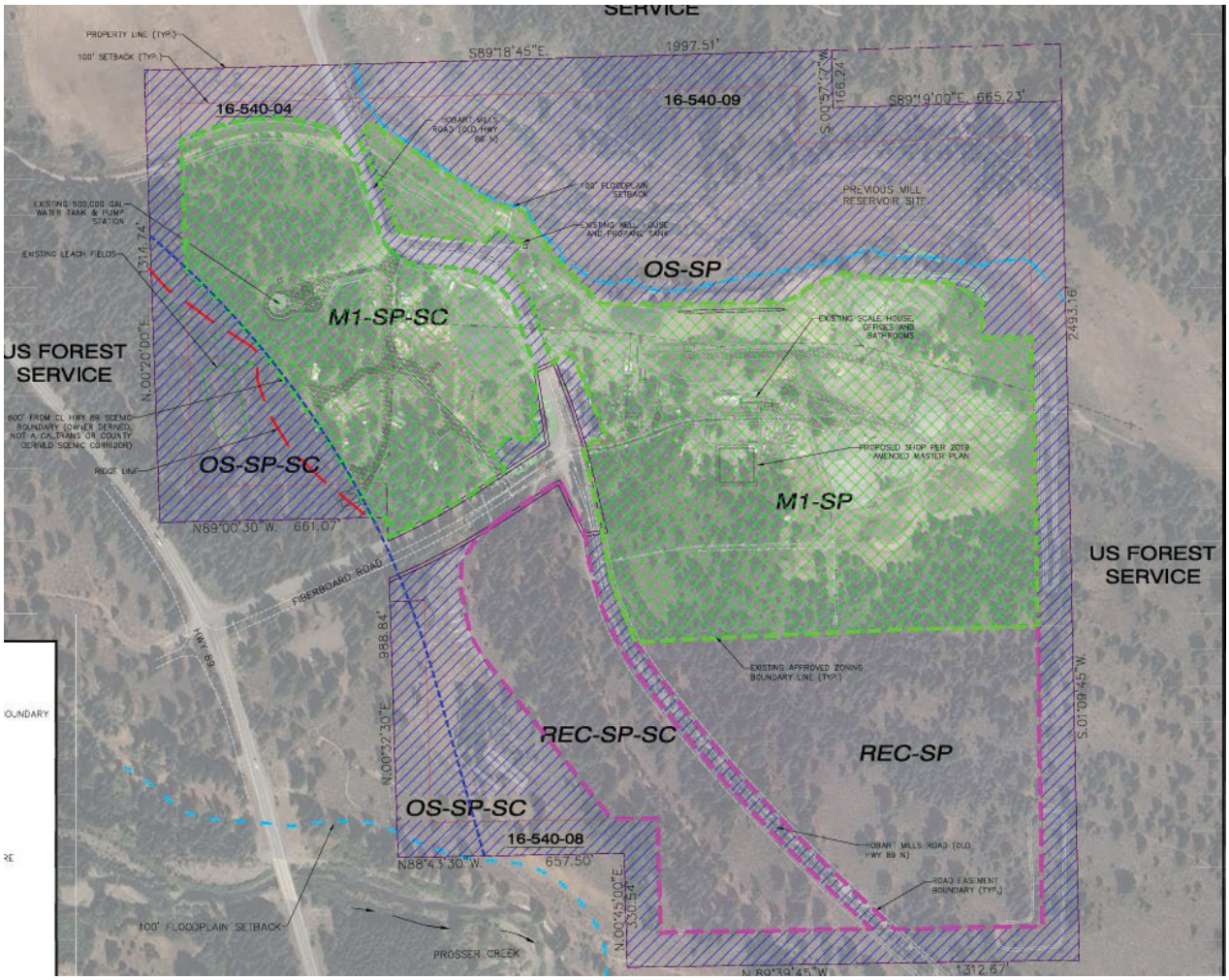

Figure 6. Proposed Zoning Map

Other Permits that May be Necessary:

1. Grading and Building Permits – Nevada County Building Department
2. Encroachment Permits – Nevada County Public Works Department
3. Sewage Disposal System Permits, CUPA Permits – Nevada County Dept. of Environmental Health
4. Stormwater Pollution Prevention Plan (SWPPP) – California State Water Resources Control Board
5. National Pollutant Discharge Elimination System (NPDES) General Permit– California State Water Resources Control Board
6. Dust Control Plan - Northern Sierra Air Quality Management District

Relationship to Other Projects:

There are no other directly related development projects known to this project.

Consultation with Native American Tribes:

Pursuant to Assembly Bill 52, an invitation to begin tribal consultation was sent on August 28, 2022. Native American tribes traditionally and culturally affiliated with the project area were notified of the project and invited to consultation. None of the tribal agencies requested consultation.

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

Recommended Mitigation Measures:

The following measures shall be implemented, and where appropriate, included as a note on construction plans as outlined in each.

3. AIR QUALITY

Mitigation Measure 3A: Alternatives to open burning. Alternatives to open burning of site-cleared vegetative material shall be used unless otherwise deemed infeasible by the Northern Sierra Air Quality Management District (NSAQMD). Among suitable alternatives

are chipping, mulching, or conversion to biomass fuel. This shall be included as a note on all grading and improvement plans.

Timing: *During grading/construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department/NSAQMD*

Mitigation Measure 3B: Dust Control Plan. Prior to issuance of grading and improvement permits, a Dust Control Plan shall be submitted to the Northern Sierra Air Quality Management District pursuant to Rule 226 and approved. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

a. Contact details must be provided for the person/s responsible for ensuring that all dust control measures are performed in a timely manner during all phases of project construction.
b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
c. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
d. All inactive portions of the site shall be covered, seeded, or watered until a suitable cover is established.
e. All material transported off-site shall be either sufficiently watered or securely covered to prevent it being entrained in the air, and there must be a minimum freeboard of six inches maintained in the bed of the transport vehicle.
f. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
g. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
h. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed 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 and improvement permits*
Reporting: *Grading/Improvement plans*
Responsible Agency: *Planning Department/NSAQMD*

4. BIOLOGICAL RESOURCES

Mitigation Measure 4A: Avoid Impacts to Nesting Cliff Swallows, Raptors and Migratory Birds. If future 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: *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

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All equipment operators and employees involved in any form of ground disturbance at any phase of project improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. The Nevada County Planning Department, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe 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. A note to this effect shall be included on the grading and construction plans for this project.

Timing: *Prior to the issuance of building/grading permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Department*

7. GEOLOGY AND SOILS

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 10,000-square-foot commercial shop 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 AND WATER QUALITY

Mitigation Measure 10A: Best Management Practices. Implement the following BMPs to minimize construction related impacts to water quality. The following BMPs shall be incorporated into all Contract Documents and Construction Plans for the project and implemented by the contractor to protect water quality:

a. Construction crews shall be instructed in preventing and minimizing water pollution on the job.
b. Interim erosion control measures may be needed and shall be installed during construction to assure adequate erosion control facilities are in place at all times.
c. Straw or rice mulch may be used if needed with a tackifier.
d. All earth moving or excavation activities shall cease when winds exceed 20 mph.
e. Haul trucks shall be always covered with tarpaulins or other effective covers.
f. Use broom and shovels when possible, to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
g. Designate a concrete washout area, as needed; to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
h. Establish a vehicle storage, maintenance, and refueling area, as needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
i. Dust control measures shall conform to the requirements of the Dust Control Plan submitted to and approved by the Northern Sierra Air Quality Management District (NSAQMD).

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

Mitigation Measure 10B: Provide copies of BMPs. Copies of the project's Mitigation Monitoring and Reporting Program and all BMPs shall be supplied to the Contractor(s) and their workers to assure compliance with mitigation measures during construction.

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

Mitigation Measure 10C: Drainage Plans and Final Drainage Report. Prior to issuance of a grading permit, the applicant shall submit to the County Engineer drainage plans and hydrologic and hydraulic calculations in accordance with the County Improvement standards and storm drainage criteria. The applicant shall also 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.

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

17. TRANSPORTATION

Mitigation Measure 17A: Maintain Fiberboard Road and Hobart Mills Road (Old Highway 89) as passable at all times during the operation of the Hobart Mills Industrial Park: The applicant shall maintain Fiberboard Road and Hobart Mills Road (Old Highway 89) 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:** Public Works, Planning, and Code Compliance*

19. UTILITIES

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste. If tree stumps or industrial toxic waste (petroleum and other chemical products) are encountered

during construction activities, they shall be properly disposed of properly 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: *Planning Department*

Mitigation and Monitoring Matrix

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Dept./NSAQMD	During grading/construction
3B	Planning Dept./NSAQMD	Prior to issuance of grading and improvement plans
4A	Planning Department	Prior to issuance of grading permits and improvement plans
4B	Planning Department	Prior to issuance of building/grading permits
4C	Planning Department	Prior to issuance of building/grading permits
4D	Planning Department	Prior to issuance of building/grading permits
5A	Planning Department	Prior to the issuance of building/grading permits and during construction
7A	Planning Dept./Building Dept.	Prior to issuance of grading permit or building permit and throughout construction
7B	Planning/Public Works/Building Departments	Prior to issuance of Grading Permit and improvement plans
7C	Building Department	Prior to issuance of grading permits or improvement plans
10A	Planning Department	Prior to grading/building permit issuance and during construction
10B	Planning Department	Prior to grading/building permit issuance and during construction
10C	Public Works Department	Prior to grading permit issuance
17A	Public Works, Planning, and Code Compliance Departments	Annual inspection and on a complaint basis

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). CEQA requires a brief explanation for

answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources. Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. This Initial Study uses the following terms to describe the level of significance of adverse impacts. These terms are defined as follows.

