# CALIFORNIA PUBLIC UTILITIES COMMISSION
# HOBART SUBSTATION

## DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

*Prepared by:*

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JULY 2004

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# 1.0 Introduction

# 1.0 INTRODUCTION

## 1.1 SUMMARY OF PROJECT DESCRIPTION

Sierra Pacific Power Company (Sierra Pacific or SPPCo.) is a public utility corporation engaged principally in the business of providing electric service to portions of northern California and northern Nevada. On December 19, 2003, Sierra Pacific filed Application No. 03-12-023 pursuant to the California Public Utilities Commission (CPUC) General Order No. 131-D requesting authority for a Permit to Construct and Operate the Hobart Substation Rebuild project. The Proposed Project would expand, upgrade, and replace the existing substation with newer and more reliable electrical equipment and provide standard three-phase electrical service to an existing customer in the Hobart Mills area. The existing Hobart Substation and expansion site are located on private property in eastern Nevada County, approximately five miles north of the Town of Truckee and two miles east of the Hobart Mills area. Upon completion, the Proposed Project would increase substation capacity to 5,000 kilovolt amperes (kVA), provide standard three-phase electrical service, and increase the voltage of the existing transmission line from 12.5 kV to 14.4 kV. An 8-foot chain-link fence will enclose the 4,500 square foot substation area (see *Section 2, Project Description,* for further details).

## 1.2 AUTHORITY TO PREPARE A MITIGATED NEGATIVE DECLARATION

The CPUC is the lead agency pursuant to the California Environmental Quality Act (CEQA) and is responsible for authorizing the construction of the Hobart Substation Rebuild project. The CPUC's process for granting a Permit to Construct pursuant to its General Order No. 131-D is focused on consideration of the environmental issues and concerns surrounding the project as proposed. In compliance with requirements of CEQA, an Initial Study was prepared for the project. This environmental study is specific to the construction of the Hobart Substation Rebuild project at the proposed site.

Based on the findings of the Initial Study/Environmental Evaluation (see *Section 4, Initial Study/ Environmental Checklist,* and *Section 5, Discussion of Environmental Impacts*), the CPUC has made the determination that a Mitigated Negative Declaration (MND) is the appropriate environmental document to be prepared in compliance with CEQA. As provided for by CEQA Section 21064.5, an MND may be prepared for a project subject to CEQA when an Initial Study has identified potentially significant effects on the environment but revisions to the project have been made whereby no significant effects to the environment would occur.

This draft MND has been prepared in conformance with Section15070, subsection (a), of the State CEQA Guidelines. The purpose of the MND and the Initial Study/Environmental Evaluation is to determine the potential significant impacts associated with the proposed Hobart Substation Rebuild project and incorporate mitigation measures into the project design as necessary to reduce or eliminate the significant or potentially significant effects of the project.

The Proponent's Environmental Assessment (PEA) provides the basis for preparation of this MND and is incorporated by reference. The PEA includes separate technical reports, also incorporated by reference, that provide project information, details, and analysis. These documents are as follows:

- *PEA for the Hobart Substation Rebuild Project* (Sierra Pacific Power Company/Parsons, October 2003).

- *Biological Resources Technical Report* (Sierra Pacific Power Company/Parsons, October 2003).

- *Cultural Resources Technical Report* (Sierra Pacific Power Company/ Parsons, October 2003).

PMC has verified the adequacy of the technical documents prepared by Parsons for the proposed project.

The PEA and technical studies are available for review at the following location:

California Public Utilities Commission, Energy Division
505 Van Ness Avenue
San Francisco, CA 94102.

## 1.3 CONTENT AND FORMAT OF MITIGATED NEGATIVE DECLARATION

This MND includes the following:

**Section 1.0, Introduction:** Provides an Introduction to the MND.

**Section 2.0, Project Description:** Provides a detailed description of the Proposed Project evaluated in this MND. This section also includes project purpose and need, location, site selection, project characteristics, construction, operation and maintenance and measures incorporated into the project to reduce environmental impacts.

**Section 3.0, Proposed Finding of No Significant Effect:** Provides the finding that the Proposed Project would not have a significant effect on the environment and the rationale supporting this finding.

**Section 4.0, Initial Study/Environmental Discussion:** Provides an analysis of environmental issues and concerns surrounding the project.

**Section 5.0, Electric Magnetic Fields (EMF):** Describes the CPUC's current policy regarding EMF exposure.

**Section 6.0, Report Preparation:** Provides report preparation personnel.

**Section 7.0, References:** Provides References and Persons Consulted during the preparation of this document.

Appendices to the MND include the following:

**Appendix A, Mitigation Monitoring Plan**

**Appendix B, Nevada County Documents**

**Appendix C, Prevention Spill Prevention and Recovery Plan**

**Appendix D, MND Distribution List**

## 1.4 OTHER AGENCIES THAT MAY USE THE MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY/ENVIRONMENTAL EVALUATION

This MND is intended to be used by responsible and trustee agencies that may have review authority over the project. Sierra Pacific Power Company will obtain all necessary permits as required by law. Based on the analysis in *Section 4* of this document, other permits/approval by responsible agencies with jurisdiction over the Proposed Project include Nevada County, the California Board of Forestry, and the Lahontan Regional Water Quality Control Board.

## 1.5 PUBLIC REVIEW PROCESS

In accordance with the requirements of CEQA, a good faith effort has been made during the preparation of this MND to contact affected agencies, organizations and persons who may have an interest in this project. The distribution list for the MND is provided in APPENDIX D.

At the start of the public review period, the CPUC will provide a notice of availability to property owners within 300 feet of the project and will also publish the notice in the local newspaper, in accordance with the CPUC Rule 17.1 of the Rules of Practice and Procedures. This MND will also be made available on the CPUC's website at the following address (Select "Regulated Areas" and choose "Environmental Projects"): http://www.cpuc.ca.gov

While reviewing the MND and Initial Study/Environmental Evaluation, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the potential significant impacts on the environment and ways in which those effects are proposed to be avoided or mitigated.

In accordance with Section 15105(b) of the CEQA guidelines, this document will be circulated to the public during the month of July for review and comment. Comments may be made on the MND in writing before the end of the 30-day comment period. Written comments on the MND should be sent to the following address.

John Boccio, California Public Utilities Commission
c/o Pacific Municipal Consultants
10461 Old Placerville Road, Suite 110
Sacramento, CA 95827

Following the close of the public comment period, the CPUC will consider this MND and comments received thereto in determining whether to approve the Proposed Project.

# 2.0 Project Description

| PROJECT INFORMATION | |
|---|---|
| 1. Project Title: | Sierra Pacific Power Company Hobart Substation Rebuild Project |
| 2. Lead Agency and Address | California Public Utilities Commission Division<br>505 Van Ness Avenue<br>San Francisco, CA 94102 |
| 3. Contact Person and Phone Number | John Boccio, Project Manager<br>Energy Division<br>Phone: (415) 703-2641 |
| 4. Project Location: | The Proposed Project is located on private property in eastern Nevada County, approximately five miles north of the Town of Truckee and two miles east of the Hobart Mills area. The project site is adjacent to the Tahoe National Forest approximately 0.75 miles north of Prosser Creek Reservoir, near the intersection of Old Reno Road (County Road 886E) and Dog Valley Road (County Road 889). The site is located at 15702 Dog Valley Road. |
| 5. Project Sponsor's Name and Address: | Sierra Pacific Power Company<br>6100 Neil Road<br>Reno, NV 89520 |
| 6. General Plan Designation | County of Nevada – Forest 160 (160 acre minimum parcel size) |
| 7. Zoning: | Timberland Production Zone (TPZ)-160 |

# 2.0 PROJECT DESCRIPTION

## 2.1 PROJECT OVERVIEW

The existing Hobart Substation was built in the early 1960s and currently serves approximately 40 customers in the Hobart Mills area. The purpose of the Proposed Project would be to upgrade the existing substation with modern electrical equipment and provide standard three-phase electrical service to an existing customer in the Hobart Mills area. The installation of new electrical equipment would reconfigure the substation from two-phase to three-phase service and increase overall substation capacity from 666 kilovolt amperes (kVA) to 5,000 kVA. In addition, the existing 12.5 kilovolt (kV) distribution line would increase in voltage to 14.4 kV

The Proposed Project would also include the installation of a eight-foot chain link fence around the substation area, an earthen clay berm within the fenced area to contain any potential spills that may occur as a result of equipment failure, installation of concrete footings for the new electrical equipment, and the placement of gravel within the fenced area. Finally, the substation access road would be widened, regraded, and graveled to provide for improved safety and all-weather access.

Upon project completion, the rebuilt substation would function with improved reliability and continue to provide electrical service only to existing customers in the Hobart Mills area

## 2.2 PURPOSE AND NEED

An existing customer in the Hobart Mills area has requested approximately 500 to 1000 kVA of service, a portion of which must be three-phase load. The substation's existing transformers and regulators are inadequate to meet these requirements. The project does not propose to extend services from the substation to any new users, but instead will enable the substation to deliver the amount of load required by an existing customer for existing and future uses conditionally approved by Nevada County. The customer currently operates a rock crushing facility, but has received a Conditional Use Permit (CUP) that allows reestablishment of topsoil processing operations and construction and operation of a proposed concrete batch plant. Nevada County approved the CUP in 2001 with an expiration date of July 2004. No plans have been submitted to the County for approval, but the CUP was extended through July 2006. Nevada County approved a Mitigated Negative Declaration when it issued the CUP, which incorporated mitigation measures that would reduce the impact of the proposed construction and expanded operations to less than significant. A copy of the Nevada County CUP incorporating mitigations for the expansion and increased operations is available at Appendix B. Existing equipment at the substation consists of two single-phase 333 kVA 60/12.5 kV transformers, connected in an open wye configuration on the 12.5 kV side, resulting in a total capacity of 666 kVA. The existing voltage regulators are rated at 50 amperes and can regulate a maximum of 720 kVA. This type of distribution system is not capable of providing service to three-phase loads.

Sierra Pacific Power has proposed rebuilding the existing substation with a larger transformer and new voltage regulators. The estimated cost of the project is approximately $200,000. A new substation capacity of 5,000 kVA, three-phase, would be obtained via the proposed substation improvements and would allow Sierra Pacific Power to:

(1) Meet the new service requirements of its customers.

(2) Accommodate future load growth within the area served from this substation; and

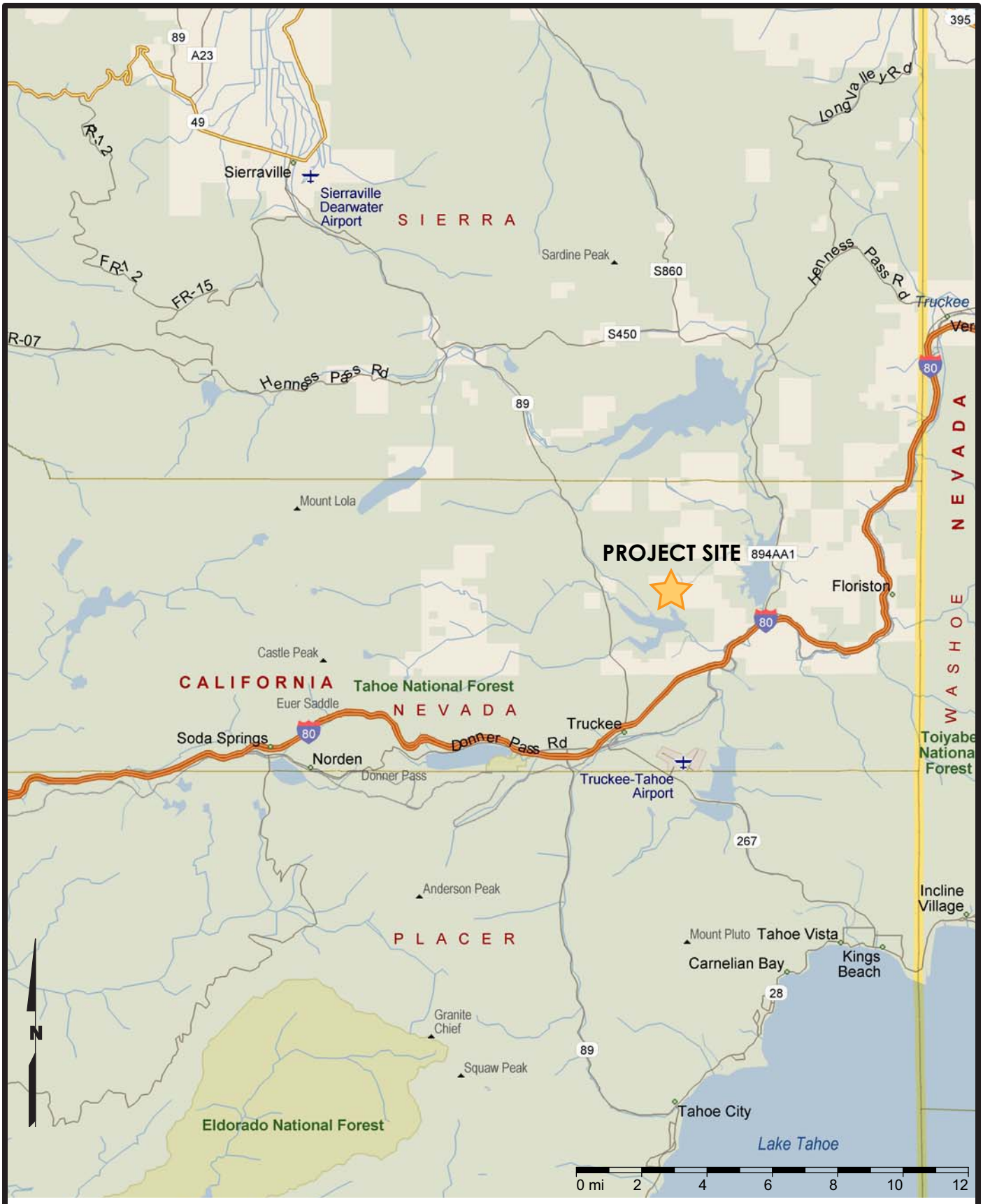
(3) Make use of standard equipment, especially the transformer, which can be supplied and "backed up" by spare transformers within the system.

## 2.3 PROJECT LOCATION

The Proposed Project is located on private property in eastern Nevada County, approximately five miles north of the Town of Truckee and two miles east of the Hobart Mills area (see **Figures 1 and 2**). The project site is adjacent to the Tahoe National Forest approximately 0.75 miles north of Prosser Creek Reservoir, near the intersection of Old Reno Road (County Road 886E) and Dog Valley Road (County Road 889). The site is located at 15702 Dog Valley Road and is visible from both Old Reno Road and Dog Valley Road.

## 2.4 SITE CHARACTERISTICS

The area immediately surrounding the Proposed Project consists primarily of open space and undeveloped forest areas characterized by low growing shrubs, sagebrush, a number of stumps, and scattered second-growth trees. The project site is dominated by sparse second growth Jeffrey pine (Pinus jeffreyi) with groundcover consisting mainly of mountain sagebrush (Artemisia tridentata ssp. vaseyana) and associated species. The site has a moderate slope draining to the south where a shallow ephemeral drainage is present approximately 100 meters (328 feet) south of the project area. A manmade drainage on the opposite side of the access road also empties into the drainage area. No homes or structures are visible from the project site, although the landowner's residence is located on a nearby ridge to the northwest.