- **No Impact**: An impact that would result in no adverse changes to the environment.
- **Less than Significant Impact**: An impact that is potentially adverse but does not exceed the thresholds of significance as identified in the impact discussions. Less than significant impacts do not require mitigation.
- **Less than Significant with Mitigation**: An environmental effect that may cause a substantial adverse change in the environment without mitigation, but which is reduced to a level that is less than significant with mitigation identified in the Initial Study.
- **Potentially Significant Impact**: An environmental effect that may cause a substantial adverse change in the environment; either additional information is needed regarding the extent of the impact to make the significance determination, or the impact would or could cause a substantial adverse change in the environment. A finding of a potentially significant impact would result in the determination to prepare an EIR.

1. Aesthetics

Existing Setting: The project site parcels total approximately 133 acres in size and is relatively flat within the central portion area with a gentle upwards slope towards State Highway 89 to the west from Old Highway 89. Prosser Creek flows west-southwest of the project site before flowing into Prosser Creek Reservoir which is approximately ¼ mile southeast of the subject parcel.

The subject parcels are located within a relatively rural area of eastern Nevada County and are surrounded by mostly undeveloped properties owned by the U.S. Forest Service. Surrounding parcels in this area are zoned Forest-640 acre minimum (FR-640) and Forest-640 acre minimum with Scenic Corridor Combining District (FR-640-SC). Located approximately 1,000 feet southwest of the subject parcels along Klondike Flat Road are a few much smaller parcels (approximately 0.5 to 1.5 acres) 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.

The Aesthetics Element of the Nevada County General Plan (Chapter 18) states the County is an area of extraordinary scenic quality. This includes views of mountains, valleys, and other natural resources as well as the aggregate appearance of structures in the built environment. Preservation of scenic values relies on land use strategies such as scenic highways, the establishment of permanent open spaces, public forest lands, and conservation areas. General Plan Goal 18.1 calls for promoting and providing for aesthetic design in new development which reflects existing character. 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 State Highway 89 and Fiberboard Road, approximately 1.5 miles north of the Town of Truckee in unincorporated eastern Nevada County. State Highway 89 is listed as a Scenic Highway within the California Scenic Highway System and is part of the 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 as it has historically been 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 more-recent activities occurring between the 1950's and present day. Subsequent to the lumber mill use, the site has had various industrial operations over the years. On June 28, 2001, a Comprehensive Master Plan was approved through a Use Permit (U99-04) for the Hobart Mills Industrial Park. This Master Plan granted approval for an approximately 3-acre seasonal topsoil and bark mulch recycling operation and an approximately 0.47-acre concrete batch plant operation located within the 22-acre M1-SP Zoning District portion of the project site located east of Old Highway 89.

In addition, the 2001 Comprehensive Master Plan granted approval for two contractor equipment storage yards, offices and a maintenance building and one or more above ground water storage tanks (250,000-gallon to 600,000-gallon total capacity) to be used for fire suppression. While the 3-acre seasonal topsoil and bark mulch recycling operation was legally established , none of the other uses including the concrete batch plant were established. On June 10, 2008, the Use Permit for the Comprehensive Master Plan (U99-04) expired so all uses that had been approved by the Use Permit that had not commenced and any infrastructure that had not been constructed became null and void.

On July 3, 2019, a new Use Permit (U13-003) was approved to amend the expired Comprehensive Master Plan (U99-04) to bring existing unpermitted uses that had been established on the project site into compliance with the Nevada County Code and General Plan as well as to amend the expired Comprehensive Master Plan.

Uses approved included the following:

- 4-acre area for both seasonal Firewood and Biomass material storage and processing located northwest of the intersection of Fiberboard Road and Hobart Mills Road. No onsite sales of firewood to the public are proposed and the operation would be seasonal. 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.

- 2-acre Contractor Equipment Storage Yard located west of the Firewood and Biomass processing yards within the M1 zoned area.

- An approximately 550,000-gallon, 32-foot tall above-ground water storage tank to provide onsite fire suppression. 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.

- 8-acre seasonal 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. Employees would be up to six and the operation would be seasonal beginning in May and running through October. 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.

- 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.

- The construction of an approximately 340-square-foot employee restroom with two off-street parking spaces.

- The construction of an approximately 10,000-square-foot commercial shop building.

- The construction of on-site storm water retention ponds, water and sanitary sewer improvements with connections to an existing onsite sewage disposal leach field.

- The after-the-fact permitting of the existing internal roadway circulation system to be designed to conform to Nevada County Fire Safe Road Standards, with roadways containing two 12-foot lanes with 4-foot shoulders and 10 feet of vegetation management area within a 50-foot Right-of-Way width.

- The after-the-fact permitting of new driveway encroachments onto Fibreboard Road.

- The installation of landscaping and landscape screening along the front property lines of Fibreboard Road and Hobart Mills Road on APN 016-540-004 and 016-540-009.

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.

Would the 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,3
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓		A,3; F,2
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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓		A,3; F,2
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓		A,4

Impact Discussion:

1a.-c. The project site is located in a partially disturbed and partially forested area. The uses within the Hobart Mills Industrial Park are existing industrial uses in areas located both west and east of Old Highway 89 within the areas of the subject site that have a base zoning district of M1. The application proposes to amend the existing Comprehensive Master Plan (CMP) by changing the Industrial, Recreation, and Open Space General Plan designated acreage totals and their corresponding Zoning classifications. There are no proposed buildings, land uses, or expansion of existing land uses with this application.

With this application, land area designated Industrial by the General Plan and zoned M1 will be increased in area from 30.00 acres to 46.87 acres, land area designated Recreation and zoned REC will be decreased from 40.00 acres to 28.06 acres, and land area designated Open Space and zoned OS will be decreased from 63.00 acres to 58.07 acres.

Approval of the previous 2001 Comprehensive Master Plan established the locations of the industrial land uses in such a way as to avoid visual impacts to scenic vistas and views along State Highway 89, which is part of the federal Yuba-Donner Scenic Byway and designated as a Scenic Highway by the State Department of Transportation (Caltrans) and the Nevada County General Plan (Chapter 18: Aesthetics). The General Plan also designates State Highway 89 as a scenic corridor (General Plan Policy 18.8A). Due to this designation, the zoning of the project parcels located adjacent to the east side of State Highway 89 contains the Scenic Corridor (-SC) Combining District.

Along the western portions of the site, the Scenic Corridor Combining District is located 1,200 feet from Highway 89. This Scenic Corridor boundary line is shown on the applicant's

site plan/rezoning map (Figure 6) as a dashed blue/purple line (mislabeled as 600-feet from center line of Highway 89). No changes are proposed to this boundary line.

Nevada County Code Section 12.02.077, Scenic Corridor Combining District (SC) requires a Scenic Corridor Analysis to evaluate how the proposed development will ensure compliance with the scenic nature of the surrounding area and how it will minimize impacts to identified scenic resources. As previously noted above, there are no proposed buildings, land uses, or expansion of existing land uses proposed with this application. For the applicant's previous 2019 amendment to the Comprehensive Master Plan, a Scenic Corridor Analysis of the existing and proposed land uses was provided. In reviewing the analysis, the submitted site plan, and visiting the project site, staff noted the topography and existing mixed conifer vegetation located along the eastern portion of State Highway 89 provides a buffer of the existing land uses of the Hobart Mills project site from State Highway 89 and will remain in place. It was therefore determined the existing uses including the aggregate and topsoil recycling processing operation, wood yard, and associated contractor's yards would not be visible from Highway 89.

Based on this information, potential impacts to scenic vistas and scenic resources including state scenic highways and impacts to the existing visual character or quality of public views of the site and its surroundings are considered ***less than significant.***

1d. There are no new buildings, land uses, or expansion of existing land uses proposed with this application and therefore no new light sources are anticipated to be added to the project site. Review of the previous 2019 amendment to the Comprehensive Master Plan which recognized the existing onsite uses determined the topography both on the project site and offsite and surrounding vegetation provide 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. Therefore, the number of individuals able to view the operation is limited. Additionally, the existing uses do not operate at night. Exterior lighting is therefore limited and light and glare impacts are diminished by distance and the conifer tree coverage in the area. Potential future light and glare impacts from any future construction will be required to comply with the requirements of the Nevada County Code. These standards require lights to be fully shielded and down-facing so as not to result in glare that could adversely affect day or nighttime views. Potential lighting and glare impacts are considered ***less than significant.***

Mitigation Measures: None required

2. Agricultural and Forestry Resources

Existing Setting: The project site is located outside the area mapped by the California Department of Conservation Important Farmlands Maps (2016). This is likely due to the project site being

located on the eastern slope of the Sierra Nevada Mountain Range and away from productive agricultural lands. The project site does not contain any land within a Williamson Act contract, nor is the site within a Timberland Production Zone.

The project site is zoned with three base 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 refers 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 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 Resources Agency, to non-agricultural use?				✓	A,5
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓	A
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓	A
d. Result in the loss of forest land or conversion of forest land to non-forest use?			✓		A
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

Impact Discussion:

2a. The project parcel does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as identified by the Farmland Mapping and Monitoring Program under the California Department of Conservation. There are no existing agricultural uses on the parcel. Therefore, ***no impact*** to protected farmlands is anticipated.

2b. There are no Williamson Act contracts on the project site. The subject site has existing zoning classifications of M1-SP-SC, M1-SP, REC-SP-SC, REC-SP, OS-SP-SC and OS-SP. The project will result in an increase in the M1-SP-SC and M1-SP zoned areas from 30.00 acres to 46.87 acres and a decrease in the amount of the REC and OS zoned areas. No new zoning classifications are proposed and there is no existing zoning for agricultural use. Therefore, ***no impact*** to zoning for agricultural use or Williamson Act contracts is anticipated.

2c. The subject project site is not zoned for forest land use, and no change of zoning classification is proposed that would otherwise cause rezoning of forest land. The project proposes to amend the General Plan designations of the site by increasing the amount of Industrial (IND) designated land area from 30.00 acres to 46.87 acres, decreasing the amount of Recreation (REC) designated land area from 40.00 acres to 28.06 acres, and decreasing the amount of Open Space (OS) designated land area from 63.00 acres to 58.07 acres. The project will not result in a conflict with existing zoning for, or cause the rezoning of, forest land and will result in ***no impact.***

2d. The site has been significantly disturbed over the years and large portions cleared of trees. While proposed development may result in the removal of some small forested areas, this area will not be significant. Furthermore, all land uses were analyzed and approved under PLN17-0097 and the current project does not propose additional land uses. Potential impacts are considered ***less than significant***.

2e. The property is designated as Urban and Built-Up Land and Other Land by the California Department of Conservation (California Important Farmland, 2023). and would not result in the conversion of farmland to non-agriculture land use. There are no aspects of the project proposal that could result in conversion of farmland or forest land. Therefore, there is ***no impact*** to forest land or timberland.

Mitigation Measures: None required.

3. Air Quality

Existing Setting: The project site is located north of the Town of Truckee in eastern Nevada County. This area is within the Mountain Counties Air Basin and jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD). 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 are often below freezing and large snowfall amounts can accumulate at the project site. In the summer months, temperatures in the project vicinity are generally mild with daytime highs 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 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 Interstate 80 and State Highways 89 and 267 which frequently have

large amounts of traffic. Motor vehicle emissions generated by this traffic are increasing in this area of Nevada County, as it's considered a popular all season tourist destination.

The overall air quality in Nevada County has continued to improve over the past decade, largely due to requirements for cleaner vehicle emissions. 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 remains Unclassified/Attainment for the 1997 8-hour ozone National Ambient Air Quality Standards (NAAQS). The area is also considered Unclassifiable/Attainment for the 2008 8-hour ozone NAAQS. Under the CAAQS, there is recognition of overwhelming transport of air pollution 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 are 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 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 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
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓		A
c. Expose sensitive receptors to substantial pollutant concentrations?		✓			A; G
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		✓			A

Impact Discussion:

3a, b. The project proposes to amend the General Plan designations by increasing the amount of Industrial (IND) designated land area from 30.00 acres to 46.87 acres, decreasing the amount of Recreation (REC) designated land area from 40.00 acres to 28.06 acres, and decreasing the amount of Open Space (OS) designated land area from 63.00 acres to 58.07 acres. The project proposes corresponding Rezones of these areas to increase the M1-SP-SC and M1-SP zoned areas from 30.00 acres to 46.87 acres, decrease the amount of REC-SP-SC and REC-SP zoned areas from 40.00 acres to 28.06 acres, and decrease the amount of OS-SP-SC and OS-SP zone areas from 63.00 acres to 58.07 acres. The project proposes an Amendment to the existing Comprehensive Master Plan to address these acreage changes. No construction is proposed by this application and the change in the zoning and

General Plan Land Use designations is to align with the uses previously approved in 2019 under PLN17-0097.

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.

As stated, this project does not propose any construction and therefore, will not conflict with or obstruct implementation of the applicable air quality plan. It will also not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Potential impacts are therefore considered ***less than significant***.

3c,d. Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest sensitive receptors to the project site include the existing single-family residences located on parcels adjacent to the east, west, and south.

The subject parcels are located east of State Highway 89 in a rural area approximately 1.5 miles north of the Town of Truckee. The parcels are surrounded mostly by forested land and open space. The nearest residences are located over 2,000 feet away to the southwest. No development is proposed by this application, but the work previously analyzed and approved under PLN17-0097 is proposed to be completed. Due to plans to complete the work approved under PLN17-0097, the mitigation measures associated with PLN17-0097 are proposed to be carried forward. Any future development not approved by PLN17-0097 will be required to be processed in alignment with the County's development process.

Grading and construction activities have the potential to impact residents. To address these impacts, a mitigation measure is being recommended to require the applicant to use alternatives to any future open burning of site-cleared vegetative material unless otherwise deemed infeasible by the Northern Sierra Air Quality Management District (**Mitigation Measure 3A**). In addition, **Mitigation Measure 3B** will require that prior to issuance of future grading and improvement permits, a Dust Control Plan shall be submitted to the Northern Sierra Air Quality Management District pursuant to Rule 226 and approved. Based on this information and with these mitigation measures required, the proposed project will result in a ***less than significant with mitigation*** impact.

Mitigation Measures: To offset potential impacts to air quality, the following mitigation measures shall be required:

Mitigation Measure 3A: Alternatives to open burning. Alternatives to any future open burning of site-cleared vegetative material shall be used unless otherwise deemed infeasible by the Northern Sierra Air Quality Management District (NSAQMD). Among suitable alternatives are chipping, mulching, or conversion to biomass fuel. This shall be included as a note on all grading and improvement plans.

Timing: *During grading/construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department/NSAQMD*

Mitigation Measure 3B: Dust Control Plan. Prior to issuance of future grading and improvement permits, a Dust Control Plan shall be submitted to the Northern Sierra Air Quality Management District pursuant to Rule 226 and approved. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

a. Contact details must be provided for the person/s responsible for ensuring that all dust control measures are performed in a timely manner during all phases of project construction.
b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
c. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
d. All inactive portions of the site shall be covered, seeded, or watered until a suitable cover is established.
e. All material transported off-site shall be either sufficiently watered or securely covered to prevent it being entrained in the air, and there must be a minimum freeboard of six inches maintained in the bed of the transport vehicle.
f. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
g. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
h. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed 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 and improvement permits*
Reporting: *Grading/Improvement plans*
Responsible Agency: *Planning Department/NSAQMD*

4. Biological Resources

Existing Setting: The project site containing approximately 133 acres is located east of the intersection of Highway 89 and Fibreboard Road, approximately 1.5 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 Hobart Mills Comprehensive Master Plan was originally approved through adoption of Use Permit 99-004 on June 28, 2001. Following this approval, the applicant received two, 2-year time extensions beyond the original 3-year approval, which extended the time frame the approved uses and improvements could be commenced and constructed until July 2008. Pursuant to the Nevada County Code, however, on July 10, 2008, the entitlements expired for the uses that had not commenced and the improvements and infrastructure that had not been constructed.

On June 27, 2019, a Use Permit (U13-003) was approved to amend the expired Comprehensive Master Plan (U99-004) for the project site to approve new uses/structures and to bring existing unpermitted uses that had been established on the project site into compliance with the Nevada County Code and General Plan. At that time, the permitted uses on the project site included an approximately 3-acre seasonal topsoil and bark mulch recycling operation approved by Use Permit 99-004. Uses approved by Use Permit 13-003 included the following:

- A 4-acre area for both seasonal Firewood and Biomass material storage and processing located northwest of the intersection of Fiberboard Road and Hobart Mills Road. No onsite sales of firewood to the public are proposed and the operation would be seasonal. 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.

- A 2-acre Contractor Equipment Storage Yard located west of the Firewood and Biomass processing yards within the M1 zoned area.

- An approximately 550,000-gallon, 32-foot tall above-ground water storage tank to provide onsite fire suppression. 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.

- An 8-acre seasonal 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. Employees would be up to six and the operation would be seasonal beginning in May and running through October. 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.

- A 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.

- The construction of an approximately 340-square-foot employee restroom with two off-street parking spaces.

- The construction of an approximately 10,000-square-foot commercial shop building.

- The construction of on-site storm water retention ponds, water and sanitary sewer improvements with connections to an existing onsite sewage disposal leach field.

- The after-the-fact permitting of the existing internal roadway circulation system to be designed to conform to Nevada County Fire Safe Road Standards, with roadways containing two 12-foot lanes with 4-foot shoulders and 10 feet of vegetation management area within a 50-foot Right-of-Way width.

- The after-the-fact permitting of new driveway encroachments onto Fibreboard Road.

- The installation of landscaping and landscape screening along the front property lines of Fibreboard Road and Hobart Mills Road on APN 016-540-004 and 016-540-009.