Source: MapPoint, 2003

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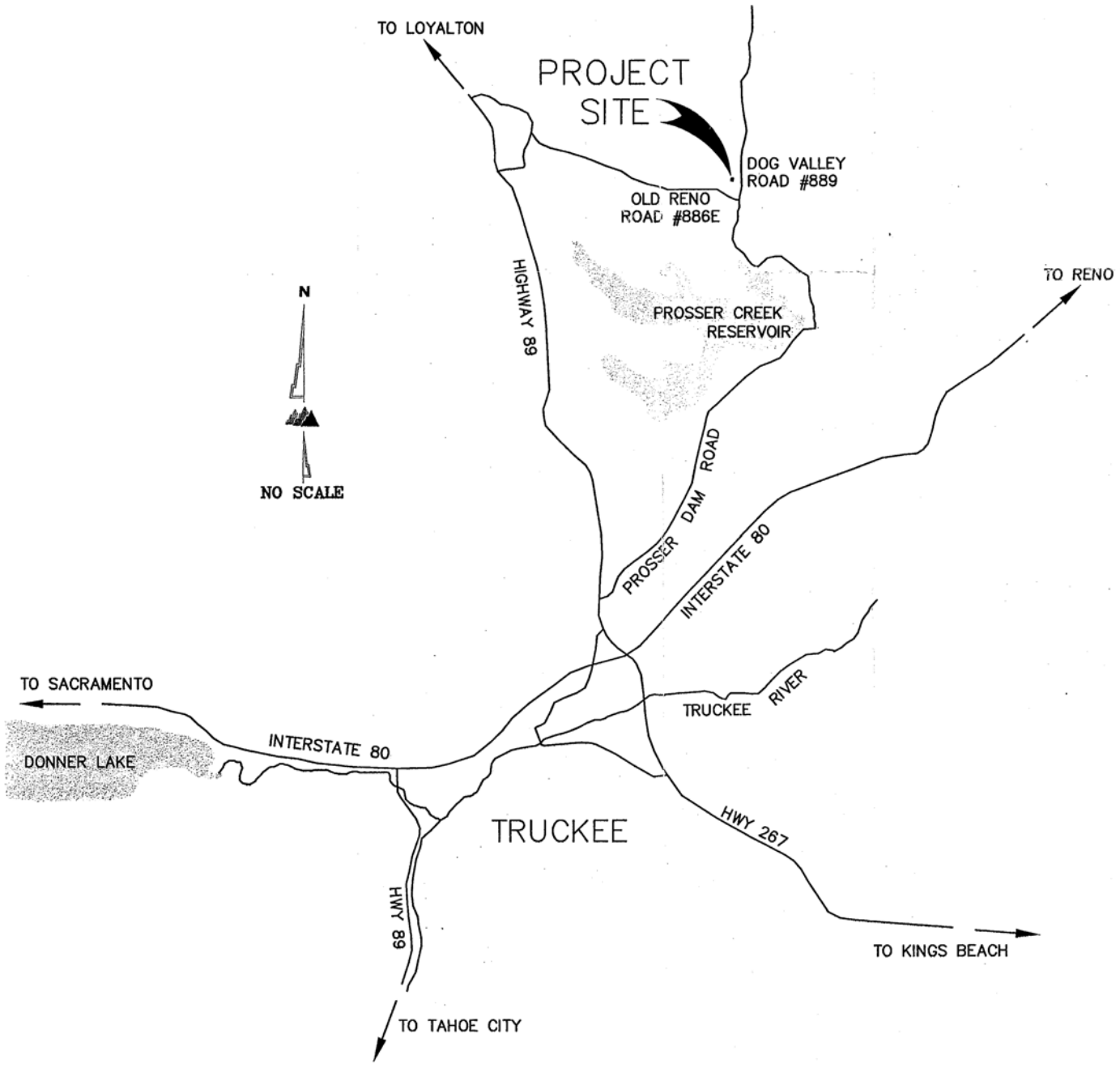
**FIGURE 1**
**Regional Location Map**




Source: Sierra Pacific Power Company, 2004

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**FIGURE 2**
**Vicinity Map**


**Photo 1**: Existing Hobart Substation (looking east.

**Photo 2:** Existing Hobart Substation (looking south-west from private road)

**Photo 3:** Existing Hobart Substation and access road (looking north)

**Photo 4:** Existing access road (looking north)

At the time of application to the CPUC and preparation of the PEA, the Proposed Project site was zoned by Nevada County as Timberland Production Zone (TPZ)-160. However, on March 25, 2004, the Nevada County Planning Commission approved Sierra Pacific Power Company's Use Permit and recommended that the Board of Supervisors tentatively approve immediate rezoning of the property from TPZ-160 to Public and forward that recommendation to the California Board of Forestry for approval. If the Board of Forestry approves the rezoning from TPZ to Public, Nevada County staff will return to the Board of Supervisors to request approval of the rezone and amend Nevada County Zoning District Map (ZDM) 137.

## 2.5 PROJECT CONSTRUCTION

Project construction is anticipated to begin by September of 2004 and would be completed by October of 2004.

### Construction Overview

Construction of the Proposed Project would begin with improvements to the access road and site grading. The existing access road would be re-graded, compacted, and overlain with gravel to control erosion and provide access for construction crews and equipment and permanent all-weather access for future substation maintenance. The substation footprint would then be graded at approximately the same slope as the surrounding terrain to provide a constant slope across the site in the direction of the natural drainage. Compacted clay berms would then be constructed to provide containment around oil filled equipment. After grading is complete, a new chain-link fence would be installed around the site, followed by the new concrete foundations, poles and framing. Finally, new electrical equipment would be installed.

The site plan for Proposed Project is shown in **Figure 3. Figures 4 and 5** present side and overhead details of the Proposed Project, and **Figure 6** presents a photo simulation (based on Sierra Pacific's Osgood Substation) of how the Proposed Project may appear upon completion of construction.

### Access Road Improvements

The Proposed Project is adjacent to the Tahoe National Forest near the intersection of Old Reno Road and Dog Valley Road. The site is located at 15702 Dog Valley Road and is accessible via an unpaved access road that leads to the substation from a private driveway. The existing bladed access road is approximately 8 to 10 feet wide. The access road would be widened to 12 feet and covered with gravel to control erosion and provide access for construction crews and equipment and permanent all-weather access for future substation maintenance.

### Substation Expansion

The existing substation encompasses a 30-foot by 30-foot area totaling approximately 900 square feet and is surrounded by an 8-foot high chain-link fence topped with barbed wire. Within the substation, existing electrical equipment currently rests above the ground on wooden risers similar to railroad ties. For the Proposed Project, the new facility would be similar to the existing facility with the exception of new concrete footings for electrical equipment and a new gravel base throughout the substation to provide improved access and accommodate installation of new electrical equipment.

Under the Proposed Project, the substation footprint would be enlarged to approximately 4,500 square feet and contained within a fenced area measuring 60 feet by 75 feet. A 30-foot

cleared area would surround the chain-link fence. Prior to the installation of fencing, the site would be graded at approximately the same slope as the surrounding terrain. Compacted clay berms would then be constructed to provide containment around oil-filled equipment. Once grading and earthwork is complete, a new chain-link fence would be installed around the site, and three new concrete foundations (totaling approximately 150 square feet) would be poured for new electrical equipment to rest on. In addition, a new wood pole would be installed to connect the rebuilt substation to the existing transmission line, and a new guy and anchor would be installed on an existing single-pole structure to support the transmission lines. Other than as described above, no other structures would be installed.

The entire area of the substation would be covered by gravel and surrounded by compacted earthen clay berms to provide spill-containment in the event of failure of any oil-bearing electrical equipment.

### Electrical And Related Equipment

Existing substation electrical equipment consists of two single-phase 333 kVA 60/12.5 kV transformers and two 50-amp voltage regulators, resulting in a total substation capacity of 666 kVA. Electricity from the substation is distributed through an existing 12.5 kV transmission line to customers in the Hobart Mills area. The Proposed Project would upgrade the existing substation with modern electrical equipment and provide standard three-phase service while increasing substation capacity to 5,000 kVA. New electrical equipment to be installed at the substation would include a new transformer, three new voltage regulators, a recloser, and a station power transformer. The installation of new electrical equipment would also result in an increase of voltage of the existing transmission line, from 12.5 kV to 14.4 kV.

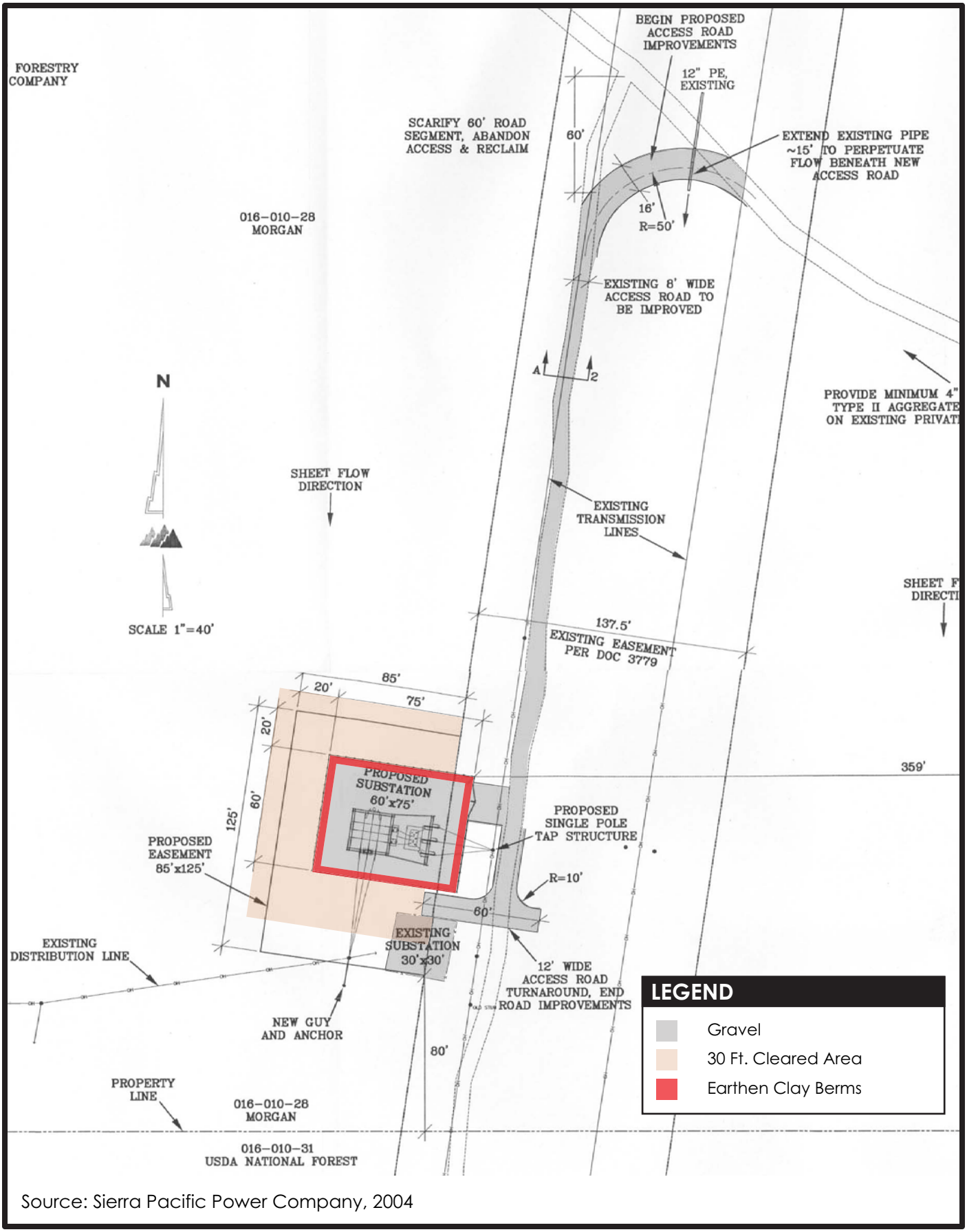
As noted above, the substation area would be surrounded by compacted earthen clay berms to provide spill-containment in the event of failure of any oil-bearing electrical equipment. It should be noted that the oil used for the electrical equipment would be a non-toxic mineral oil, and that approximately 3,000 gallons would be used at the substation in the following quantities: 2,350 gallons for the transformer, 600 total gallons for the three voltage regulators, 40 gallons for the recloser, and 10 gallons in the station power transformer.

### Construction Equipment

Construction would include grubbing/clearing, digging, grading, lifting and hauling, using both heavy-duty and light-duty construction equipment. Specific equipment to be utilized may include, but is not limited to, pick-up trucks, dump trucks, boom trucks, bucket trucks, backhoes, bulldozers, graders, compactors, and concrete trucks.

### Post Construction Clean Up

Once the substation has been energized and placed in service, the existing 30-foot by 30-foot substation would be dismantled and all electrical equipment would be removed from the site. All fencing material would also be removed and excavated fencepost areas would be backfilled with native soil. Finally, the surface area of the old site and areas that may have been impacted by construction activity would be scarified and contoured to match surrounding grades in order to promote natural vegetation.




Source: Sierra Pacific Power Company, 2004

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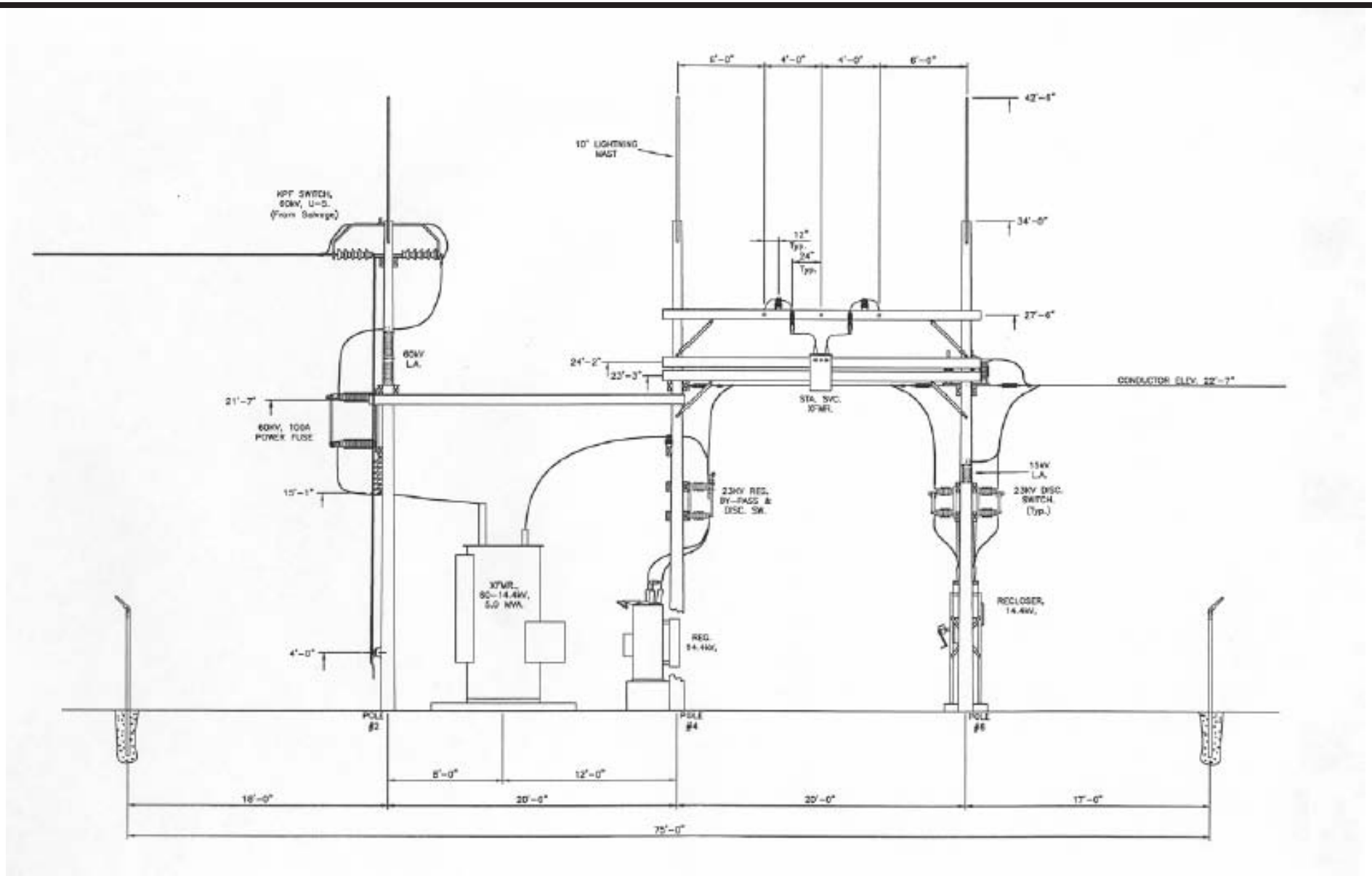
**FIGURE 3**
**Site Plan**