Most of these uses and structures have been established or constructed on the project site. However, the construction of the previously approved 10,000-square-foot commercial shop building, the completion of sewer and water systems, and interior road improvements are the only noted improvements that have not been constructed. Therefore, the applicant is requesting these improvements be included in the proposed Amendment to the Use Permit.

The proposed project includes an application for a General Plan Amendment (GPA), Zoning Map Amendment (RZN), and Amendment to the Use Permit (AAP) for the Hobart Mills Site Comprehensive Master Plan.

The project proposes to amend the General Plan designations by increasing the amount of Industrial (IND) designated land area from 30.00 acres to 46.87 acres, decreasing the amount of Recreation (REC) designated land area from 40.00 acres to 28.06 acres, and decreasing the

amount of Open Space (OS) designated land area from 63.00 acres to 58.07 acres. The project proposes corresponding Rezones of these areas to increase the M1-SP-SC and M1-SP zoned areas from 30.00 acres to 46.87 acres, decrease the amount of REC-SP-SC and REC-SP zoned areas from 40.00 acres to 28.06 acres, and decrease the amount of OS-SP-SC and OS-SP zone areas from 63.00 acres to 58.07 acres. The project proposes an Amendment to the existing Comprehensive Master Plan to address these acreage changes.

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 current 30-acre M1-SP area and most all of the Open Space areas consist 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.

Prosser Creek is located west-southwest of the project site and flows into Prosser Creek Reservoir approximately ¼ mile southeast of the project 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 project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓			A
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
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
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory		✓			A

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
wildlife corridors, or impede the use of native wildlife nursery sites?					
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓			A
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A

Impact Discussion:

4a.-e. In compliance with Nevada County Code Section 12.04.212C.2., the subject parcels were previously 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 revealed 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 associated with the completion of the uses approved by PLN17-0097 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.*** PLN22-0153 does not include any development not previously analyzed and approved by prior land use entitlements.

Aquatic features exist on the project site, including a wetland and riparian wet meadow area. Pursuant to the Nevada County Code, Section 12.04.217, a 100-foot setback from all wetlands and riparian areas is required. This area will remain undeveloped unless a Management Plan is approved as part of a separate future development.

Pursuant to the 2017 Beedy and 1999 Sanders, Chainey-Davis reports, the 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. These areas are located within a portion of the project site zoned OS-SP and will 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 Truckee and the 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 previously approved 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 remaining improvements, including the commercial shop, internal roadway improvements, and sewer and water system 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 remaining improvements that were previously approved by PLN17-0097 but never completed. 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 subject property is not included in any adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan. Therefore, the proposed project would have ***no impact*** on any of these plans.

Mitigation Measures: To reduce potential construction impacts to sensitive biological resources, the following mitigation is being carried over from the previous Amendment to Use Permit approval. This 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 future 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:

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

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

C. 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.

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

E. 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.

F. 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.

G. 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.

A. 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.

B. 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.

C. 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.

D. 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 subject site is approximately 133 acres in size and located in the Hobart Mills area, east of the intersection of State Highway 89 and Fibreboard Road, approximately 1.5 miles north of the Town of Truckee in unincorporated eastern Nevada County. The site was once developed with 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 the state of Nevada. In this part of Nevada County, archaeologists have located prehistoric-period habitation sites along streams, ridges or knolls, especially those with southern exposure. Early settlers brought by the 1840s-1850s gold rush began settling Nevada City and the surrounding area. By 1852 and the advent of placer mining, the population of Nevada County was estimated at more than 21,000 people. Permanent settlement of the Truckee area began in the 1860s. 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 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?		✓			A
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓			A
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			A

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 & Associates 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 to 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 previous Use Permit application in 2001 for the seasonal topsoil and bark mulch processing operation, Peak & Associates completed an Archeological Survey for the site. Numerous historic features were documented on this site, most of which are associated with the lumber mill activities dating back to the 1890s. The report states the historic Hobart Mills town site has been re-used for several different industrial purposes since the closure of the original mill in 1937 and subsequent destruction by a fire in 1949. The report states the project site has been readily accessible by many 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 patterns 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, future grading associated with the proposed project including the development of the approximately 10,000-square-foot commercial shop could result in the discovery of unknown Cultural Resources. Therefore, consistent with Nevada County Code Section 12.04.206.C.5, the project is required to include a mitigation measure to address any unanticipated discoveries of cultural or unique paleontological resources onsite.

In addition, if human remains, historical or archaeological resources are discovered inadvertently during on-site grading or construction, a mitigation measure is recommended that requires work be halted and appropriate agencies contacted. These mitigations will be combined into a single mitigation measure, 5A, which is included below. With this mitigation required, potential impacts are considered ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse cultural resource impacts associated with the project activities, the following **Mitigation Measure 5A** shall be required and shall be included in the improvement plans for the project.

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All equipment operators and employees involved in any form of ground disturbance at any phase of project

improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. The Nevada County Planning Department, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe 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. A note to this effect shall be included on the grading and construction plans for this project.

Timing: *Prior to the issuance of building/grading permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Department*

6. Energy

Existing Setting: On February 12, 2019, the Nevada County Board of Supervisors approved the Energy Action Plan (EAP) as the County's unincorporated area's roadmap for expanding energy-efficiency, water-efficiency, and renewable-energy, and the cost-savings that accompany these efforts. The EAP is focused on operations of structures, infrastructure that generates energy, and efficient use of water.

The subject approximately 133-acre project site is located east 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 available on the site. Natural gas is not available in this area; however the site is served by one of several propane companies that serve Eastern Nevada County. The subject site is developed with existing Light Industrial uses that include an approximately 8-acre topsoil and bark mulch processing operation, an 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 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 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 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 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,6
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓	A,6

Impact Discussion:

6a. The proposed project includes an application for a General Plan Amendment (GPA), Zoning Map Amendment (RZN), and Amendment to the Use Permit (AAP) for the Hobart Mills Site Comprehensive Master Plan. The Hobart Mills Site comprises approximately 133 acres.

The project proposes to amend the General Plan designations by increasing the amount of Industrial (IND) designated land area from 30.00 acres to 46.87 acres, decreasing the amount of Recreation (REC) designated land area from 40.00 acres to 28.06 acres, and decreasing the amount of Open Space (OS) designated land area from 63.00 acres to 58.07 acres. The project proposes corresponding Rezones of these areas to increase the M1-SP-SC and M1-SP zoned areas from 30.00 acres to 46.87 acres, decrease the amount of REC-SP-SC and REC-SP zoned areas from 40.00 acres to 28.06 acres, and decrease the amount of OS-SP-SC and OS-SP zone areas from 63.00 acres to 58.07 acres. The project proposes an Amendment to the existing Comprehensive Master Plan to address these acreage changes. A 10,000 square foot commercial shop building, approved by a previous Use Permit (U13-003) in 2019 but not constructed, is being carried over with this Comprehensive Master Plan Amendment to be constructed at a future date. The completion of road improvements and sewer and water systems approved under PLN17-0097 is also proposed. No additional new construction is proposed by this application.

Construction techniques and equipment used to finish construction of the previously approved land uses will be consistent with local and state regulations. Typical construction activities require the use of energy (e.g., electricity and fuel) for various purposes such as the operation of construction equipment and tools, as well as grading and construction travel. The size and scope of the project is not likely to require extraordinary, or non-typical construction equipment, or techniques resulting in a wasteful, or inefficient construction operation. The operation of the proposed 10,000 square foot commercial shop building will utilize existing available power and energy sources, will not use excessive amounts of energy, and will be subject to meeting all federal, state and local codes in relation to this use. The local Energy Action Plan does not address energy use during the construction phase, so there is no conflict with the local plan. There is a ***less than significant impact*** related to excessive energy consumption or conflicts with renewable energy or energy efficiency plans.

6b. The proposed project will not conflict with any state or local plans for renewable energy or energy efficiency. Building Permits will be required to construct the 10,000 square foot

commercial shop building and any infrastructure improvements. 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 Measures: None required.

7. Geology and Soils

Existing Setting: The approximately 133-acre project site is comprised of land with topography characterized as relatively flat within the central portion area with a gentle upwards slope towards State Highway 89 to the west from Old Highway 89. Prosser Creek is located west-southwest of the project site and flows into Prosser Creek Reservoir which is approximately ¼ mile southeast of the project site.

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 slopes (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).

With the relatively gentle topography of the area, it does not appear 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 Master Environmental Inventory also 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 (Figure 8-4). The subject site is 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 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,10
b. Result in substantial soil erosion or the loss of topsoil?		✓			A
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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?		✓			A
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?		✓			A
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?			✓		B
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓			A

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 regard 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 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 one 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.

The proposed project includes an application for a General Plan Amendment (GPA), Zoning Map Amendment (RZN), and Amendment to the Use Permit (AAP) for the Hobart Mills Site Comprehensive Master Plan. The Hobart Mills Site comprises approximately 133 acres.

The project proposes to amend the General Plan designations by increasing the amount of Industrial (IND) designated land area from 30.00 acres to 46.87 acres, decreasing the amount of Recreation (REC) designated land area from 40.00 acres to 28.06 acres, and decreasing the amount of Open Space (OS) designated land area from 63.00 acres to 58.07 acres. The project proposes corresponding Rezones of these areas to increase the M1-SP-SC and M1-SP zoned areas from 30.00 acres to 46.87 acres, decrease the amount of REC-SP-SC and REC-SP zoned areas from 40.00 acres to 28.06 acres, and decrease the amount of OS-SP-SC and OS-SP zone areas from 63.00 acres to 58.07 acres. The project proposes an Amendment to the existing Comprehensive Master Plan to address these acreage changes. A 10,000 square foot commercial shop building, approved by a previous Use Permit (U13-003) in 2019 but not constructed, is being carried over with this Comprehensive Master Plan Amendment to be constructed at a future date. The completion of road improvements and sewer and water systems approved under PLN17-0097 is also proposed. No additional new construction is proposed by this application.

The construction of the proposed commercial shop building and infrastructure improvements will require the issuance of County Grading and Building Permits which will

ensure compliance with the California Building Code (CBC) and Nevada County Code requirements and ensure protection during seismic events. In addition, the project will also require grading to create the building pad for the commercial shop building. Additional as-built grading may 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 the Nevada County Code. 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, 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 a soils and 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 commercial shop, grading improvements associated with the permitting of the 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 for the commercial shop and any road improvements. 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. The subject parcels are served by an existing commercial/centralized septic system which is located west of the existing firewood and biomass processing operation (APN 016-540-009). The commercial/centralized septic system was installed in 2010 as part of sewer infrastructure improvements to the Hobart Mills Industrial Park. According to the Nevada County Environmental Health Department, the system's installation permit (#EH20-0213) is designed for 12 employees and has been finalized. As a condition of project approval to

address potential sewage disposal concerns, the applicant shall be required to apply for and receive approval of a permit to operate a centralized septic system for existing and future systems.

As required by the County of Nevada Environmental Health Department, soil testing for the project site was previously 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. Therefore, the Planning Department would condition the Use Permit to expand the commercial/centralized septic system, prior to issuance of a Building Permit. With the above referenced condition required, any potential adverse impact that would result from project implementation is determined to be ***less than significant***, and no mitigation is required.

7f. There is no evidence of any unique paleontological resources or sites or unique geologic features in the project area. **Mitigation Measure 5A** described in Section 5 (Cultural Resources) above, 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 so they can be evaluated and protected. Therefore, impacts to paleontological resources and unique geological features is ***less than significant with mitigation***.

Mitigation Measures: To mitigate potential impacts to geology and soils from project grading and construction, the following mitigation measure, 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 10,000-square-foot commercial shop 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: Global climate change refers to changes in average climatic conditions on the earth, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in the average temperature of the earth's surface and atmosphere. One identified cause of global warming is an increase of greenhouse gases (GHGs) in the atmosphere. Greenhouse gases 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. Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g. gasoline, diesel, coal, etc.), are believed to have contributed to the increase in atmospheric levels of GHGs. 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). Emission inventories typically focus on GHG emissions due to human activities only, and compile data to estimate emissions from industrial, commercial, transportation, domestic, forestry, and agriculture activities. CO2 emissions are largely from fossil fuel combustion and electricity generation. 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. Global warming adversely impacts air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and causes an increase in health-related problems.

In September 2006, AB 32, the California Climate Solutions Act of 2006, was enacted. Among other requirements, AB 32 required the California Air Resources Board (CARB) to identify statewide level of GHG emissions in 1990 to serve as the emissions limit to be achieved by 2020, and to develop and implement a Scoping Plan. On September 8, 2016, AB 197 and Senate Bill (SB) 32 were enacted with the goal of providing further control over GHG emissions in the State. SB 32 built on previous GHG reduction goals by requiring that the CARB ensure that statewide GHG emissions are reduced to 40 percent below the 1990 level by 2030.

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, which includes mitigations for general air quality impacts that can be used to mitigate GHG emissions when necessary. Continuing to reduce greenhouse gas emissions is critical for the protection of all areas of the state, but especially for the state's most disadvantaged communities, as those communities are affected first, and, most frequently, by the adverse impacts of climate change, including an increased frequency of extreme weather events, such as drought, heat, and flooding.

Would the 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
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A

Impact Discussion:

8a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Existing light industrial uses at the Hobart Mills Industrial Park currently contribute to greenhouse gas emissions. Implementation of the proposed project consists of increasing

the amount of Industrial (IND) designated land area from 30.00 acres to 46.87 acres, decreasing the amount of Recreation (REC) designated land area from 40.00 acres to 28.06 acres, and decreasing the amount of Open Space (OS) designated land area from 63.00 acres to 58.07 acres. The project will also amend the Comprehensive Master Plan to reflect the proposed General Plan and Zoning changes and reauthorize construction and infrastructure associated with the previous June 2019 Use Permit approval.

Current permitted uses/structures on the project site include the following:

- An approximately 3-acre seasonal topsoil and bark mulch recycling operation located within the 22-acre M1-SP Zoning District portion of the subject site that is east of Old Highway 89 (Hobart Mills Road).
- An approximately 4-acre seasonal firewood and biomass material storage and processing yard located northwest of the intersection of Fiberboard Road and Old Highway 89 (Hobart Mills Road).
- A 2-acre contractor equipment storage yard located west of the firewood and biomass processing yard within the M1 zoned area.
- An approximately 550,000 gallon, 32-foot tall above ground water storage tank to provide onsite fire suppression.
- An 8-acre seasonal aggregate processing and asphalt/concrete processing and recycling facility within the eastern portion of the subject site in an area zoned M1-SP.
- A 2-acre contractor equipment storage yard which is used to support the material processing and recycling operations located southeast of the existing aggregate processing area.
- An employee restroom building

Uses/structures approved in June 2019 that have not yet been constructed, to be reauthorized by this Use Permit:

- Construction of an approximately 10,000 square-foot commercial shop building.
- Interior road improvements.
- The sewer and water systems.

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 10,000 SF commercial shop building. These GHG emissions would be temporary and not expected to have a significant impact. Once constructed, the 10,000 SF commercial shop building is not anticipated to have a significant impact above the GHG emissions from the existing light industrial uses on the project site.

Based on this information, potential GHG impacts are considered to be ***less than significant.***

Mitigation: None required.

9. Hazards and Hazardous Materials

Existing Setting: The project site consists of approximately 133 acres and is bounded by Highway 89 to the west with Fiberboard Road and Old Highway 89 (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. Since some of the uses require the use of heavy equipment and machinery, there is storage and use of fuel and petroleum products 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 mostly designated as a Very High Fire Hazard Area for wildland fire, with a relatively small portion along the eastern boundary designated as High Fire Hazard Area (CalFire 2025). 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. The project is also not located within an airport land use plan or within two miles of a public use airport.

Would the 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,B
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓		A,B
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
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?			✓		A,7

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓	A
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓		A,C,E
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		A,D,E

Impact Discussion:

9a,b. The proposed project would not result in the routine transport and use of hazardous materials to the site and would not 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.

The existing industrial uses on the project site use 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 requirement will be included as a condition of project approval. The condition requires that prior to issuance of a Building Permit for the proposed 10,000 square foot commercial shop building, 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).

Based on the above information and with the condition noted required, potential impacts of the proposed project would be a ***less than significant***.

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 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 contaminated soil 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 contaminated soil.

The Nevada County Environmental Health Department has commented they have no records related to historic lumber mill activities on the project site and there is a potential for adverse impacts to soil and groundwater from historic operations. Prior to issuance of a Building Permit for the proposed 10,000 square foot commercial shop building, the applicant is advised to contact the Department of Toxic Substance Control (DTSC) and/or the Lahontan Regional Water Quality Control Board (LRWQCB) to determine whether characterization for potential hazards resulting from historic lumber mill activities need to be assessed. The DTSC and LRWQCB shall be contacted prior to disturbance of soil for any construction. If impacts are determined significant and/or complex by the DTSC and/or LRWQCB, remediation may be required by the lead oversight agency. **This will be required as a condition of approval**.

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 an 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 project site is not located within one of the five (5) study areas assessed in the Nevada County Evacuation Study (February 2024). In the event of a wildfire or other emergency, employees working at the project site would travel west on Fibreboard Road to State Highway 89, then either south on Highway 89 towards the Town of Truckee and Interstate 80 or north towards Sierraville and Loyalton. The project site is located approximately 800 feet east of State Highway 89 and would not significantly hinder the flow of traffic during an evacuation.

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 Truckee Fire Protection District have reviewed the project 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 project site mostly being located within a Very High Fire Hazard Severity Zone as mapped by the California Department of Forestry and Fire Protection (CalFire), the project must incorporate the requirements of a Fire Protection Plan (FPP) into project design in compliance with Nevada County Code Section 12.04.218.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 and Water Quality

Existing Setting: The subject site is located within the Prosser Creek and Truckee River Drainage Basin. The site is located east of the intersection of Highway 89 and Fibreboard Road, approximately 1.5 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 the center area with a gentle upwards slope going towards Highway 89 to the west from Old Highway 89 (Hobart Mills Road). The northeastern portion of the site slopes moderately downward towards the north fork of Prosser Creek, a perennial watercourse, which flows into Prosser Creek Reservoir, approximately one-half mile southeast of the project site (Sanders, Chainey-Davis, 1999).