Source: Sierra Pacific Power Company, 2004

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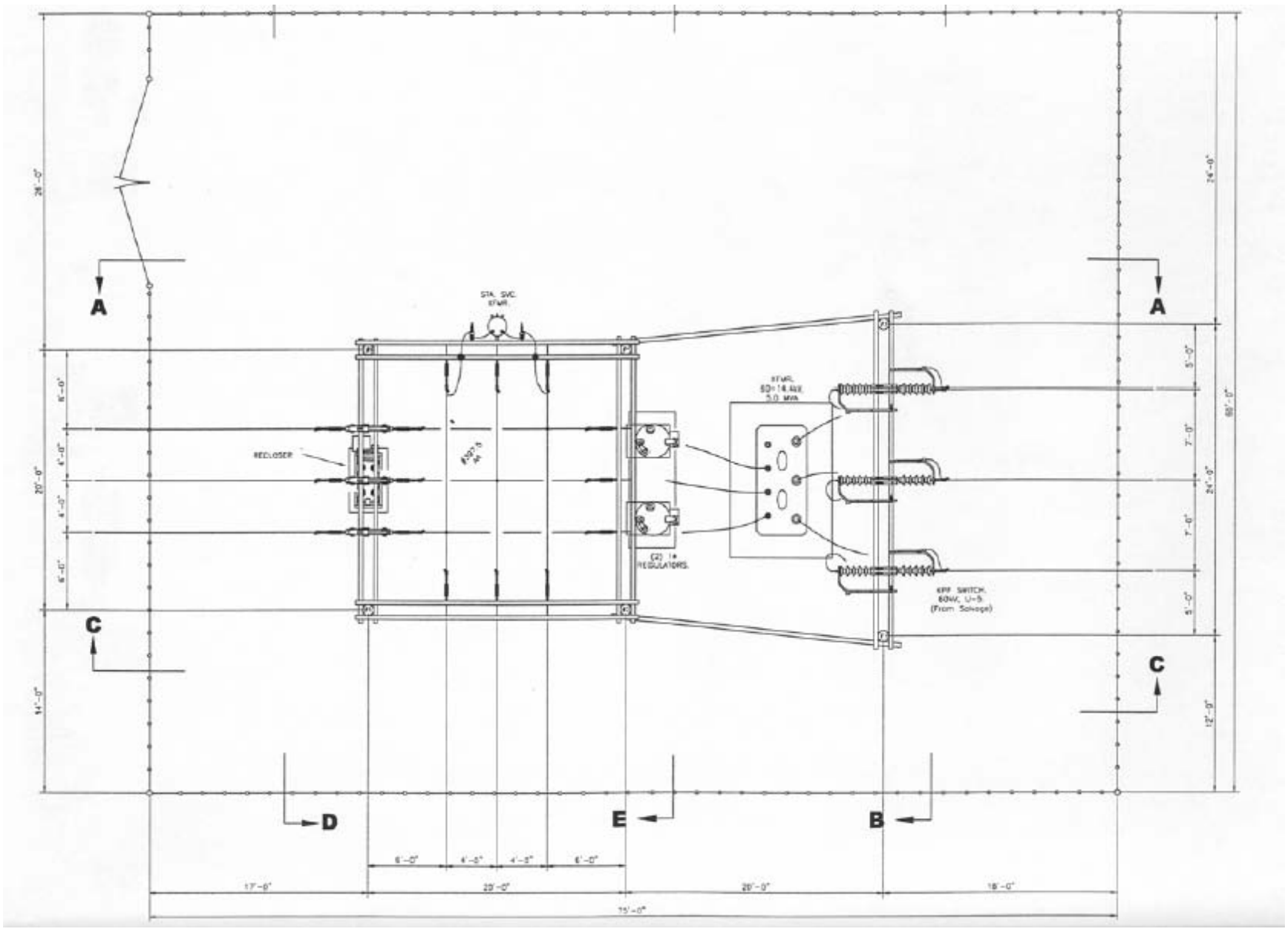
**FIGURE 4**
**Substation Detail**




Source: Sierra Pacific Power Company, 2004

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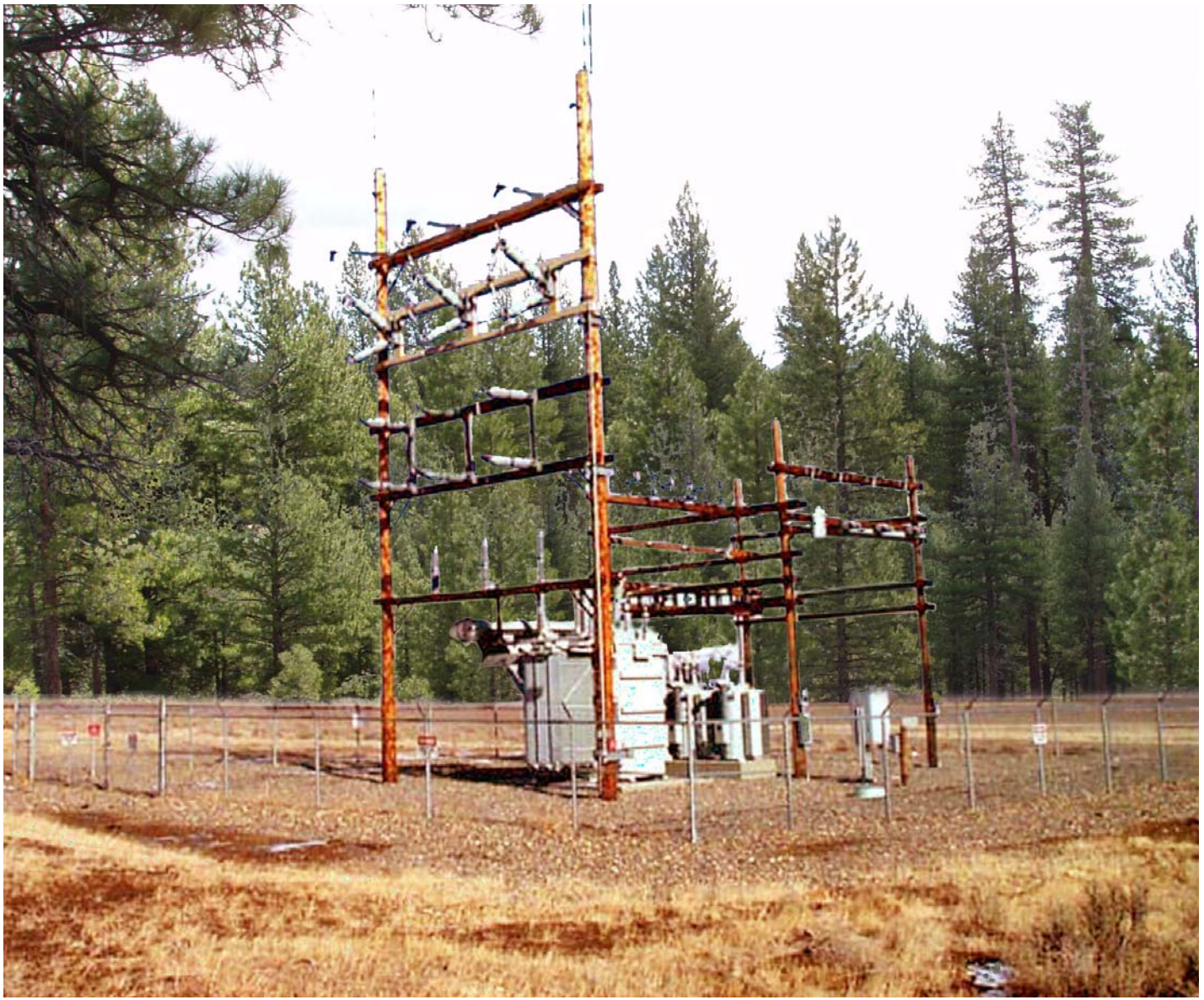
**FIGURE 5**
**Substation Overhead**



Source: Sierra Pacific Power Company, 2004

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**FIGURE 6**
**Photo Simulation**

## 2.6 FACILITY OPERATION AND MAINTENANCE

Once construction activities are complete, the Proposed Project would operate automatically without day-to-day assistance from Sierra Pacific Power Company personnel. Maintenance personnel would require access to the substation for routine maintenance and inspection activities or during emergency situations. Maintenance of the substation would include equipment testing, equipment monitoring and repair, patrol of the substation site, clearing of vegetation in a 30-foot area around the substation, and maintenance of the access road as needed.

## 2.7 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

Nevada County, the California Board of Forestry, and the Lahontan Regional Quality Control Board are responsible agencies with jurisdiction over the Proposed Project. To proceed with construction of the Hobart Substation Rebuild Project in Nevada County, the following permits or approvals would be required:

- Nevada County Use Permit: A Conditional Use Permit is required for electrical substations by County Code Section I-11 3.14.

- Nevada County Rezone: Electrical substations are not an allowed use within areas zoned for TPZ. The substation parcel would require immediate rezoning from TPZ to Public, with approval by the California Board of Forestry to remove areas from a TPZ area.

- Nevada County Building and Grading Permits: SPPCo. will submit project construction and grading plans to the Nevada County Department of Planning and Nevada County Building Department for review and approval.

- California Board of Forestry: The Board of Forestry has established procedures for the removal of property from TPZ areas. The Board of Forestry would be required to approve the zoning conversion from TPZ to Public.

- Lahontan Regional Water Quality Control Board: The RWQCB must approve an NPDES Waste Discharge Permit Waiver to ensure no pollutants enter water sources during construction activities. A waiver may be granted because the Proposed Project involves less than one acre of disturbance.

## 2.8 MITIGATION MEASURES INCLUDED IN THE PROJECT

The PEA suggested that impacts resulting from the Proposed Project would occur only during construction activities and that no significant impacts would occur as a result of continued operation of the Hobart Substation. SPPCo. identified several mitigation measures as part of the project in the application for a Permit to Construct to reduce impacts to a less than significant level. These measures included mitigation for Hazards (Fire Prevention), Land Use, and Cultural Resources.

As Nevada County has tentatively approved a rezone application for the project area, subject to approval by the California Board of Forestry, those mitigation measures identified in the PEA related to Land Use have not been retained. In addition, the proposed mitigation identified in the PEA for compliance with the Zoning Regulations for Visual Resources have not been retained, as Nevada County indicated that:

> *"…the design of this project … is compatible with its surroundings and therefore meets the intent of the electrical substation design standards; because of the natural screening and landscaping provided by area vegetation, the low profile design, slatted fencing and additional landscaping are not required."*

For more information, see the environmental discussion in *Section 4.9, Land Use* and the Nevada County documents contained in Appendix B.

Therefore, the following mitigation measures identified as part of the project in the PEA and application for a Permit to Construct to reduce impacts to a less than significant level shall be incorporated into the project:

## Hazards and Hazardous Materials

**Fire Prevention Measures:** As part of best management practices, the areas in which construction occurs shall be cleared of vegetation prior to construction activity. All construction areas shall be equipped with adequate fire suppression devices such as extinguishers and shovels, and all equipment shall be maintained to prevent accidental sparks. Construction safety precautions shall be listed and included in contract specifications. Trees and vegetation within the 9,375 square foot project area shall not be replaced and the area shall be kept clear during regular operation of the facility so that no trees may fall onto the substation and no vegetation may dry and create high fuel situations on the site. A 30-foot area around the substation shall also be kept clear in accordance with substation safety regulations.

## Cultural Resources

**Discovery of Buried Cultural Resources:** In the unlikely event that buried cultural resources are discovered during the course of project activities, construction operations shall immediately stop within 200 feet of the find and the client shall consult with the appropriate local, state, or federal entities and a qualified archaeologist to determine whether the resource requires further study. Cultural resources could consist of, but not be limited to, artifacts of stone, bone, wood, shell, or other materials, or features, including hearths, structural remains, or dumps.

**Discovery of Human Burials:** If human burials are encountered, all work in the area will stop immediately and the Nevada County Coroner's office shall be notified within 48 hours. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified by the coroner and recommendations for treatment solicited (CEQA Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98).

In addition, the following mitigation measures identified in this MND to reduce impacts to a less than significant level shall be incorporated into the project:

## General

Prior to substation site development, SPPCo. will submit project construction and grading plans to the Nevada County Department of Planning and Nevada County Building Department for review and approval. SPPCo. will apply for and receive all required local permits for the Proposed Project.

## Air Quality

SPPCo. will comply with the *Northern Sierra Air Quality Management District* (NSAQMD) rules and regulations to reduce fugitive dust emissions, including the following:

**MM AQ-1** Place dust control mitigation requirements in all construction contracts. All construction contracts will require the following:

- All construction activities shall be subject to the requirements of the Northern Sierra AQMD's Regulation 2, Rule 226 regarding dust control. The purpose of Regulation 2, Rule 226, is to reduce and control fugitive dust emissions to the atmosphere. For more information, see the following website:

  http://www.arb.ca.gov/DRDB/NSI/CURHTML/R226.HTM

- Alternatives to open burning of vegetative material on the project site shall be used unless deemed infeasible by the Northern Sierra Air Quality Management District. Suitable alternatives are chipping, mulching, or conversion to biomass fuel.

- Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.

- 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 violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.

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

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

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

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

- Re-establish ground cover on the site through seeding and watering in accordance with the local grading ordinance.

- Contractor shall be responsible for proper maintenance of all mobile and stationary equipment in order to minimize exhaust emissions.

### Cultural Resources

**MM CR-1:** If any prehistoric or historic artifacts, or other indications of archaeological resources are found once project construction is underway, all work in the immediate vicinity must stop and the County shall be immediately notified. An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources.

**MM CR-2:** If any paleontological resources (i.e., fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the County shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.

**MM CR-3:** If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in Section15064.5(d) and (e) shall be followed.

### Hydrology and Water Quality

**MM WQ-1.** SPPCo. shall implement the Spill Prevention and Recovery Program as approved by the Lahontan Regional Water Quality Control Board (Permit 6T-003-004-30, see Appendix C) Elements of the plan limit the storage of hazardous materials, fuels and oils and fueling station for construction materials to no closer than 200 feet of any water feature. On site vehicles will be monitored for leaks and all leaks will be cleaned up in accordance to existing laws. Other elements of the plan include secondary containment for bulk storage units in excess of 55 gallons, and placement of 2 Spill Kits on site at all times for immediate containment and cleanup.

## 2.9 MITIGATION MONITORING

As the lead agency under CEQA, the CPUC is required to monitor this project to ensure that the required mitigation measures are implemented. The CPUC will be responsible for ensuring full compliance with the provisions of the Mitigation Monitoring Plan (MMP) included in Appendix A.

The CPUC will also ensure that any variance process or deviation from the MMP complies with CEQA requirements; no project variance will be approved by the CPUC if it creates new significant impacts. A variance should be strictly limited to minor project changes that will not trigger other permit requirements, will not increase the severity of an impact or create a new impact, and that will clearly and strictly comply with the intent of the mitigation measure. A Proposed Project change that has the potential to create significant environmental effects will be evaluated to determine whether supplemental CEQA review is required. Any proposed deviation from the approved project or adopted mitigation measure, and correction of such deviation, shall be reported immediately to the CPUC for review and approval. In some cases, a variance may also require approval by a CEQA Responsible Agency.

# 3.0 Proposed Finding of No Significant Effect

# 3.0 PROPOSED FINDING OF NO SIGNIFICANT EFFECT

The CPUC finds that the Hobart Substation Rebuild project will not have a significant adverse effect on the environment based on the results of the Initial Study/Checklist and Discussion (see Section 4). While potentially significant effects have been identified, mitigation measures have been incorporated into the project to ensure that these effects remain at less than significant levels. Although the Hobart Substation Rebuild project may allow an existing electric customer to expand its operations, Nevada County issued a CUP and MND for the proposed expansion, incorporating mitigations to reduce the impacts to less than significant. The CUP incorporating mitigation measures for the proposed expansion is available at Appendix B. An MND for the Hobart Substation Rebuild is therefore proposed to satisfy the requirements of CEQA (Pub. Resources Code, Sections 210000 et. seq. and Cal. Code Regs, tit. 14, Sections 15000 et. seq.). The following supports this conclusion:

**Aesthetics:** There are no designated scenic vistas near the proposed site and it is not within view of a state designated scenic highway. The project would replace an existing substation with a new, modified substation. The substation would be larger but would retain similar visual qualities to the existing site. The graveled substation area within the chain-link fence would be approximately five times as large as the existing substation footprint. There are no long-term visual impacts associated with the project. See *Section 4.1, Aesthetics,* for further discussion.

**Agricultural Resources:** The project site is not located on prime or unique/important farmland, is not located within an agricultural preserve, and will not result in the conversion of farmland. Therefore, the project would not affect agricultural resources. See Section 4.2, *Agricultural Resources,* for further discussion.

**Air Quality:** Project operation will not generate air emissions. However, because eastern Nevada County is classified "Non-Attainment" for $PM_{10}$, fugitive dust and construction emissions would exceed identified significance thresholds and would therefore be considered potentially significant. Mitigation measures have been incorporated into the project to reduce short-term construction effects associated with exhaust emissions and fugitive dust as required by the Northern Sierra AQMD. See *Section 4.3, Air Quality*, for further discussion.

**Biological Resources:** The Proposed Project would remove three softwood trees and clear a 4,500 square foot area consisting of mainly Mountain sagebrush and bitterbrush. The trees were evaluated for the presence of nesting raptors and do not support nests. While Mountain sagebrush and bitterbrush are among the main foraging plants for the *Loyalton-Truckee Deer Herd* that seasonally migrate in the area, larger stands of bitterbrush, mahala mat, sagebrush and greenleaf manzanita are found in a nearby seasonal drainage approximately 100 meters (328 feet) south of the site. The drainage also serves as a minor migration corridor for the mule deer. No wildlife species are expected to be displaced as a result of the project. In addition, the project area does not appear to support special status plant or wildlife species or the specific micro-habitat to support such species. See *Section 4.4, Biological Resources,* for further discussion.

**Cultural Resources:** Archaeological investigations (i.e., a records search and pedestrian surface survey) for the proposed Hobart Substation Expansion Project did not identify any cultural resources (e.g., prehistoric sites, historic sites, or isolated artifacts) within the project Area of Potential Effects (APE). Nearly the entire project APE is previously disturbed by construction of the existing substation and access roads in the area. Regardless, it is always possible to inadvertently uncover cultural resources during ground disturbing project activity. Therefore, if any cultural resources or human remains are uncovered during ground disturbing project activity

all activity will cease in proximity to the discovery and a qualified archaeologist will be retained to determine the significance of the discovery and/or the County Coroner will be contacted. See *Section 4.5, Cultural Resources*, for further discussion.

**Geology and Soils:** No geologic hazards would occur with project implementation. See *Section 4.6, Geology and Soils*, for further discussion.

**Hazards:** The Proposed Project is not anticipated to generate hazardous materials; therefore, no significant impacts due to public hazards would occur. See *Section 4.7, Hazards,* for further discussion.

**Hydrology and Water Quality:** Measures are incorporated into the project that would reduce project effects associated with potential discharge of sediments and runoff to less than significant. See *Section 4.8*, *Hydrology and Water Quality*, for further discussion.

**Land Use:** The Nevada County Planning Commission has approved the Hobart Substation Conditional Use Permit and found the project to be consistent with the applicable site development standards contained in the Development Code. The Board of Supervisors has made a recommendation that the State Board of Forestry approve the immediate rezone from TPZ to Public. Due to the small project footprint, remote location, surrounding vegetation, and lack of onsite timber production, the project is considered consistent with the Nevada County General Plan and Development Code. Therefore, the project would have a less than significant impact to existing and planned land use. Additionally, measures have been incorporated into the project design to reduce visual impacts to a less than significant level. See *Section 4.9, Land Use*, for further discussion.

**Mineral Resources:** The Proposed Project would not require long-term natural resource use. See Section *4.10, Mineral Resources*, for further discussion of environmental impacts.

**Noise:** Impacts resulting from both construction and operation noise were determined to be less than significant as they would comply with the Nevada County Noise Ordinance. See *Section 4.11, Noise*, for further discussion.

**Population and Housing:** The Proposed Project would not generate additional population; therefore, the approval of the project would have a less than significant effect on human population and housing. See *Section 4.12*, *Population and Housing*, for further discussion.

**Public Services:** The Proposed Project would not generate a demand for public services; therefore, no impact to public services would occur. *See Section 4.13, Public Services*, for further discussion.

**Recreation:** There are no parks or other public recreational facilities on the project site. Therefore, the project would not affect recreational opportunities. See *Section 4.14, Recreation*, for further discussion.

**Transportation and Traffic:** The project site is located within the "rural regions" designation in the Nevada County General Plan, for which LOS "C" is designated as acceptable Old Highway 89, Dog Valley Road, Old Reno Road, and Hobart Mills Road currently operate at a LOS "A", which is characteristic of the majority of the roadways in the immediate vicinity. While temporary traffic increases would occur during the construction phase as materials and equipment are transported to the site, impacts from construction and operation of the Proposed Project would

have less than significant impacts on transportation and traffic in the area. See *Section 4.15, Transportation and Circulation,* for further discussion.

**Utilities and Service Systems:** Operation of the Proposed Project would not result in solid waste generation. Small amounts of solid waste may be generated from construction and maintenance activities. Therefore, the Proposed Project would have less than significant impacts to utilities and service systems. *See Section 4.16, Utilities and Service Systems*, for further discussion.

**Cumulative Impacts:** As noted in the discussions for each environmental category above, impacts from the Proposed Project are considered to be less than significant or no impact. Measures are incorporated into the project that would reduce impacts associated with air quality, cultural resources, and hydrology and water quality to less than significant levels (see *Section 2.8*, appropriate technical sections, or *Appendix A, Mitigation Monitoring Plan,* for mitigation measures included into the Proposed Project). No long-term significant impacts are associated with the project, and no significant cumulative impacts are anticipated as a result of the project.

# 4.0 Initial Study Checklist / Discussion

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact Unless Mitigation is Incorporated" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agricultural Resources | ☒ Hydrology/Water Quality | ☐ Recreation |
| ☒ Air Quality | ☐ Land Use and Planning | ☐ Transportation/ Traffic |
| ☐ Biological Resources | ☐ Mineral Resources | ☐ Utilities & Service Systems |
| ☒ Cultural Resources | ☐ Noise | ☒ Mandatory Findings of Significance |
| ☐ Geology and Soils | ☐ Population and Housing | |

## DETERMINATION

On the basis 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.

☒ I find that although the Proposed Project could have significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains to be addressed.

☐ 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 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.

Kevin Coughlan, Program Manager
Energy Division, California Public Utilities Commission

July 7, 2004
Date

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.1 AESTHETICS.** Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | ☐ | ☐ | ☒ | ☐ |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |

### 4.1.1 STANDARDS OF SIGNIFICANCE

Impacts would be considered significant if the project would substantially alter the visual character of the site or existing scenic resources (e.g., trees, earth formations, or buildings), especially if the alterations are visible from a state scenic highway.

The project could also have a significant impact if it created a new light source that has a substantial negative affect on views from surrounding areas.

It should be noted that upon review of the Proposed Project on March 25, 2004, the Nevada County Planning Commission indicated the following in regards to Aesthetics:

> *"...the design of this project ... is compatible with its surroundings and therefore meets the intent of the electrical substation design standards; because of the natural screening and landscaping provided by area vegetation, the low profile design, slatted fencing and additional landscaping are not required."*

### 4.1.2 ENVIRONMENTAL SETTING

The project site is within an existing power line utility corridor. Pine trees are the dominant natural feature in the area and power lines from the north, south and west (connecting at the substation) are the dominant manmade feature. There are no state scenic highways in the project vicinity. No homes or structures are visible from the site. **Photos 4.1-1** through **4.1-4** show the existing character of the site.

**Photos 4.1-1** and **4.1-2** show the existing substation. The area has mid-sized pine trees and ground shrubs in the undergrowth. The area is mainly green and golden/brown in the summer and green and white in the winter. Natural brown colored power poles are in close proximity to the existing substation that is surrounded by a chain link fence.

**Photo 4.1-3** shows the existing view of transmission lines in the immediate area of the proposed substation site. The existing transmission line on the left is not related to the project. The substation taps the transmission line on the right and a new line continues west from the substation to the Hobart mills area.

**Photo 4.1-4** shows the area of the proposed expansion. This area is has minimal trees and medium-dense ground cover. The proposed site is adjacent to the existing substation.

### 4.1.3 DISCUSSION OF IMPACTS

a) ***No Impact***. The site is near public land, but there are no designated scenic vistas near the site. The Proposed Project would replace an existing substation with a new, modified substation, approximately twice as large as the existing substation. The substation would be larger but would retain similar visual qualities to the existing site. The graveled substation area within the chain-link fence would be approximately five times as large as the existing substation footprint. The new substation would have a maximum height of 42 feet; most of the bulk of the new substation would be less than 30 feet in height. Existing pine trees would shield the expanded site from distant views. The project would have minimal impact on any views from public lands and public roadways.

b) & c)

***Less than Significant Impact***. The Proposed Project is not within view of a state designated scenic highway. There are limited views of the site from Dog Valley Road and Old Reno Road. Although there are limited views of the project site from off-site, the site would be more visible from surrounding unpaved county roads, but the overall visual quality of the site from the roads would not be degraded substantially.

The project is in a very scenic area adjacent to the National Forest, but the expansion area for the substation has no unusual scenic qualities. The substation would be larger but would retain similar visual qualities to the existing site. The project would need to remove three trees along with the existing vegetation, stumps, and logs on the site. The trees that would be removed do not contribute substantially to the visual quality of the area.

d) ***No Impact***. The project would not include any lights or light-reflecting materials. Therefore, there would be no impact from light or glare.

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**Photo 4.1-1**: Existing site looking southwest from private road.

**Photo 4.1-2:** Existing substation, looking south from the access road.

**Photo 4.1-3:** View of two transmission lines looking south to Martis Valley and Northstar.

**Photo 4.1-4:** Expansion area looking west.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 4.2 **AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| 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? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☒ | ☐ |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | ☐ | ☐ | ☒ | ☐ |

## 4.2.1 STANDARDS OF SIGNIFICANCE

Significance is based on current and historical land use in regard to agricultural operations as well as soil classifications to determine farmland importance. If the project area were classified as significant farmland, was contracted under the Williamson Act, or was located near other agricultural operations, it would have potential agricultural impacts.

## 4.2.2 ENVIRONMENTAL SETTING

Agricultural resources of timber and soils, which support orchards and grazing, are abundant in Nevada County. The timber resources are primarily located on Tahoe and Toiyabe National Forest lands which accounted for 28 percent of Nevada County's land area in 1995 when the County General Plan was prepared. The subject site is dominated with Jeffrey pine with ground cover consisting mostly of mountain sagebrush and associated species. Due to the large number of tree stumps in the area, the site and surrounding parcels, it is possible that the area was once used for timber extraction. However, no timber harvesting or agricultural activities currently exist on site.

## 4.2.3 DISCUSSION OF IMPACTS

a) ***No Impact***. The project site is not located on lands designated as Prime Farmland, Unique Farmland, or Farmland of Local Importance.

b) ***Less than Significant Impact***. The easement site is located on private property zoned TPZ. However, the existing substation was constructed during the 1960's prior to the land being zoned for timberland production. As stated previously, the site is currently used as an electrical substation and does not include agricultural activities. The project is not under Williamson Act contract.

c) ***Less than Significant Impact***. Conversion of farmland typically results from placement of urban land uses in close proximity to active farmland. The purpose of the Proposed Project would be to upgrade the existing substation with modern electrical equipment and provide standard three-phase electrical service to an existing customer in the Hobart Mills area. The project site does not contain farmlands and the Proposed Project would be considered compatible with the existing use of the surrounding property of the adjacent National Forest.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.3 AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | ☐ | ☒ | ☐ | ☐ |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | ☐ | ☐ | ☐ | ☒ |
| d) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| e) Create objectionable odors affecting a substantial number of people? | ☐ | ☐ | ☒ | ☐ |

### 4.3.1 STANDARDS OF SIGNIFICANCE

The Northern Sierra Air Quality Management District has developed thresholds of significance for projects. Three threshold levels are identified, each level having a corresponding requirement for mitigation:

a) The Level A thresholds (less than 25 pounds per day for ozone precursors or 80 pounds per day for $PM_{10}$), requires only standard mitigation measures applicable to all projects.

b) The Level B thresholds (greater than 25 pounds per day of ozone precursors or 80 pounds per day for $PM_{10}$) requires additional mitigation.

c) The Level C threshold (137 pounds per day for ozone precursors or $PM_{10}$) requires the use of all feasible and reasonable mitigation strategies. Unmitigated emissions above 137 pounds per day are considered to represent a significant adverse impact.

It should be noted that under the federal Clean Air Act, eastern Nevada County is considered "Unclassified" or "Attainment" for all pollutants. For the state standards, eastern Nevada County is "Non-Attainment" for $PM_{10}$ and either "Attainment" or "Unclassified" for other pollutants.

### 4.3.2 ENVIRONMENTAL SETTING

#### AIR BASIN

The project is within the Mountain Counties Air Basin and is within the jurisdiction of the NSAQMD. The area has a Mediterranean climate type, with pronounced summer and winter seasonal

variation in temperature and precipitation. Most precipitation occurs from late October through early May with winter precipitation falling as snow. Temperature variation is relatively high seasonal, as well as daily.

The project site is just east of the crest of the Sierra Nevada range within the Little Truckee River drainage. The prevailing wind direction is westerly, and the area has generally good ventilation characteristics. Westerly winds can transport pollutants into the area from the Sacramento Valley Air Basin.

### AMBIENT AIR QUALITY STANDARDS

Both the U. S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants which represent safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents.

The federal and California state ambient air quality standards are summarized in **AQ Table 1** for important pollutants. The federal and state ambient standards were developed independently with differing purposes and methods, although both processes attempted to avoid health-related effects. As a result, the federal and state standards differ in some cases. In general, the California state standards are more stringent. This is particularly true for ozone and $PM_{10}$.

### AMBIENT AIR QUALITY

The NSAQMD maintains ambient air quality monitoring stations in Nevada County. The closest monitoring site to the project site is in Truckee, about 5 miles south of the project site. Ozone and $PM_{2.5}$ are currently monitored at the Truckee-Fire Station site and $PM_{10}$ was monitored at this site prior to 2001. $PM_{10}$ was also monitored in the Glenshire subdivision prior to 2001. In the five year period 1999-2003, there were no recorded instances of exceeding the national or state standards for ozone. The highest 1-hour concentration during this period was 0.091 ppm, and the highest 8-hour average concentration was 0.077 ppm. (CARB, 2004)

Sampling of $PM_{2.5}$ began in the first quarter of 1999, and one instance of exceeding s the federal standards for this pollutant was recorded during the period 1999-2003. The maximum 24-hour concentration measured during this period was 120 ug/$m^3$, and the maximum annual average concentration was 9.4 ug/$m^3$. (CARB, 2004).