The 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 located north of the approximately 3-acre top-soil and bark mulch processing use. The Wet Meadow and Seasonally Wet Meadow are located within a portion of the 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 35 years ago, and the area reverted to a wet meadow. The Sanders, Chainey-Davis report also states that despite grazing, it remains a high quality meadow of sedges and native grasses.

The project site is not located within any groundwater basins or priority basins identified by the DWR Bulletin 118, or the Sustainable Groundwater Management Act (SGMA) Basin Prioritization Dashboard.

Would the 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
b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓		A
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 which 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 off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?		✓			A
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓		A
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓		A

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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?				✓	A
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?			✓		A

Impact Discussion:

10a. The project site has already been substantially developed with existing Light Industrial uses 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 10,000-square-foot commercial shop. In addition, a grading permit would be required to allow for any 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, it can be assumed the cumulative disturbance within the project area exceeds the one-acre threshold and requires 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 impacts will be ***less than significant with mitigation***.

Since the project will disturb more than one acre on the site, a Stormwater Pollution Prevention Plan (SWPP) will be required as a condition of approval for the project. No Groundwater Sustainability Agency, no Groundwater Sustainability Plan, and no sustainability criteria or goals have been established for the project parcel or surrounding area. Potential impacts to adjacent drainage areas could include potential run-off of exposed soils from excavation and equipment related pollutants like oil and gas. To protect water quality, **Mitigation Measures 10A and 10B** requires best management practices for preventative erosion and sediment control measures in the project area, to include distribution of these practices to the contractor to ensure compliance. Erosion control measures will need to be included in the improvement plans that correspond to the development. Therefore, project related impacts to water quality standards and waste discharge requirements would be ***less than significant with mitigation***.

10b, e. The project site is served by two on site existing domestic groundwater wells which are located within the existing Light Industrial area located on APN 016-540-009. These wells

serve the project site with water for dust control. In addition, there is a third existing domestic groundwater well located on APN 016-540-004 to serve the existing caretaker residence.

The applicant also proposes to construct a 10,000 square foot commercial shop building which will also be served by the existing onsite domestic groundwater wells. 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. The project site is also not located in an area subject to the Sustainable Groundwater Management Act (SGMA). 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, interference with groundwater recharge, or conflict with a water quality control plan or sustainable groundwater management plan.

10c. 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.***

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.

A Preliminary Drainage Analysis was prepared for the Use Permit previously approved on the project site in 2019 (PLN17-0097; U13-003). This analysis was reviewed by the Nevada County Public Works Department which 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. Mitigation Measure 10C is recommended to require the applicant submit to the County Engineer drainage plans and hydrologic and hydraulic calculations in accordance with the County improvement standards and storm drainage criteria as well as a Final Drainage Report. Therefore, this impact would be ***less than significant with mitigation***.

10d. The project site contains a 100-year Flood Hazard Area (Zone A) located along the northeastern portion of the site. This area is associated with an unnamed seasonal drainage, which is supplemented from springs and the Hobart Reservoir located north of the project site. The proposed Zoning Map provided by the applicant shows that proposed M1-SP zoned property for future light industrial use will be outside the required 100-foot floodplain setback. Areas located within the floodplain area are proposed to be zoned Open Space (OS-SP). Any future development that may be proposed within the 100-year Flood Hazard Area will be required to comply with the requirements of Nevada County Code Section 12.04.210, which would require approval of a Use Permit and compliance with the standards of Title 18, Floodplain Management Regulations, and approval of a Management Plan.

The project site is not located within an area subject to tsunamis or seiches. Based on these requirements, potential impacts are considered ***less than significant*** associated with risks of releasing pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

10f. As noted above, the project site contains a 100-year Flood Hazard Area (Zone A) located along the northeastern portion of the site. This area is associated with an unnamed seasonal drainage, which is supplemented from springs and the Hobart Reservoir located north of the project site. The proposed Zoning Map provided by the applicant shows that proposed M1-SP zoned property for future light industrial use will be outside the required 100-foot floodplain setback. Areas located within the floodplain area are proposed to be zoned Open Space (OS-SP) There is no housing or residential zoning proposed with the project. Therefore, there will be ***no impacts*** related to placing housing within a flood zone.

10g. Any future development that may be proposed within the 100-year Flood Hazard Area would be required to comply with the requirements of Nevada County Code Section 12.04.210, which would require approval of a Use Permit and compliance with the

standards of Title 18, Floodplain Management Regulations, and approval of a Management Plan. Potential impacts are considered to be ***less than significant***.

Mitigation Measures: The following water quality mitigation measures/best management practices (BMPs) are required:

Mitigation Measure 10A: Best Management Practices. Implement the following BMPs to minimize construction related impacts to water quality. The following BMPs shall be incorporated into all Contract Documents and Construction Plans for the project and implemented by the contractor to protect water quality:

a. Construction crews shall be instructed in preventing and minimizing water pollution on the job.
b. Interim erosion control measures may be needed and shall be installed during construction to assure adequate erosion control facilities are in place at all times.
c. Straw or rice mulch may be used if needed with a tackifier.
d. All earth moving or excavation activities shall cease when winds exceed 20 mph.
e. Haul trucks shall be always covered with tarpaulins or other effective covers.
f. Use broom and shovels when possible, to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
g. Designate a concrete washout area, as needed; to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
h. Establish a vehicle storage, maintenance, and refueling area, as needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
i. Dust control measures shall conform to the requirements of the Dust Control Plan submitted to and approved by the Northern Sierra Air Quality Management District (NSAQMD).

Timing*: Prior to grading/building permit issuance and during construction*
Reporting*: Agency approval of permits or plans*
Responsible Agency*: Building/Public Works Department*

Mitigation Measure 10B: Provide copies of BMPs. Copies of the project's Mitigation Monitoring and Reporting Program and all BMPs shall be supplied to the Contractor(s) and their workers to assure compliance with mitigation measures during construction.

Timing*: Prior to grading/building permit issuance and during construction*
Reporting*: Agency approval of permits or plans*
Responsible Agency*: Building/Public Works Department*

Mitigation Measure 10C: Drainage Plans and Final Drainage Report. Prior to issuance of a grading permit, the applicant shall submit to the County Engineer drainage plans and hydrologic and hydraulic calculations in accordance with the County Improvement standards and storm drainage criteria. The applicant shall also 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.

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

11. Land Use and Planning

Existing Setting: The project site is located in the Hobart Mills area, east of the intersection of State Highway 89 and Fibreboard Road, approximately 1.5 miles north of the Town of Truckee in unincorporated eastern Nevada County. 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. 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.

The proposed project includes an application for a General Plan Amendment (GPA), Zoning Map Amendment (RZN), and Amendment to the Use Permit (AAP) for the Hobart Mills Site Comprehensive Master Plan. The Hobart Mills Site comprises approximately 133 acres.

The project proposes to amend and rebalance the zoning allocations of the current 2019 Comprehensive Master Plan (CMP) with no change in scope, operations, or approved uses. The project will amend the General Plan Planned Development designation by increasing the amount of Industrial (IND) designated land area from 30.00 acres to 46.87 acres, decreasing the amount of Recreation (REC) designated land area from 40.00 acres to 28.06 acres, and decreasing the amount of Open Space (OS) designated land area from 63.00 acres to 58.07 acres. The project proposes corresponding Rezones of these areas to increase the M1-SP-SC and M1-SP zoned areas from 30.00 acres to 46.87 acres, decrease the amount of REC-SP-SC and REC-SP zoned areas from 40.00 acres to 28.06 acres, and decrease the amount of OS-SP-SC and OS-SP zone areas from 63.00 acres to 58.07 acres. The project proposes an Amendment to the existing Comprehensive Master Plan to address these acreage changes. A 10,000 square foot commercial shop building, approved by a previous Use Permit (U13-003) in 2019 but not constructed, is being carried over with this Comprehensive Master Plan Amendment to be constructed at a future date. The completion of road improvements and sewer and water systems approved under PLN17-0097 is also proposed. No additional new construction is proposed by this application.

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.

Surrounding parcels in this area are zoned Forest-640 acre minimum (FR-640) and Forest-640 acre minimum with Scenic Corridor Combining District (FR-640-SC). Located approximately 1,000 feet southwest of the subject parcels along Klondike Flat Road are a few much smaller parcels (approximately 0.5 to 1.5 acres) 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.

Would the 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
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

Impact Discussion:

11a. The proposed project is located within an area east of Highway 89, approximately 1.5 miles north of the Town of Truckee. The project proposes to align the zoning and the General Plan Designations with the existing uses previously approved by the Comprehensive Master Plan (CMP) that was approved on July 3, 2019. The project also proposes to extend the amount of time the owner has to finish the development of the previously approved uses. The site is an existing industrial operation and does not contain a residential community. Therefore, the proposed project will not physically divide an established community and therefore, a ***less than significant impact*** related to division of an existing community is anticipated.

11b. The proposed project will not result in a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The subject parcel has an underlying Planned Development General Plan designation. The project will not change the size of the Planned Development designation of the 133 total acres but will revise the amount of land to be designated and zoned for Industrial, Recreation, and Open Space uses. This adjustment in the zoning districts and General Plan land use designations is to align the districts and designations with the previously unpermitted industrial uses that were approved in the 2019 Comprehensive Master Plan. The proposed project includes text amendments to the PLN17-0097 CMP that reflect the proposed changes to the zoning district and General Plan land use designation boundaries.