### REGULATORY FRAMEWORK

The local air quality agency is the NSAQMD. The NSAQMD is comprised of three contiguous, mountainous, rural counties in northeastern California (Nevada, Sierra and Plumas counties). The NSAQMD is part of the Mountain Counties Air Basin. The District enforces controls on stationary sources of air pollutants through its permit and inspection programs and regulates open burning. Through its permitting powers, the District enforces limitations for emission of criteria and toxic air contaminants. Other District responsibilities include monitoring air quality, preparing of clean air plans and responding to citizen air quality complaints.

Both the federal and state governments have enacted laws mandating the identification of areas not meeting the ambient air quality standards and development of regional air quality plans to eventually attain the standards. Under the federal Clean Air Act, eastern Nevada

County is considered "Unclassified" or "Attainment" for all pollutants. For the state standards, eastern Nevada County is "Non-Attainment" for $PM_{10}$ and either "Attainment" or "Unclassified" for other pollutants.

AQ TABLE 1
FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS

| Pollutant | Averaging Time | Federal Primary Standard | State Standard |
|---|---|---|---|
| Ozone | 1-Hour<br>8-Hour | 0.12 PPM<br>0.08 PPM | 0.09 PPM<br>-- |
| Carbon Monoxide | 8-Hour<br>1-Hour | 9.0 PPM<br>35.0 PPM | 9.0 PPM<br>20.0 PPM |
| Nitrogen Dioxide | Annual<br>1-Hour | 0.05 PPM<br>-- | --<br>0.25 PPM |
| Sulfur Dioxide | Annual<br>24-Hour<br>1-Hour | 0.03 PPM<br>0.14 PPM<br>-- | --<br>0.05 PPM<br>0.5 PPM |
| $PM_{10}$ | Annual<br>24-Hour | 50 $g/m^3$<br>150 $g/m^3$ | 20 $ug/m^3$<br>50 $ug/m^3$ |
| $PM_{2.5}$ | Annual<br>24-Hour | 15 $g/m^3$<br>65 $g/m^3$ | 12 $ug/m^3$<br>-- |
| Lead | 30-Day Avg.<br>Month Avg. | --<br>1.5 $g/m^3$ | 1.5 $ug/m^3$<br>-- |

*PPM = Parts Per Million*
*$ug/m^3$ = Micrograms Per Cubic Meter*
*eastern Nevada County is "Non-Attainment" for $PM_{10}$ and either "Attainment" or "Unclassified" for other pollutants.*

### 4.3.3 DISCUSSION OF IMPACTS

a) ***No Impact***. The project is in an area that does not have a regional air quality plan required by either the federal or state Clean Air Acts.

b) ***Potentially Significant Unless Mitigation Incorporated***. Construction activities such as excavation and grading operations, construction vehicle traffic and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would affect local and regional air quality. Project construction is expected to be completed within two months, with heavy equipment operating for approximately 5 to 10 workdays only.

**AQ Table 2** shows anticipated worst-case daily construction emissions. These emission estimates are based on the use of a grader, front-end loader, crane, forklift compactor and trencher at the site under the worst-case assumption that each piece of equipment operates 8 hours. $PM_{10}$ emissions include both exhaust emissions and fugitive dust. Fugitive dust was estimated using the U.S.E.P.A.'s construction emission factor of 1.2 tons per acre per month. In the absence of emission controls and mitigation measures, these emissions would exceed the NSAQMD's Level A significance thresholds. Standard

mitigation measures will therefore be required.

AQ TABLE 2
CONSTRUCTION EMISSIONS (POUNDS PER DAY)

| | ROG | NOx | $PM_{10}$ |
|---|---|---|---|
| Project Emissions | 3.6 | 21.9 | 8.9<br>-- |
| NSAQMD Level A Thresholds | Less than 25.0 | Less than 25.0 | Less than 80 |
| NSAQMD Level B Thresholds | 25 .0 | 25.0 | 80.0 |
| NSAQMD Level C Thresholds | 137.0 | 137.0 | 137.0 |

Mitigation Measures

**MM AQ-1:** Place dust control mitigation requirements in all construction contracts. All construction contracts will require the following:

- All construction activities shall be subject to the requirements of the Northern Sierra AQMD's Regulation 2, Rule 226 regarding dust control. The purpose of Regulation 2, Rule 226, is to reduce and control fugitive dust emissions to the atmosphere. For more information, see the following website:

  <http://www.arb.ca.gov/DRDB/NSI/CURHTML/R226.HTM>

- Alternatives to open burning of vegetative material on the project site shall be used unless deemed infeasible by the Northern Sierra Air Quality Management District. Suitable alternatives are chipping, mulching, or conversion to biomass fuel.

- Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.

- 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 violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.

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

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

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

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

- Re-establish ground cover on the site through seeding and watering in accordance with the local grading ordinance.

- Contractor shall be responsible for proper maintenance of all mobile and stationary equipment in order to minimize exhaust emissions.

*Timing/Implementation:* *This measure shall be implemented at all times during the operation phase of the project by the Applicant*

*Enforcement/Monitoring:* *Northern Sierra Air Quality Management District, California Public Utilities Commission*

The above measures would substantially reduce construction-phase emissions. This impact, after mitigation, would be less than significant.

c) ***No Impact.*** There would be no increase in emissions associated with operation of the project.

d) ***No Impact.*** There are no sensitive receptors in the immediate vicinity of the project site.

e) ***Less than Significant Impact.*** During construction the various diesel-powered vehicles and equipment in use on the site would create odors. These odors are temporary and not likely to be noticeable beyond the project boundaries. The potential for diesel odors impacts is less than significant.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.4 BIOLOGICAL RESOURCES.** Would the project: | | | | |
| 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? | ☐ | ☐ | ☒ | ☐ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

### 4.4.1 STANDARDS OF SIGNIFICANCE

Impacts to biological resources would be considered significant if the project would result in one or more of the following:

- An adverse impact to special status species, riparian habitats, or other sensitive natural community as listed in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service or their habitats.
- An adverse effect on federally protected wetlands.
- Interference with the movement of resident or migratory fish and wildlife species or the use of wildlife nursery sites.

- Conflict with local policies or ordinances protecting biological resources, including a Habitat Conservation Plan or Natural Community Conservation Plan.

### 4.4.2 ENVIRONMENTAL SETTING

The project is located in an area exhibiting two vegetation association types. The project site is dominated by sparse second growth Jeffrey pine (*Pinus jeffreyi*) with groundcover consisting mainly of mountain sagebrush (*Artemisia tridentata ssp. vaseyana*) and associated species. The area surrounding the project site is a matrix of open scrub and forest. Evidence of past logging activities are present within the project area in the form of stumps and decayed logs. The site has a moderate slope draining to the south where a shallow ephemeral drainage is present approximately 100 meters (328 feet) south of the project area. Lodgepole pine (*Pinus contorta*) is present along the margins of this drainage. Elevation of the project area is approximately 5,900 feet. The semi-arid climate of the area is typical for high mountain valleys in an alpine setting, cold wet winters with warm dry summers.

The two vegetation communities present in the project area are Sagebrush Scrub and Jeffrey Pine Forest (nomenclature follows Holland 1986). The Sagebrush Scrub contains moderately tall (approximately 1 meter) mountain sagebrush as well as a large component of bitterbrush (*Purshia tridentata*). These dominant shrubs are spaced such that several grass species (*Stipa, spp.*) were observed growing between the shrubs as well as mahala mat (*Ceanothus prostratus*), which is often associated with Jeffrey Pine Forest. The Sagebrush Scrub community provides the understory vegetation for the surrounding Jeffrey Pine Forest. Other tree species that were observed were Lodgepole pine (*Pinus contorta*) as well as western juniper (*Juniperus occidentalis*). These two vegetation associations are consistent with the following habitat types: Sagebrush/Bitterbrush and Jeffrey Pine (nomenclature follows Mayer and Laudenslayer 1988).

### 4.4.3 DISCUSSION OF IMPACTS

a) ***Less Than Significant Impact***. As stated in the California Department of Fish and Game *Loyalton-Truckee Deer Herd Management Plan,* dated May 1982, the main forage plants for the mule deer, *Odocoileus hemionus*, are bitterbrush, mahala mat, sagebrush and greenleaf manzanita. The Proposed Project would clear an area approximately 60 feet wide by 75 feet long. Mountain sagebrush and bitterbrush are the predominant plant species in the area proposed for permanent clearing and grading. A much higher quality foraging habitat is associated with a seasonal drainage approximately one mile southwest of the project site. Larger stands of bitterbrush, mahala mat, sagebrush and greenleaf manzanita are found in this seasonal drainage. The drainage also serves as a minor migration corridor for the mule deer. It is highly unlikely that the Proposed Project area would serve as a significant foraging area either during summer migration activities or winter foraging. The loss of 4,500 square feet of low value deer foraging habitat is therefore considered less than significant. No other wildlife species are expected to be displaced due to clearing or grading activities. The three soft-wood trees marked for removal were evaluated for the presence of nesting raptors. The trees do not support nests, and their removal would be considered less than significant. Studies conducted by Parsons Biologists during the summer of 2003 did not reveal the presence of special status plant or wildlife species or the specific micro-habitat to support such species. PMC has verified the adequacy of the Parsons study and visited the Proposed Project site on May 20, 2004. For the above reasons, this project will have a less than significant impact on biological resources.

b) ***No Impact***. The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, nor on any habitats identified by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, there is no impact.

c) ***No Impact.*** The project site would not have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means. Therefore, there is no impact.

d) ***No Impact***. The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e) ***No Impact.*** The project site would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

f) ***No Impact.*** The project site would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, there is no impact.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.5 CULTURAL RESOURCES.** Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in " 15064.5? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to " 15064.5? | ☐ | ☒ | ☐ | ☐ |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? | ☐ | ☒ | ☐ | ☐ |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☒ | ☐ | ☐ |

## 4.5.1 STANDARDS OF SIGNIFICANCE

CEQA, at Public Resources Code 21083.2, requires planning agencies to determine if a project may have a significant effect on archaeological resources. Following CEQA guidelines in Section 15064.5 an "historical resource" includes:

1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in, the California Register of Historical Resources.

2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements in Section 5024.1(g) of the Public Resources Code shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3) Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources.

Public Resources Code 5024.1 presents criteria for determining the eligibility of a cultural resource for inclusion in the California Register of Historical Resources (CRHR). These criteria consider whether the project:

1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

2) Is associated with the lives of persons important in our past;

3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic value; or

4) Has yielded, or may yield, information important in prehistory or history.

CEQA also requires planning agencies to consider the effects of a project on unique archaeological resources. If an archaeological artifact, object, or site meets the definition of a unique archaeological resource, then the artifact, object, or site must be treated in accordance with the special provisions for such resources as presented at Public Resources Code 21083.2(e). Public Resources Code 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site that:

1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or

2) has a special and particular quality, such as being the oldest of its type or the best available example of its type; or

3) is associated with a scientifically recognized important prehistoric or historic person or event.

CEQA, at Section15064.5, defines a significant effect as one that may cause a substantial adverse change in the significance of an historical resource. A "substantial adverse change" means physical demolition, destruction, relocation or alteration of the resource or its immediate surroundings such that the significance of an historical resource is materially impaired. The Lead Agency shall identify potentially feasible mitigation measures to mitigate significant adverse changes in the significance of an historical resource.

### 4.5.2 ENVIRONMENTAL SETTING

#### PREHISTORY

Fifty years ago Heizer and Elsasser (1953) initiated a program of organized research in the north-central Sierra Nevada. Their work identified and defined two archaeological *complexes*, the Martis Complex and the Kings Beach Complex. The "type sites" for these archaeological *complexes* are, respectively, CA-Pla-5 and CA-Pla-9. CA-Pla-5 is located near Truckee and CA-Pla-9 is located along the north shore of Lake Tahoe. The pioneering work of Heizer and Elsasser was followed by the substantive research of Elsasser (1960; Elsasser and Gortner, 1991) and Elston (1971; 1982; and Elston et al, 1977; 1994; 1995), who attempted to refine the set of characteristics that define the Martis Complex and Kings Beach Complex and establish their chronological and geographical limits. The current project is located in the "heartland" of both the Martis and Kings Beach Complex. The Kings Beach Complex is commonly divided into two periods: Early Kings Beach (1,300-700 B.P.), characterized by Rosegate Series points; and Late Kings Beach (700-150 B.P.), characterized by Desert Series Points (Elston, 1971; Drews, 1986; Zeier and Elston, 1986). Early Kings Beach is thought to represent the initial phase of the Washoe ethnographic pattern.

#### ETHNOGRAPHY

Prior to the arrival of Euroamericans in the region, California was inhabited by groups of Native Americans speaking more than 100 different languages and occupying a variety of ecological

settings. Washoe occupied the area surrounding Lake Tahoe and historically inhabited the region east of the crest of the Sierra Nevada into Carson Valley, extending from the Walker River in the south to Honey Lake in the north, with peripheral territory extending to the mid-elevations of the west Sierran slope (d'Azevedo, 1986). Washoe fully exploited their territory by following a pattern of seasonal transhumance, acquiring different resources across a range of altitudes and environments. Washoe lifeways are most completely described by Downs (1966); d'Azevedo's (1986) summary description of Washoe; Littlejohn's (1928) *Nisenan Geography*; Powers' (1876) *Life and Culture of the Washo and Paiutes*; Barrett's (1917) *The Washo Indians*; Siskin's (1938) *Washo Territory*; Lowie's (1939) *Ethnographic Notes on the Washo*; and d'Azevedo's (1963) *The Washo Indians of California and Nevada*.

Contemporary Washoe continue to inhabit the area and are very interested in preserving their traditional culture and protecting their traditional cultural properties. Indeed, Washoe have developed a Comprehensive Land Use Plan (Washoe Tribal Council, 1994), which addresses these issues. The Plan includes establishing a tribal and political presence across their traditional lands and revitalizing Washoe cultural heritage.

### HISTORIC PERIOD

Spanish exploration of the Central Valley did not begin until the late 1700s, and the eastern edges of the Central Valley and the Sierra Nevada were not explored until the early 1800s. In 1808, Gabriel Moraga explored along the Mokelumne, Cosumnes, and American Rivers, passing near modern day Folsom (Beck and Haase, 1974). Subsequent exploration of the area in which the project is located is credited to mountain men such as Jedediah Smith, who crossed the Sierra Nevada into California in 1826 (Beck and Haase, 1974). Smith traveled along the American, Sacramento, and Cosumnes Rivers, and also probably passed through current Pleasant Valley (Brooks, 1977). Other explorers, such as Ewing Young, Joseph Walker, John Fremont, and Christopher "Kit" Carson soon followed Smith. Indeed, in 1844 Fremont crossed the Sierra Nevada near Lake Tahoe and descended the west slope in proximity to the American River, which he eventually followed to Sutter's Fort. Many of the trails, however, used by these early explorers and subsequent immigrants were not newly discovered routes, but rather Native American trails that were already in use.

Early explorations of the Sierra Nevada and its flanks were soon followed by groups of Euroamerican immigrants moving west. The first of these immigrant groups was the Bartleson-Bidwell party that crossed the Sierra Nevada in 1841 and followed the Stanislaus River into the Central Valley (Beck and Haase, 1974). The Joseph Chiles and Joseph Walker parties followed the crossing of the Sierra Nevada by the Bartleson-Bidwell party in 1843 (Beck and Haase, 1974). Chiles crossed the Sierra Nevada following the Malheur and Pit Rivers into the Central Valley, and then traveled south along the Sacramento River. Walker, on the contrary, traveled south along the eastern front of the Sierra Nevada to Walker Lake, where he crossed into Owens Valley, and eventually the Central Valley using what is now known as Walker's Pass. Subsequently, in 1844 the Stevens-Murphy party crossed the Sierra Nevada and probably is the first immigrant group to enter California via the Truckee and Bear Rivers. The route followed by this group became known as the California Trail, and it became a popular trail into California during the Gold Rush. The successful crossing of the mountains by the Stevens-Murphy party, however, is followed by the 1846 disaster of the Donner Party. Regardless, the general route of the Stevens-Murphy Party is used for the alignments of the Dutch Flat and Donner Lake Wagon Road, the Central Pacific Railroad (CPR), the Lincoln/Victory/Old 40 Highway, and Interstate 80 across the Sierra Nevada.

Joseph Gray built a cabin near present day Truckee in 1863, and initiated settlement of the area. Gray's initial settlement of the area was soon followed by the construction of the Dutch Flat and Donner Lake Wagon Road (DF&DLWR)[1] and the CPR, which also began in 1863 (Elston et al, 1981). The construction of the railroad fostered development of the area and the settlement known as Gray's Station, which grew around Gray's original cabin. Gray's Station soon became Coburn's Station and eventually was renamed Truckee. The first trains reached Truckee from Sacramento in 1868, and the subsequent linking of the CPR and the Union Pacific Railroad (UPRR) in May 1869 completed the first transcontinental railroad. Completion of the transcontinental railroad further stimulated growth in Truckee, which became a service center for the CPR. The rail yard at Truckee included a huge stone roundhouse and other ancillary structures required to service locomotives and house train crews, while the depot and adjacent hotels in Truckee served train passengers. Rail access also stimulated local industries, such as the lumber industry, which now had access to new markets both in the east and west. Consequently, the economy of Truckee and the surrounding area prospered.

Logging has been and continues to be a large industry in the region. Logging, until relatively recently, provided jobs for many of the residents of the region. Logging initially exploited easily accessible stands of timber, but as these stands were exhausted to meet an increasing demand for timber, logging operations incorporated novel extractive techniques (e.g., steam powered equipment), and expanded into new areas further from transportation centers. The 1880s witnessed the introduction of new saws and axes, the replacement of animal teams for hauling logs with the steam donkey, the use of "skid roads" during logging operations, and the construction of flumes and logging railroads. The logging industry continued to flourish in the area until the 1930s and the onset of the Depression, which lessened the demand for lumber. Indeed, Hobart Mills[2] was established in 1896 to facilitate logging operations in the area (Earl 1997). The town is named after W.S. Hobart who had been involved in logging in the Lake Tahoe area from the 1860s through the 1930s. Hobart's logging/milling operation also included the Hobart Estate Railroad. The railroad was sold to the Southern Pacific Railroad in 1932, and in 1937 logging operations at Hobart Mills were terminated, primarily due to the depletion of stands of timber in the area (Earl 1997). The following year the town, including buildings and equipment, was sold to the Los Angeles Iron and Steel Company, who in turn sold the machinery as scrap metal. Subsequently, in 1939 a fire destroyed the remaining buildings and structures at Hobart Mills (Earl 1997).

### 4.5.3 DISCUSSION OF IMPACTS

Archaeological investigations for the SPPCo. Hobart Substation Rebuild Project were conducted by cultural resources staff of PARSONS, and documented in the report entitled *Cultural Resources Technical Report for the SPPCo. Hobart Substation Rebuild Project, Hobart Mills, CA* (PARSONS 2003). The archaeological investigations included a records search at the North Central Information Center at California State University, Sacramento, a sacred lands search by the Native American Heritage Commission conducted in August 2002 and May 2004, Native American consultation conducted in August 2002 and May 2004, consultation with the Truckee-Donner Historical Society, and pedestrian surface survey of the Proposed Project APE. Archaeological investigations (i.e., record search, consultation, and pedestrian surface survey) were adequate to identify typical prehistoric and historic resources that would likely be present

[1] A group of Sacramento merchants, who would later become known as the "Big Four" of railroad fame, Charles Crocker, Leland Stanford, Mark Hopkins, and Collis P. Huntington, operated the DF&DLWR.

[2] The town was originally named Overton, its name was changed to Hobart in 1910, and it was renamed Hobart Mills in 1917.

in the project area. Archaeological investigations did not identify any cultural resources (e.g., prehistoric sites, historic sites, or isolated artifacts) within the boundaries for the Proposed Project and no comments, to date, have been received from the Native American community or the Truckee-Donner Historical Society regarding the project.

a) ***No Impact***. Archaeological investigations for the project did not identify any historical resources. Therefore, the project would not impact any historical resources.

b) ***Potentially Significant Unless Mitigation Incorporated***. Archaeological investigations for the project did not identify any unique archaeological resources. There is a possibility, however, of unanticipated and accidental archaeological discoveries during ground-disturbing project-related activities. Any unanticipated and accidental archaeological discoveries during project implementation have the potential to affect unique archaeological resources. This is considered a potentially significant impact unless mitigated.

**MM CR-1**: If any prehistoric or historic artifacts, or other indications of archaeological resources are found once project construction is underway, all work in the immediate vicinity must stop and the County shall be immediately notified. An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources.

*Timing/Implementation:* *As a condition of project approval, and implemented during site disturbance activities.*

*Enforcement/Monitoring:* *Nevada County Planning Department, California Public Utilities Commission.*

Implementation of Mitigation Measure CR-1 would reduce impacts on archaeological resources to a **less than significant** level.

c) ***Potentially Significant Unless Mitigation Incorporated***. Pedestrian surface survey of the project APE and other research did not identify any evidence of paleontological resources. However, there is a possibility of unanticipated and accidental paleontological discoveries during ground-disturbing project-related activities. Unanticipated and accidental paleontological discoveries during project implementation have the potential to affect significant paleontological resources. Implementation of the Proposed Project could result in potential damage or destruction of undiscovered paleontological resources. This is considered a potentially significant impact unless mitigated.

**MM CR-2**: If any paleontological resources (i.e., fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the County shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.

*Timing/Implementation:* *As a condition of project approval, and implemented during site disturbance activities.*

*Enforcement/Monitoring:* *Nevada County Planning Department, California Public Utilities Commission.*

Implementation of Mitigation Measure CR-2 would reduce impacts on paleontological resources to a **less than significant** level.

d) ***Potentially Significant Unless Mitigation Incorporated***. Archaeological investigations for the project did not identify any human remains or evidence to suggest that human remains may be present within the project APE. There is a possibility, however, of the unanticipated and accidental discovery of human remains during ground-disturbing project-related activities. This is considered a potentially significant impact unless mitigated.

**MM CR-3:** If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in §15064.5(d) and (e) shall be followed.

*Timing/Implementation:* *As a condition of project approval, and implemented during site disturbance activities.*

*Enforcement/Monitoring:* *Nevada County Planning Department, California Public Utilities Commission.*

Implementation of Mitigation Measure CR-3 would reduce impacts on human remains to a **less than significant** level.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.6 GEOLOGY AND SOILS.** Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the 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? | ☐ | ☐ | ☒ | ☐ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☒ | ☐ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☐ | ☒ |

### 4.6.1 STANDARDS OF SIGNIFICANCE

Impacts are considered significant if the project is located on highly unstable soils that would cause the facility to fail and expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death. Significant impacts would also occur if the project were located on an active fault or within an area that could experience liquefaction and landslides. Other impacts that may be significant include substantial project-related onsite erosion and loss of top soil.

### 4.6.2 ENVIRONMENTAL SETTING

The eastern portion of Nevada County, in which the project site is located, is identified as part of geologic substructure zone III – Mesozoic Jura-Tiras Metavolcanic and Mesozoic Granitic

Formations. According to the Soil Survey of the Tahoe National Forest Area, California prepared by the USDA Forest Service in January 2002 (USDA Forest Service, 2002), soils on the project site consist of the Aldi-Kyburz complex (ARE), which is a mix of the Aldi (55 percent) and Kyburz (30 percent) soil series.

Aldi soils have a zero to eight-inch surface layer of brown loam, with weak granular structure and is slightly acidic. Subsoils consist of eight to 18 inches of brown clay loam, with a moderate angular blocky structure and neutral pH. The substratum consists of 18 inches of weathered andesite. Available water capacity in Aldi soils ranges from very low to low and has slow to very slow permeability. These soils are well drained with a high erosion hazard; therefore surface runoff at medium to rapid rates may occur, depending on slope and topography. Depth to rock ranges from 10 to 20 inches. Since these soils do not retain water and have a shallow depth to bedrock, the potential for liquefaction and soil failure is low (USDA Forest Service, 2002).

Kyburz soils have a zero to six-inch surface layer of brown, gravelly sandy loam of moderate granular structure and with a slightly acid pH. The subsoil consists of six to 34 inches of reddish brown gravelly clay loam of moderate subangular blocky structure with a very strong acidic pH. The substratum is located at 34 inches and consists of weathered andesitic rock. Water availability is also low while permeability is moderately slow. Kyburz soils are well drained with a high erosion hazard, and runoff can range from slow to rapid. (USDA Forest Service, 2002)

The project site is located within Seismic Hazard Zone III, which is a high hazard area of major probable damage. It is also located between two historic faults: Dog Valley Fault and an unnamed fault. This unnamed fault is located adjacent to or close to the project site. Earthquakes within the 4.5 to 6.4 magnitude range have historically occurred in the greater area surrounding the project site, although none have occurred directly on the project site.

The Proposed Project is located within Landslide Activity Zone 2, which is considered low risk according to the Nevada County General Plan. Hillsides surround the area to the north, west, and south, but the hillsides are not of considerable slope or height and are distant.

### 4.6.3 DISCUSSION OF IMPACTS

a) ***Less than Significant Impact.*** Although the project is located in an area of very high seismic activity, the expansion of the substation would not place persons or buildings at significant risk of damage or injury. No persons would reside at the facility, only accessing it for maintenance and occasional monitoring. The only structures on the site would be equipment boxes, poles, and fencing. Although the facilities could potentially be damaged during an earthquake, no persons or significant structures would be affected.

Landslide effects are minimal. The Proposed Project is located within Landslide Activity Zone 2, which is considered low risk according to the Nevada County General Plan. Although there are slopes and hillsides in the vicinity of the project, they are of a size, slope, and at a distance that should a landslide occur, would not cause significant damage to the substation. Since the soils do not retain water well and have a shallow depth to bedrock, the risk of liquefaction or ground failure is minimal. Loams do increase the risk of liquefaction, but given the lack of other risk characteristics in the soils, the hazards associated with liquefaction are low.

The rebuilt substation would be subject to risks at the same level as the existing facility, and no increase of this risk would occur. This impact is less than significant.

b) ***Less than Significant Impact.*** According to the Nevada County General Plan Environmental Inventory Erosion Hazard Map, the Proposed Project would be located in a low erosion hazard zone. The site is relatively flat with little slope. Although minor erosion may occur, significant erosion is not expected. The erosion hazard on these soils is high, but given the flat topography, scattered vegetation, and lack of water features on the site, soils experience little gravitational, wind, or water stress. Most erosion would be expected during storm events through water movements or as a result of movement on the access road, which loosens the soils. Gravel placed on the roadway and within the facility would help to catch and settle any loose soils during a storm event. Minor grading of roughly 60 square feet at a depth of less than five feet would occur where concrete footings are to be installed to support substation equipment and along the roadway; however, significant levels of topsoil would not be removed since the site is primarily flat. Loosened soils may fill existing gullies and tracks on the access road to provide a smooth surface. Since construction would occur outside the rainy period, water and wind erosion during construction would be minor. In addition, gravelling of the access road and within the fenced area of the substation would reduce erosion levels in the long-term. Although some minor effect to topsoil and erosion would occur, this impact is considered less than significant.

c) ***Less than Significant Impact.*** The soils on the project site (Aldi-Kyburz complex (ARE), which is a mix of the Aldi (55 percent) and Kyburz (30 percent) soil series ) are stable and would be able to support the expanded substation. The existing substation has not exhibited any instability due to soil structure. Since the Proposed Project is a minor enlargement of the existing system and would result in only minor changes in topography, the equipment and construction activities would not exhibit pressures great enough to result in instability on or off the project site beyond the existing condition. The impact is less than significant.

d) ***Less than Significant Impact.*** Due to the low water retention levels and shallow depth to bedrock, the soils on the project site would not be significantly expansive. In addition, the concrete footings are pads placed on the ground to support the equipment and would not be affected by soil expansion to a level that would cause risk to equipment operation. Likewise, transmission poles and fence posts would not be affected by soils to a degree that would cause failure. This impact is considered to be less than significant.

e) ***No Impact.*** The project does not generate wastewater nor require any septic system installation.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.7 HAZARDS AND HAZARDOUS MATERIALS.** Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | ☐ | ☐ | ☒ | ☐ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☒ | ☐ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☒ | ☐ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | ☐ | ☐ | ☒ | ☐ |

### 4.7.1 STANDARDS OF SIGNIFICANCE

A hazardous material impact is considered significant if the Proposed Project results in the improper handling transportation, and/or disposal of such materials or results in the release or spill of hazardous materials. In addition, a significant impact would occur if implementation of a project results in adverse human health or safety related impacts, interferes with airport operations, or conflicts with the policies of the Nevada County Emergency Action Plan. In addition, significant impacts may result if a project places structures in an area subject to wildland fire hazards, or conflicts with the United States Forest Service (USFS) requirements for property owners or structures located within the "Very High Fire Hazard Severity Zone."

### 4.7.2 ENVIRONMENTAL SETTING

The California Department of Toxic Substances Control (DTSC) protects residents from hazardous material wastes and maintains the Site Mitigation and Brownfields Reuse Program Database (Calsites). The Calsites database is a catalogue of sites with potential hazardous substance contamination. There are five properties in the project vicinity that are listed on the Calsites database, three in Grass Valley and two in Nevada City. The project site is not listed or associated with a hazardous materials release, cleanup, or remediation program. In addition, there are no private airstrips in the vicinity of the project and the nearest airport is the Tahoe-Truckee Airport, which is located more than eight miles from the project site. The project site is located in an area classified by the USFS as a "Very High Fire Hazard Severity Zone; however, past timber harvests have reduced the wildland fire fuel load on the project site and in the immediate vicinity. The roadways that provide access to the project site do not include unsafe design features, nor have there been numerous traffic accidents. Therefore, the potential for a hazardous related incident on these roadways is considered minimal.