The currently approved CMP was determined to be consistent with the General Plan and County Code. The CMP proposed by PLN22-0153 aligns with the PLN17-0097 CMP in regard to road improvements, electronic and telephone utilities, water, fire flow, sewage disposal, solid waste disposal, drainage, grading, design, setbacks, landscaping, screening,

parking, signs, noise, air pollution, and hazardous materials. The previously approved standards governing these topics would not change.

Therefore, the project will have a ***less than significant impact*** due to any conflicts with land use plans, policies and regulations that have the purpose of mitigating impacts to environmental resources.

Mitigation Measures: None required.

12. Mineral Resources

Existing Setting: Mineral resources, particularly gold, have played a major role in the history of Nevada County. Since 1849 when gold was first discovered in the area, to the years preceding World War II, most of the County's population was economically supported directly or indirectly by the local gold mining industry. Other metals produced in the County since 1880 include silver, copper, lead, zinc, chromite, and small amounts of tungsten and manganese. Industrial minerals include barite, quartz for silicon production, small amounts of limestone, asbestos, clay, and mineral paint. Also, significant deposits of sand, gravel, and rock types suitable for construction aggregate are exposed throughout the County. (Mineral Land Classification of Nevada County, State Division of Mines and Geology, 1990).

In order to promote the conservation of the state's mineral resources, and ensure adequate reclamation of mined lands, the Surface Mining and Reclamation Act of 1975 (SMARA) was enacted. SMARA requires that the State Geologist classify land in California for its mineral resource potential. Local governments are required to incorporate the mineral and classification reports and maps into their general plans and consider the information when making land use decisions. Areas subject to mineral land classification studies are divided into various Mineral Resource Zone (MRZ) categories that reflect varying degrees of mineral potential. There are no identified mines or mineral resources in the project vicinity.

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 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

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

Impact Discussion:

12a,b. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of California. The project would also not 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. The project site is not mapped within a known mineral resource area or MRZ and the project would not change existing land uses on the project site. Therefore, the project would have ***no impact*** on mineral resources.

Mitigation Measures: 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. 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 a source of various industrial activities including a lumber mill and, more recently, the topsoil and aggregate 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.

The area immediately surrounding the project site is generally quiet. Except for Highway 89, which parallels the subject project site to the west, 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 project:	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
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

Impact Discussion:

13a. The Nevada County General Plan and County Code have established daytime noise levels for industrial uses and the nearest residential uses as shown in Table 2, Nevada County Exterior Noise Limits. The M1 (Light Industrial) zoned land on the project site is surrounded by FR (Forest) zoning. As shown with ~~strikethrough~~ in Table 1 below, where two different zoning districts abut, the standard applicable to the more restrictive district, plus 5dBA, applies (General Plan Policy 9.1.2.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~~ 45	~~55~~ 60
M1	Any time	80	90

An Environmental Noise Analysis was conducted for the previously approved Use Permit in 2019. 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 2,100 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	74.5/73.0 dB	79.6 dB	50 feet

Loaders Trucks Backup alarms Delivery of materials			
<u>Delivery and Load Out of Materials</u> Noise Sources Include: Loading of trucks Mixing Materials w/excavator Truck passbys	68.1/66.5 dB	85.5 dB	50 feet
<u>Scale</u> Noise Sources Include: Truck arrivals/departures Truck idling	65.0/60.2 dB	71.0 dB	50 feet
<u>Wood Processing</u> 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	 -19 dB -19 dB -19 dB	 **17.3 dB Leq** **16.0 dB L50** **23.0 dB Lmax**

		42.0 dBLmax		
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 people 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 observed 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 located 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.

Mitigation Measures: None required.

14. Population and Housing

Existing Setting: The project site is located east of State Highway 89, approximately 1.5 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 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 residences 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. No residents will be displaced as a result of this project and there is no existing housing that will be impacted that would necessitate the construction of replacement housing elsewhere. Therefore, impacts on additional population growth with the proposed project area would be ***less than significant***.

Mitigation Measures: None required.

15. Public Services

Existing Setting: The following public services are provided to the project parcel:

Fire: The Truckee Fire Protection District provides fire protection services.
Police: The Nevada County Sheriff's Department provides law enforcement services.
Schools: The project site is within the Tahoe/Truckee Unified School District.
Parks: Located within the Truckee Donner Park and Recreation District.
Water: On site wells provide water to the project site.
Sewer: The site is served by on site individual septic systems.

Would the 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:					
i) Fire protection?			✓		A
ii) Police protection?			✓		A
iii) Schools?			✓		A
iv) Parks?			✓		A
v) Other public services or facilities?			✓		A

Impact Discussion:

15a. The project proposes to amend and realign the zoning districts and General Plan land use designations with the existing uses approved by the current 2019 Comprehensive Master Plan (CMP) with no change in scope, operations, or approved uses. The project will amend the General Plan Planned Development designation by increasing the amount of Industrial designated land area from 30.00 acres to 46.87 acres, decreasing the amount of Recreation designated land area from 40.00 acres to 28.06 acres, and decreasing the amount of Open Space designated land area from 63.00 acres to 58.07 acres. The project proposes corresponding Rezones of these areas to increase the M1-SP-SC and M1-SP zoned areas from 30.00 acres to 46.87 acres, decrease the amount of REC-SP-SC and REC-SP zoned areas from 40.00 acres to 28.06 acres, and decrease the amount of OS-SP-SC and OS-SP zone areas from 63.00 acres to 58.07 acres. The project proposes an Amendment to the existing Comprehensive Master Plan to address these acreage changes. A 10,000 square foot commercial shop building, approved by a previous Use Permit (U13-003) in 2019 but not constructed, is being carried over with this Comprehensive Master Plan Amendment to be constructed at a future date. The completion of road improvements and sewer and water systems approved under PLN17-0097 is also proposed. No additional new construction is proposed by this application.

The proposed project would not result in a new substantial need for additional schools, parks, and police protection because it would not result in increased population. Future development of the 10,000 square foot shop building 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 Measures: 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 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

Impact Discussion:

16a-c. The proposed project will result in the reduction of land in the Planned Development designated specifically for Recreation from 40.00 acres to 28.06 acres. Given the limitations on sewage disposal in the area and the lack of a specific Recreation component with the existing and amended 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 Measures: 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 (Old Highway 89). 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 is part of the Federal Yuba-Donner Scenic Byway. Highway 89 is also designated as a Nevada County Scenic Corridor by the Aesthetics Element of the General Plan (Chapter 18).

Pedestrian and bicycle facilities in the project area are minimal reflecting the rural nature of the area. There are no pedestrian sidewalks or crosswalks along State Highway 89 in the vicinity of the project site. Nevada County Connects and Tahoe Truckee Area Regional Transit (public bus) do not provide service to the subject parcel or immediate surrounding area.

PLN17-0097/U13-003/EIS13-002 updated the Hobart Mills Comprehensive Master Plan and permitted existing industrial uses that had not previously been authorized. The approved uses included a firewood and biomass processing yard, an equipment storage yard, a contractors equipment storage yard, a topsoil and bark mulch processing area, and an aggregate processing and asphalt/concrete recycling area. There is existing traffic associated with these existing permitted uses. The proposed project does not include any new uses not previously approved.

Would the 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,8; C
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓		A,8; C
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,C,F
d. Result in inadequate emergency access?			✓		A, E
e. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?		✓			A,C,F

Impact Discussion:

17a. There are no public transit routes in the vicinity of the project. For the existing approved

uses, employees arrive to the site by driving their personal vehicles or carpooling with others. According to the previously approved project in 2019, there are up to 10 seasonal employees. The site will not conflict with any policies regarding transit, roadway, bicycle or pedestrian facilities. However, the project will 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. This requirement will be addressed as a condition of approval of the project. Therefore, potential transportation impacts related to conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle or pedestrian facilities are ***less than significant***.

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. Pursuant to Section 15061.3(b)(1), 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. Therefore, for purposes of this project, this Initial Study contains both a qualitative analysis for Vehicle Miles Traveled and an additional analysis for Level of Service (LOS).

A limited traffic study was prepared by LSC Transportation Consultants in March 2019 for the previously approved project (PLN17-0097; U13-003). The traffic analysis focused on the uses currently operating on the site at the time while separating the existing uses that were permitted and those that were 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)

Proposed Uses/Structures (at that time):

- 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.

Since the previous project was approved in 2019, the above-ground water storage tank and pump station and the employee restroom building have been constructed. The 10,000 square foot commercial shop building is the only building previously included in the analysis that has not been constructed but is proposed to be carried forward with this application.

Existing traffic volumes in the area were 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, approximately 2 miles south of the project site. 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.

The Public Works Department reviewed the project and commented that at this time, Hobart Mills Road (Old Highway 89) would be classified as a Local Class 3 road and that any future roads proposed within the Hobart Mills Industrial Park would be subject to a Traffic Analysis and road improvements based on Public Works Department requirements. In addition, any future proposed development projects located within the project site area will require the preparation of a traffic impact study to the satisfaction of the Public Works Director.