### 4.7.3 DISCUSSION OF IMPACTS

a) ***Less than Significant Impact.*** The project is an electrical substation, which uses non-toxic mineral oil for lubrication and cooling. The project would not require the routine use or transportation of hazardous materials for construction or operation. Small amounts of hazardous materials would be transported and used during construction of the project for construction-related equipment. All hazardous materials used during construction would be properly handled, transported off-site, and disposed at an appropriate handling facility. Given that no hazardous materials would be used or transported during the project's operation and only small amounts used during construction activities, which should be completed within two months, this impact is considered less than significant.

b) ***Less than Significant Impact.*** See a) above.

c) ***Less than Significant Impact.*** There are no existing schools within five miles of the project site. The Tahoe-Truckee Unified School District is in the process of constructing the Alder Creek Middle School, which will be located on Alder Creek Road. The proposed middle school site is less than ¼-mile west of SR 89, which will be used to access the site. However, no hazardous materials would be used during project operation and the school would not be opened until after completion of the project; therefore, less than significant impacts are anticipated.

d) ***No Impact.*** See a) above.

e) ***No Impact.*** The project site is not within the Comprehensive Land Use Planning (CLUP) area of the Tahoe-Truckee Airport, as the airport is located more than eight miles southeast of the project site. As such, the project would not result in adverse safety conditions at this facility or any other public use airport and no impacts are expected.

f) ***No Impact.*** There are no private airstrips in the vicinity of the site that would be affected by implementation of the project; therefore, no impacts are anticipated.

g) ***No Impact.*** Implementation of the project would include roadway modifications, which would actually improve emergency access. The project would not conflict with the goals, policies, or objectives of the Nevada County Emergency Action Plan (NCEAP) or

requirements of the USFS in "Very High Fire Hazard Severity Zone"; therefore, no impacts are expected.

h) ***Less than Significant Impact.*** The project site is located in an area designated by the USFS as a "Very High Fire Hazard Severity Zone; however, there are no residences or structures adjacent to the project site. The nearest residence is located approximately 500-yards northwest of the project site. The project would not require staffing or personnel for operational purposes; therefore, human fire related impacts would be eliminated and this impact is considered less than significant.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.8 HYDROLOGY AND WATER QUALITY.** Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | ☐ | ☒ | ☐ | ☐ |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | ☐ | ☒ | ☐ | ☐ |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | ☐ | ☐ | ☒ | ☐ |
| e) 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? | ☐ | ☒ | ☐ | ☐ |
| f) Otherwise substantially degrade water quality? | ☐ | ☐ | ☐ | ☒ |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | ☐ | ☐ | ☐ | ☒ |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam? | ☐ | ☐ | ☐ | ☒ |
| j) Inundation by seiche, tsunami or mudflow? | ☐ | ☐ | ☐ | ☒ |

### 4.8.1 STANDARDS OF SIGNIFICANCE

An impact would be considered significant if it resulted in flooding in off-site areas that do not normally receive flood waters, or if it resulted in the placement of structures within an area of known flooding or results in damage due to project-related water hazards. An impact is also

considered significant if the direction and rate of runoff is altered in a manner that negatively affects other surrounding structures or diverts water from the existing drainage pattern. This includes adding run-off to the existing drainage system to a point in which the runoff cannot be contained within existing drainage systems. Significant impacts to water quality may occur if hazardous materials are incidentally or purposefully discharged into aquatic environments or if runoff results in soil erosion and associated sedimentation into receiving waters. Excessive use of groundwater supplies so that recharge cannot meet demand, or the installation of improvements that block the flow of groundwater for existing users are also considered significant impacts.

### 4.8.2 ENVIRONMENTAL SETTING

There are no waters of the U.S. or state within the project site and immediate site vicinity. In addition, no other surface waterways are located on the site. A manmade drainage pipe and channel are located east of the access road. Beyond the project footprint, there are seasonal streams southwest and northeast of the site. The seasonal stream to the southwest is approximately 1,500 feet (0.3 mile) from the project site, while the northeast stream is approximately 2,500 feet (0.5 mile) from the site. Other seasonal streams are located further north of the site. Prosser Creek Reservoir is located approximately 3,000 feet (0.6 mile) south of the site. The reservoir is fed by Prosser Creek southwest of the project site, and empties back into Prosser Creek southeast of the project site. The larger Stampede Reservoir is located roughly 4.5 miles north of the project site along with the Little Truckee River, Sagehen Creek, and Dry Creek. There are also a number of small springs in the area, notably Woodchoppers Spring 3,000 feet (0.6 mile) northeast of the project site.

The project site is located within flood zone "X", which means that it is not located within a flood inundation area and is outside the 500-year flood plain and is also listed as outside the State Flood Hazard Area according to FEMA.

During an above average moisture year, groundwater was detected on site at five feet below surface level.

### 4.8.3 DISCUSSION OF IMPACTS

a) ***Potentially Significant Unless Mitigation Incorporated.*** The construction of the project would require grading and compacting of the substation footprint. In addition, the existing bladed access road would be widened to 12 feet and surfaced with gravel. The entire substation would be covered by gravel and oil containment would be provided in the form of clay berms. The clay berms would be compacted to 90 percent in order to contain oil and facilitate clean-up in the event of a leak or spill. Foundations would be poured for new transformers, electrical equipment, and to secure fence posts. Following these activities, new oil filled electrical equipment would be installed and the current oil-filled substation equipment would be removed. The oil used in the equipment is a non-toxic mineral oil.

Operational pollutants are limited to the non-toxic mineral oil used in the electrical equipment. The containment that would occur due to the installation of the clay berms around the site would limit the potential contamination surface waters due to spills.

Stormwater pollutants may be present during various times during construction including concrete, curing compounds, wastewater from construction vehicle washing, water from dewatering activities, hydraulic oil/fluids, gasoline, diesel, antifreeze and coolants,

erosion related sedimentation, PCB- contaminated dielectric fluid, and non PCB-contaminated dielectric fluid. Release of these pollutants into the existing offsite waterways could result in a significant impact to water quality.

**MM WQ-1:** SPPCo. shall implement the Spill Prevention and Recovery Program as approved by the Lahontan Regional Water Quality Control Board (Permit 6T-003-004-30, see Appendix C) Elements of the plan limit the storage of hazardous materials, fuels and oils and fueling station for construction materials to no closer than 200 feet of any water feature. On site vehicles shall be monitored for leaks and all leaks shall be cleaned up in accordance to existing laws. Other elements of the plan include secondary containment for bulk storage units in excess of 55 gallons, and placement of 2 Spill Kits on site at all times for immediate containment and cleanup.

*Timing/Implementation:* *As a condition of project approval, and implemented during construction activities.*

*Enforcement/Monitoring:* *Lahontan Regional Water Quality Control Board, California Public Utilities Commission.*

Implementation of the above mitigation measure will reduce construction-related water quality effects to a less than significant level.

b) ***No Impact***. The project would not result in releases of toxic materials or salts into the groundwater supply. The earthen clay berm would be compacted to 90 percent in order to slow penetration and spread of potential mineral oil leaks and allow for cleanup while reducing the risk of non-toxic oil entering groundwater resources. In addition, approximately 150 square feet of soil would be covered by cement footings. This coverage would not significantly hinder recharge of groundwater. The project does not propose to use any surface or groundwater for its operation; therefore, it would not affect groundwater quantities.

c) ***Potentially Significant Unless Mitigation Incorporated.*** The site is currently relatively flat and does not contain any streams or waterways. The site would be graded to provide a single level surface. Grading at the substation site is estimated to result in 27 cubic yards of cut and fill and would maintain the existing drainage to the south. Since no alterations to waterways or site drainage would occur, no significant alterations to the drainage patterns would occur. Gravel placed on the roadway and within the facility would help to catch and settle any loose soils during a storm event. The artificial drainage that currently exists east of the access road would remain intact and would continue to deposit storm runoff into the depression southeast of the site. Since little impervious coverage would result from the project, the surface runoff rate will remain virtually unchanged and stormwaters would be retained and percolated on site. Sedimentation of receiving waters could occur during grading and construction. Project construction is expected to be completed within two months, with heavy equipment operating for approximately 5 to 10 workdays only. Storm events that occur prior to October 15 could result in erosion and sedimentation of receiving water bodies. This impact is potentially significant.

Implementation of the Spill Prevention and Recovery Program as noted in **MM WQ-1** above would reduce construction related water quality effects to a less than significant level.

d) ***Less than Significant Impact***. No drainage or steam system would be altered during project construction. Only 150 Square feet of additional cement pad would be added to the substation site. Surface runoff from this area would not significant increase local runoff and would not result in on or off site flooding. The existing depression south of the substation site ponds seasonally. Since area topography forms a drainage pattern to this feature, runoff from the substation would continue to collect in the seasonal depression.

e) ***Potentially Significant Unless Mitigation Incorporated.*** The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. See Impact Discussion (d) above. However, the project could provide substantial additional sources of polluted runoff as noted in Impact Discussion (a) above. This impact is potentially significant.

Implementation of the Spill Prevention and Recovery Program as noted in **MM WQ-1** above would reduce construction related water quality effects to a less than significant level.

f) ***No Impact***. The project would not result in any other degradation of water quality than has already been discussed.

g) through j)

***No Impact.*** The project does not include the construction of residences or other buildings that may be inhabited or used by people; therefore, the risk of loss of life or accident would not occur. The rebuild of the substation would not place homes at risk of flooding, nor would it block flood flows as no enclosures other than equipment would be located on the site. The location of the site would not be at risk of significant harm due to dam failure as Prosser Dam empties to the southeast. Although there are hills near the site, mudflows would not occur at a level to cause destruction or inundation of the facility due to the distance of the hills from the project site. The project site is not located near enough a body of water that would cause a seiche or tsunami to be inundated.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.9 LAND USE AND PLANNING.** Would the project: | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |

## 4.9.1 STANDARDS OF SIGNIFICANCE

An impact would be considered significant if the project divided a community such that new infrastructure and services would be required and the community could no longer function as a whole. A significant impact would also occur if the project conflicted with any of the plans or policies contained in the Nevada County General Plan or Zoning Code, or the policies or regulations of any agency with jurisdiction over the project. A conflict with one or more policies is considered to be significant.

## 4.9.2 ENVIRONMENTAL SETTING

### EXISTING USES AT PROJECT SITE AND SURROUNDING AREA

The project site is located northwest of the intersection of Old Reno Road and Dog Valley Road. The project site is part of a larger 203-acre property and currently contains the original substation and associated transmission and distribution lines. The substation was constructed prior to the current zoning taking effect and is, therefore, considered a legal non-conforming use. Open space and undeveloped forest areas surround the project site and one single-family dwelling is located to the northwest. The Tahoe National Forest is located to the north, west, and south of this larger property.

### GENERAL PLAN DESIGNATIONS AND ZONING OF THE PROJECT SITE AND SURROUNDING AREA

The Nevada General Plan and Zoning Map designate the site as Forest-160 (FOR-160) and TPZ-160, respectively. Properties north, west, and south of the subject site are designated FOR-640 and zoned FR-640. The property east of the site is designated FOR-160 and zoned TPZ-160.

The Forest General Plan land use designation is intended to provide for production and management (including timber harvesting and related operations) of timber resources, and compatible recreational and low density residential uses. Within the Forest designation, the minimum parcel size should be 40+ acres, in order to provide for preservation of the timber resources and protection of resource management needs and opportunities.

The Forest zoning district provides areas for the protection, production and management of timber, timber support uses, including but not limited to equipment storage and temporary offices low intensity recreational uses, and open space.

The TPZ zoning district provides for prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. It is intended to be a district where the land is devoted to the growing and harvesting of timber and for such compatible uses that do not significantly detract from the use of the land for the growing and harvesting of timber. Land uses under the TPZ zoning district would be restricted to growing and harvesting timber and supporting and compatible uses for a period of ten years after rezoning. Such zoning allows land to be valued for property taxation, in general, on the basis of its use for growing and harvesting timber only.

### 4.9.3 DISCUSSION OF IMPACTS

a) ***No Impact***. The project site is part of a larger 203-acre property containing primarily open space and forestlands. The site is surrounded by open space and forested areas and the nearest residence is approximately 1,900 feet northwest of the project site. No existing communities are located in the project vicinity.

b) ***Less than Significant Impact***. The CPUC is required to consider local land use regulations and policies when making decisions and must comply with local building, design, and safety standards to the greatest degree feasible to minimize project conflicts with local conditions. Therefore, the following analysis is provided to assist with determination of the project's consistency with the applicable land use plan, policies, and regulations.

The Nevada County Zoning Ordinance Section L-II 3.14.F.2, Electrical Lines and Electrical Substations, states that these uses are permitted subject to a use permit in all base districts except the R1, R2 and TPZ. The requested entitlements include an immediate rezone of a 13,750 square foot site from TPZ to Public (P). The Public zoning district allows for areas occupied by federal, state, and local government agencies, or by private entities under contract to provide services normally provided by government. The General Plan Land Use Designation Compatibility Matrix included in Policy 1.19 of the General Plan shows that the Public district is compatible with all land use designations except Open Space. Therefore, a General Plan Amendment for the Proposed Project would not be required.

Zoning Ordinance Section L-II 2.3 C.6.b allows for a landowner to request an immediate rezoning from a TPZ zone to a different zone, on all or part of a parcel. Consistent with the provisions of this section, on April 23, 3004, the County Board of Supervisors made a recommendation to the State Board of Forestry to approve an immediate rezone from TPZ-160 to Public. If the State Board of Forestry approves the conversion from TPZ, County staff will return to the Board of Supervisors to request actual approval of the rezone. This MND assumes that the project would comply with all applicable Board of Forestry requirements and Nevada County Zoning Regulations, including those pertaining to immediate rezoning of TPZ lands.

A Use Permit is required for the project by Zoning Ordinance Section L-II 3.14 F.2. This section details regulations for the design and location of electrical lines and electrical substations with the objective of effectively designing substations to be compatible with their surroundings. For the purpose of this environmental analysis, it is assumed that the project would comply with the provisions of Zoning Ordinance Section L-II 3.14 F.

With approval of the requested entitlements, the project would be consistent with the General Plan and zoning designations for the site. Further, the project would be consistent with the goals and policies of the General Plan. Prior to substation site development, SPPCo. would submit project construction and grading plans to the Nevada County Planning Department and Nevada County Building Department for review and approval.

c) ***No Impact.*** The project site would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project site would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, there is no impact.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.10 MINERAL RESOURCES.** Would the project: | | | | |
| 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? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |

## 4.10.1 STANDARDS OF SIGNIFICANCE

A mineral resource impact is considered significant if a project adversely affects a mineral resource deposit or inhibits the extraction of mineral resources considered valuable to the local economy or of regional importance.

## 4.10.2 ENVIRONMENTAL SETTING

Nevada County has a wide variety of valuable mineral deposits and is home to recreational mining, mining exploration, surface mining and subsurface mining activities. The *California State Division of Mines and Geology* produces maps designating areas containing important or valuable mineral deposits as Mineral Resource Zones (MRZ), which are included in the Nevada County General Plan. There are no active mines in the project's immediate vicinity; however, there is an existing sand and gravel pit located approximately ½-mile south of the project site.

## 4.10.3 DISCUSSION OF IMPACTS

a) ***No Impact.*** Implementation of the project would not result in the loss of valuable Nevada County or statewide mineral resources, as the project site is not located within a MRZ, as depicted on the *Mineral Classification Map.* In addition, the project would not interfere with mineral county extraction activities, as the nearest extraction area is a sand and gravel pit, located approximately ½-mile from the site. Therefore, no mineral resource impacts are anticipated.

b) ***No Impact.*** See a) above.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.11 NOISE.** Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☐ | ☒ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

## 4.11.1 STANDARDS OF SIGNIFICANCE

CEQA Guidelines indicate that a project may be deemed to have a significant effect on the environment if it would substantially increase the ambient noise levels for adjoining areas. A change in noise levels of less than 3 dBA is not discernible to the general population; an increase in average noise levels of from 3 to 5 dBA is clearly discernible to most people (California Department of Transportation, 1991). An increase in the noise environment of 5 dBA or greater is considered to be the minimum required increase for a change in community reaction (U.S. Department of Transportation, 1990) and, for the purposes of this analysis, constitutes a significant noise impact. For temporary noise impacts, identification of "substantial increases" would depend on the duration of the impact, the temporal daily nature of the impact, as well as the absolute change in dBA levels.

The Nevada County Noise Ordinance designates a maximum noise limit of 75 decibels, within the Timberland Production Zone between the hours of 7am and 7pm. However, Noise Ordinance Section L-II-4.1.7.D.8 indicates that these limitations are not applicable during construction activities. A significant operational noise impact would occur if the project were to exceed the "normally acceptable" noise levels of existing land uses in the project area. If a land use already exists in a "conditionally acceptable" or "normally unacceptable" noise compatibility

environment, as designated in the General Plan, an increase in operational noise that would result in a change of land use compatibility category would be considered a significant noise impact. For land uses designated within a "clearly unacceptable" noise compatibility environment, operational noise that would result in a 3 dBA or greater increase to the existing noise environment would be considered significant if sensitive receptors were present that would be affected. If sensitive receptors would not be present, but the land use is considered sensitive to noise, then a 5-dBA increase would be considered significant.