Trip Generation

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 previously unpermitted land uses that were permitted on July 3, 2019 were 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.

Due to the existing land uses already being analyzed and approved by the Use Permit and Comprehensive Master plan by the Planning Commission on July 3, 2019, and this currently proposed project only aligning the zoning districts and General Plan land use designations with existing uses, this project will not increase vehicle miles traveling beyond the existing setting.

Based on the above discussion and since the 10,000 square foot commercial shop building was already included in the previous traffic study analysis, the proposed project is anticipated to have a ***less than significant impact*** on CEQA Guidelines Section 15064.3, subdivision (b).

17c,e. Due to rural location of the project site, 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 and 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 occurs with some regularity as observed by staff during a site visit. To ensure traffic safety, Mitigation Measure 17A was required as a mitigation measure for the previously approved project and is recommended to be applied to this project to require that both Hobart Mills Road (Old Highway 89) 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***.

17d. The previously approved project anticipated a total of 11 employees associated with the on site uses. The proposed project would therefore not significantly increase the

population needed to be evacuated. Both CAL Fire and the Truckee Fire Protection District 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***.

Mitigation Measures: To reduce potential transportation impacts, the following mitigation measure is recommended:

Mitigation Measure 17A: Maintain Fiberboard Road and Hobart Mills Road (Old Highway 89) as passable at all times during the operation of the Hobart Mills Industrial Park: The applicant shall maintain Fiberboard Road and Hobart Mills Road (Old Highway 89) 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: California State Assembly Bill (AB) 52 required an update to CEQA Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to Tribal Cultural Resources (TCRs). Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. The most common types of Tribal Cultural Resources include stone tools (projectile points, flaked stone, and milling stones), shell beads, and a cultural soil called "midden" that have cultural or sacred value to California Native American Tribes. TCRs can also be native plants, trees, and cultural landscapes. Types of artifacts and sites from the historic era include bottles, cans, ceramics, building foundations, and bricks. The project is proposed within both the United Auburn Indian Community of the Auburn Rancheria (UAIC) and Washoe 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 (Cultural Resources) for additional information regarding tribal resources.

Would the 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.		✓			A

Impact Discussion:

18a. In accordance with AB 52, this project was distributed to respective tribal agencies for tribal cultural resource review and comment. Tribal agencies contacted include the T'si Akim Maidu Tribal Council, Nevada City Rancheria Nisenan Tribe, Shingle Springs Band of Miwok Indians, Washoe Tribal Council, and the United Auburn Indian Community (UAIC). None of the tribal agencies requested consultation with the Nevada County Planning Department regarding the proposed project.

Mitigation Measure 5A requires the applicant to halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. In compliance with Section 15064.5 of the CEQA Guidelines, impacts to these Tribal Cultural Resources will be ***less than significant with mitigation.***

Mitigation Measures: See Mitigation Measure 5A.

19. Utilities and 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 several wireless telephone services available in eastern Nevada County but with variable coverage depending upon the carrier. Sewage treatment and disposal would occur via an onsite sewage disposal system.

Would the 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
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓		A
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓		A,B
d. 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?		✓			A
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?		✓			A

Impact Discussion:

19a,b. The proposed project would not result in development that would create a need for the significant relocation, construction, or extension of electrical power, storm drainage facilities, or water or wastewater treatment facilities. The proposed project will be located on parcels previously developed with industrial uses, and services are already provided to or adjacent to the site. Electrical power is provided by Liberty Utilities, water is provided by on site wells, and the proposed project will utilize an onsite subsurface septic system for sewage disposal.

The Nevada County Environmental Health Department has reviewed the project and commented that if the use of the water system is such that there are at least five (5) connections per well or the water system provides water for at least 25 people 60 days out of the year than a water plan check shall be submitted, along with any applicable fees, and a water supply permit shall be obtained. This will be addressed as a condition of project approval. With this condition required, the project would have a ***less than significant*** impact related to these issues.

19c. As previously noted, the project site is served by an on site sewage disposal system. The Nevada County Environmental Health Department has reviewed the project and commented that prior to issuance of a building permit for the proposed shop building, the applicant shall apply for and received approval of a permit to operate a centralized septic system for existing and future systems. Current, updated standards (for commercial/centralized system) would apply for all new wastewater line connections. The applicant shall obtain a final permit status for applicable septic permits prior to final occupancy. This will be addressed as a condition of approval.

According to Environmental Health, septic modification permits ON000156 and EH19-0378 on the project site have not been finaled. A centralized/cluster system is also present and has been assigned facility ID: FA0003725 and this annual permit is active. As a condition of approval, the applicant will be required to final all septic modification permits on the project site and obtain any other required permits from the Environmental Health Department. Based on this information and with these conditions required, potential impacts are ***less than significant***.

19d,e. 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 and 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. If tree stumps or industrial toxic waste (petroleum and other chemical products) are encountered during construction activities, they shall be properly disposed of properly 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: *Planning Department*

20. Wildfire

Existing Setting: The project site is within the Truckee Fire Protection District and is mostly within a Very High Fire Hazard Severity Zone designated by the CalFire Fire Hazard Severity Zone maps. A small portion of the site along the eastern boundary lies within a High Fire Hazard Severity Zone. Portions of the site with existing industrial uses have mostly been cleared of trees and vegetation. There are, however, existing trees and other vegetation on the project site.

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,E
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,E
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,E
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,E

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. 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 December 2024.

The project site is located within a relatively rural area of eastern Nevada County and is accessed by State 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.

In the event of a wildfire, State Highway 89 and Fibreboard Road would serve as the primary emergency access egress route based on the above referenced Policy. The Nevada County Evacuation Study was prepared in February 2024. The five study areas assessed in the Evacuation Study do not include the subject property or the Hobart Mills area located north of the Town of Truckee.

All proposed future improvements including the 10,000 square foot commercial shop building will require Building Permits and conformance with the Nevada County Code for building and grading standards. The project will be required to meet the standard Conditions of Approval and the Fire Code of the Truckee Fire Protection District. Access requirements will be required to meet the standards of the Nevada County Office of the Fire Marshal, which are being carried forward from the previous approval of the Comprehensive Master Plan. 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 10,000 square foot commercial shop building and completion of remaining road improvements will require building permits for the grading and site improvements, which would require compliance with the Nevada County grading standards outlined in the Nevada County Code. 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).

There is a 100-year flood hazard area located within the unnamed seasonal drainage that flows along the northeastern portion of the project site which is supplemented from springs and the Hobart Reservoir north of the project site. This area of the project site is zoned OS-SP and is located north of the approximate 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 Nevada County Code Section 12.04.217. 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 Significance

	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
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓			A

Impact Discussion:

21a. This Initial Study and proposed Mitigated Negative Declaration evaluates the potential impact the proposed project could have on the environment. Compliance with existing federal, state, and local regulations and mitigation measures identified in this Initial Study will reduce all potential impacts of the proposed project to a less than significant level. As discussed in the Biological Resources section, the project will have a less than significant impacts with mitigation on the habitat and populations of protected plant and animal species. The Cultural Resources, Geology and Soils, and Tribal Cultural Resources sections find that impacts to important examples of major periods of California's history or prehistory will also be less than significant with mitigation. With the proposed mitigation measures, this project will have a ***less than significant impact with mitigation*** 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.

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.

21c. The proposed project would not result in any substantial adverse effects to human beings, directly or indirectly, since each potentially significant impact can be reduced to a less than significant level with adherence to the mitigation measures outlined in this initial study and compliance with existing federal, state, and local regulations. This includes potential impacts to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, transportation, utilities, and tribal cultural resources. Therefore, there would be no substantial adverse effects to human beings because of the project, resulting in impacts that would be ***less than significant with mitigation.***

Mitigation Measures: To offset potentially adverse impacts to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, transportation, utilities, and tribal cultural resources, see the listing of **Recommended Mitigation Measures** beginning on page 15 of this initial study.

Recommendation of the Project Planner

Based on 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.

Prepared by:

David Nicholas

Digitally signed by David Nicholas
Date: 2026.09.15 15:56:13 -07'00'

Date: 9/15/2026

David Nicholas, Senior Planner

Appendix A – Reference Sources

A. Nevada County Department of Planning
B. Nevada County Department of Environmental Health
C. Nevada County Department of Public Works
D. Nevada County Building Department
E. Truckee Fire Protection District
F. California Department of Transportation (Caltrans)
G. Northern Sierra Air Quality Management District (NSAQMD)
H. Nevada Irrigation District (NID)
I. United Auburn Indian Community (UAIC)

1. Nevada County. *Nevada County General Plan Land Use Maps, Sheet D (1995)*. Retrieved from: https://www.nevadacountyca.gov/DocumentCenter/View/12121/General-Plan---Sheet-D-PDF
2. Caltrans.*California State Scenic Highways*. Retrieved from: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways
3. Nevada County. General Plan, Chapter 18: Aesthetics (1995). Retrieved from: https://www.nevadacountyca.gov/DocumentCenter/View/12590/Chapter-18-Aesthetics-1995-PDF
4. Nevada County. *Nevada County, California County Code*. Retrieved from: https://library.municode.com/ca/nevada_county/codes/code_of_ordinances?nodeId=COOR_TIT12ZORE
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