NOISE TABLE 1
NEVADA COUNTY EXTERIOR NOISE LIMITS

| Land Use Category | Zoning Districts | Time Period | Noise Level, dba | Noise Level dba |
|---|---|---|---|---|
| | | | Leq | Lmax |
| Rural | "A1" "TPZ" "AE" "OS" "FR" "IDR" | 7 am – 7pm<br>7 pm – 10 pm<br>10 pm – 7 am | 55<br>50<br>40 | 75<br>65<br>55 |
| Residential and Public | "RA" "R2" "R1" "R3" "P" | 7 am – 7pm<br>7 pm – 10 pm<br>10 pm – 7 am | 55<br>50<br>45 | 75<br>65<br>60 |
| Commercial and Recreation | "C1" "CH" "CS" "C2" "C3" "OP" "REC" | 7 am – 7 pm<br>7 pm – 7am | 70<br>65 | 90<br>75 |
| Business Park | "BP" | 7 am – 7 pm<br>7 pm – 7am | 65<br>60 | 85<br>70 |
| Industrial | "M1" "M2" | Any time | 80 | 90 |

### SENSITIVE RECEPTORS AND EXISTING NOISE SOURCES

Some land uses are considered more sensitive to ambient noise levels than others, due to the amount of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities typically involved. Residential areas, schools, and hospitals generally are more sensitive to noise than are commercial and industrial land uses.

## 4.11.2 ENVIRONMENTAL SETTING

The Proposed Project is located on private property at an existing substation site in an undeveloped area. A single homeowner resides within the vicinity of the Proposed Project, and the residence sits on a ridge overlooking the site. There is evidence that timber extraction activity previously occurred within the vicinity of the Proposed Project site, but these activities have ceased and the area is used primarily for recreation. Due to the primarily undeveloped nature of the project area, existing noise levels are generally low. Existing noise levels emanating from the substation are not significant, and more noise is generated accessing the site than during regular operation of the facility.

## 4.11.3 DISCUSSION OF IMPACTS

a) ***Less than Significant Impact***. Construction and operation of the Proposed Project is not expected to result in significant noise increases. The project is located in an area currently designated as TPZ, and no residences or sensitive receptors are on or immediately adjacent to the project site. The nearest residential neighborhood is located approximately 1.5 miles north of the site and it is unlikely that peak construction noise or substation operation noise would be audible at that distance. The Zoning Code and General Plan do not limit noise levels during construction activities; therefore, the project would not conflict with the established noise standards of Nevada County. Construction activities would be temporary in nature and are considered less than significant. Operation of the Proposed Project is not expected to result in significant noise increases above current noise levels, and is also considered less than significant.

Current Best Management Practices, including but not limited to, notification of the property owner, proper maintenance of equipment, and the use of standard mufflers appropriate for each piece of equipment would reduce any disturbances caused by construction noise.

b) ***Less than Significant Impact.*** No excavation other than post-installation would occur; however, the site would be cleared and graded. The project does not involve large amounts of material to be removed from the site. Due to the sparsely populated nature of the area, there are few persons that could be affected by construction noise or vibration from construction equipment or trucks. Therefore, impacts from groundborne noise and vibration would be less than significant.

c) ***No Impact***. Operation of the Proposed Project is not expected to result in significant noise increases above current substation noise levels. Therefore, there is no impact.

d) ***Less than Significant Impact***. Project construction is expected to be completed within two months, with heavy equipment operating for approximately 5 to 10 workdays only. During the construction phase of the project and removal of the existing substation, construction equipment would generate noise above the existing levels. Grading, dumping, graveling and other activities would generate noise within the project area. At a distance of 1,000 feet (.19 mile) a maximum level of noise would be 52 decibels (Leq). Only in the case of all equipment being used simultaneously, decibel levels between 54 and 60 $L_{eq}$ could be expected at the nearest public roadway, however this is not a substantial increase over the non-construction period allowable limit. Therefore, this would be a less than significant impact.

Current Best Management Practices, including but not limited to, notification of the property owner, proper maintenance of equipment, and the use of standard mufflers appropriate for each piece of equipment would prevent any disturbance caused by construction noise.

e) ***No Impact***. The project is not located within the vicinity of an airport.

f) ***No Impact***. The project is not located within two miles of a private airstrip.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.12 POPULATION AND HOUSING.** Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

## 4.12.1 STANDARDS OF SIGNIFICANCE

Impacts are measured by the number of people that may need new housing and the number of homes that would need to be replaced as a result of the project. Any increase in housing need or replacement would be considered significant.

## 4.12.2 ENVIRONMENTAL SETTING

The Hobart Mills area contains a small number of single-family residences. SPPCo. provides electrical power to these residences. Truckee Donner Public Utility District provides electrical power services to customers in the downtown Truckee area, Donner Lake, Tahoe Donner, Sierra Meadows, Prosser Heights, and Prosser Lakeview.

According to the U.S. Census, there were approximately 13,864 residents in the Town of Truckee in 2000 (U.S. Census Bureau, 2000). Current housing and development restrictions within the Truckee/Tahoe area coupled with high housing costs have created an affordable housing shortage within the area. The area is generally comprised of second homes and investment in affordable housing is unattractive because of high land values and recreation-oriented land uses.

## 4.12.3 DISCUSSION OF IMPACTS

a) ***Less than Significant Impact.*** Construction of the Hobart Substation is proposed to replace the existing 60/12.5 kV substation equipment with newer more reliable equipment. The project does not propose to extend services from the substation to any new users, but instead will enable the substation to deliver the amount of load required by an existing customer for existing and future uses conditionally approved by Nevada County. These uses include a topsoil processing/materials recycling operation and a proposed future concrete batch plant. The Proposed Project would not result in the generation of additional population or residences, and no extension of services is planned beyond what is currently associated with the Proposed Project. The Proposed Project would not add to or cumulatively exceed regional or local population projections, nor would it induce substantial growth in an area either directly or indirectly.

*b)* ***No Impact.*** No housing would be displaced or otherwise affected by the Proposed Project.

*c)* ***No Impact.*** The Proposed Project is not a land use that would directly increase population within the community and would not result in significant impacts to population levels or housing opportunities.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.13 PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services: | | | | |
| a) Fire protection? | ☐ | ☐ | ☒ | ☐ |
| b) Police protection? | ☐ | ☐ | ☒ | ☐ |
| c) Schools? | ☐ | ☐ | ☐ | ☒ |
| d) Parks? | ☐ | ☐ | ☐ | ☒ |
| e) Other public facilities? | ☐ | ☐ | ☐ | ☒ |

## 4.13.1 STANDARDS OF SIGNIFICANCE

Public service impacts are considered significant if a project requires services and/or facilities, which exceed the current capacity of the providers of those services, or if implementation of the project results in the need for additional facilities or services. In addition, if public service provision for a project results in adverse physical environmental effects, the impact is considered significant.

## 4.13.2 ENVIRONMENTAL SETTING

The United States Forest Service (USFS) provides the primary fire protection and emergency medical response service to the Proposed Project site. The Truckee Fire Protection District (TTFD) would serve in a support capacity to the USFS if additional fire protection or related services were required. The Nevada County Sheriff's Department provides law enforcement services to unincorporated portions of the County, including the Proposed Project site. The project site is located on private land and not within the Tahoe National Forest. All lands located within National Forest boundaries are subject to Federal Regulations published in Title 36 of the Code of Federal Regulations. The project is located within the boundaries of the Tahoe-Truckee Joint Unified School District (TTUSD). Currently, there are no public or private schools within five-miles of the project site. The TTUSD is in the process of constructing the Alder Creek Middle School, located near the intersection of Alder Drive and State Route 89, approximately four miles southwest of project site. In addition, the project site is located on private land surrounded by and adjacent to the Tahoe National Forest. The area offers several recreational opportunities including but not limited to camping, hiking, mountain biking, recreational mining, and boating.

## 4.13.3 DISCUSSION OF IMPACTS

a) ***Less than Significant Impact.*** There are no fire related accidents or occurrences associated with the existing substation. The Proposed Project would rebuild the existing facility; however, would not include structures or other materials that would increase the on-site fuel load. The modifications to the access road would improve fire and

emergency response capabilities of the USFS and the TTFD, which provide fire protection to the proposed site; therefore, less than significant impacts are anticipated.

b) ***Less than Significant Impact.*** Implementation of the project would not increase the demand for law enforcement services or related facilities. Potential impacts could include vandalism or theft, requiring response from the Nevada County Sheriff's Department. However, the project would be surrounded by a locked, 8-foot chain-link fence topped with barbed wire, which would deter possible unlawful activities; therefore, less than significant impacts are expected.

c) ***No Impact.*** The Proposed Project does not include a residential component; therefore, the project would not generate additional students for the TTUSD or result in the need for expanded services or new facilities.

d) ***No impact.*** Implementation of the Proposed Project would not increase the use of existing parks, campgrounds, or other recreational facilities in the area. In addition, the project would not result in the need for new or expanded recreational facilities.

e) ***No impact.*** The project would not require additional public services than those discussed and evaluated above (See a through d); therefore, no impacts are anticipated.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.14 RECREATION.** Would the project: | | | | |
| a) Would the project 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? | ☐ | ☐ | ☐ | ☒ |
| b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |

## 4.14.1 STANDARDS OF SIGNIFICANCE

The impacts are analyzed based on whether the project proposes to construct recreational facilities, cause an increase in use of recreational facilities, or result in development of a recreational area. If any of these actions were to occur and cause an adverse physical effect on the environment, the impacts would be considered significant.

## 4.14.2 ENVIRONMENTAL SETTING

The Tahoe National Forest covers approximately 169,000 acres and 264 square miles of land in Nevada County. The Toiyabe National Forest covers 2,600 acres in eastern Nevada County. The Spenceville Wildlife and Recreation Area contains 11,000 acres or 17 square miles, with half the tract in Nevada County and the other half in Yuba County. The Bureau of Land Management has some 11,000 acres of land in Nevada County. These areas cover a total of 294 square miles (or 30 percent) of the County's 978 square miles. Camping and other passive recreational opportunities within the County are provided by the U.S. Forest Service, Bureau of Land Management, Army Corps of Engineers, State Parks and Recreation, the Nevada Irrigation District and the two parks and recreation districts, on public lands, and by the Pacific Gas and Electric company in conjunction with hydroelectric power facilities.

The project site is located near the Tahoe National Forest and several lakes and reservoirs, including the Prosser Creek, Boca, and Stampede reservoirs. Campsites and hiking trails are located near each of these reservoirs. The project site is on private land so that there are no recreational uses on the site and trespassing from unauthorized visitors is not allowed.

## 4.14.3 DISCUSSION OF IMPACTS

a) ***No Impact.*** Due to the character of the proposed use (Utility), the project will not result in an increased use of existing parks or recreational facilities.

b) ***No Impact.*** See item (a) above. The project is the expansion and operation of an electrical substation and would not include recreational facilities or residential uses which would require the construction or expansion of such facilities.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.15 TRANSPORTATION/TRAFFIC.** Would the project: | | | | |
| a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)? | ☐ | ☐ | ☒ | ☐ |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | ☐ | ☐ | ☒ | ☐ |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | ☐ | ☐ | ☐ | ☒ |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| e) Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |
| f) Result in inadequate parking capacity? | ☐ | ☐ | ☐ | ☒ |
| g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | ☐ | ☐ | ☐ | ☒ |

## 4.15.1 STANDARDS OF SIGNIFICANCE

A transportation impact is considered significant if it results in the exceedance of established Nevada County General Plan or Caltrans Level of Service (LOS) standards on any roadways potentially affected by a project. Parking, emergency access, and design feature impacts are considered significant if the project site does not provide adequate facilities for the construction and operational phases of a project, results in inadequate access for emergency service vehicles, or includes roadway modifications which are incompatible with existing uses or result in an increase in traffic related accidents. Alternative transportation (i.e., transit, pedestrian and equestrian paths and bicycle routes) impacts are less than significant if a project does not conflict with adopted Nevada County General Plan policies which seek to increase the availability of alternative transportation options. In addition, if a project falls within two miles of an active airport or airstrip or conflicts with policies of an airport's CLUP the impact is considered significant.

## 4.15.2 ENVIRONMENTAL SETTING

The project site is accessed regionally via Interstate 80, which is approximately eight-miles east of the project site. Interstate 80 is the primary east-west freeway facility in the area and serves as

the major transportation routed connecting the urban areas of the Bay Area and Sacramento to Lake Tahoe and Reno. SR 89 is a two-lane facility running from northwest to southeast, generally in the southeastern portion of the County. SR 89 is used mainly for localized traffic and tourists. Exiting SR 89, local access to the project site is via Old Highway 89, Dog Valley Road, Old Reno Road, Hobart Mills Road, and a privately owned and maintained dirt road. The Tahoe-Truckee Airport is located near the intersection of SR 267 and Schaffer Mill Road, more than eight miles southeast of the Proposed Project site. Southern Pacific (SP) owns and operates the only railway line in the County, which is located near Interstate 80. The line is generally used for the movement of goods but does provide limited passenger service to Roseville, Colfax, Reno and Sacramento. Due to the rural location and surroundings of the project site, available alternative transportation modes consist mostly of bike and equestrian trails and pedestrian and hiking paths.

## 4.15.3 DISCUSSION OF IMPACTS

a) ***Less than Significant Impact.*** The project site is located within the "rural regions" designation in the Nevada County General Plan. Rural region roadways serve as access for designated Community Regions. Nevada County General Plan Transportation Policy 4.1 establishes a minimum acceptable LOS "C" for all rural regions in the County except on facilities where the current conditions exceed the LOS C standard. Temporary traffic increases would occur during the construction phase as materials and equipment are transported to the site. The project is anticipated to generate approximately 16 daily trips during the construction phase. Old Highway 89, Dog Valley Road, Old Reno Road, and Hobart Mills Road currently operate at a LOS A, which is characteristic of the majority of the roadways in the immediate vicinity. Project construction is expected to be completed within two months, with heavy equipment operating approximately 5 to 10 workdays only. The construction phase would generate approximately 80 vehicle trips per week (based on a five-day work week). Implementation of the project would not exceed established LOS standards or result in unacceptable operating conditions on affected roadways; therefore, this impact is considered less than significant.

b) ***Less than Significant Impact***. See response (a) above.

c) ***No Impact.*** The nearest airport in the vicinity is the Tahoe-Truckee Airport, located more than eight miles southeast of the project site. The project site is not located within the airport CLUP area and is therefore not subject to provisions of the CLUP. In addition, the project would not affect flight patterns or result in any air related safety impacts and no impacts are anticipated.

d) ***Less than Significant Impact.*** The project proposes roadway modifications, which would improve the existing "T" intersection at the access road to the project site and private road off of Hobart Mills Road. The private driveway would be improved to Nevada County Fire Safe Driveway standards from Dog Valley Road to the Proposed Project site. Potential incompatibilities include motorcyclists, bicyclists, hikers and project construction vehicles; however, due to the low volume of traffic generated by the project, this impact is considered less than significant.

e) ***Less than Significant Impact.*** See (d) above.

f) ***No Impact.*** The project would not require personnel for operation; therefore, no permanent parking facilities is required. During the construction phase, parking would be needed for vehicles, equipment and materials. The project site provides adequate area

for construction staging. In addition, the project would not need routine maintenance and would only be performed on as necessary basis. The project would not result in inadequate parking facilities and no impact would result.

g) ***No Impact.*** As indicated above, the project site is located in a rural area and no bus or transit services are available. Therefore, implementation of the project would not conflict with the Nevada County General Plan or other relevant policies promoting and encouraging alternative transportation mode opportunities; thus, no impacts are anticipated.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.16 UTILITIES AND SERVICE SYSTEMS.** Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | ☐ | ☐ | ☐ | ☒ |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | ☐ | ☐ | ☐ | ☒ |
| e) Result in a determination by the wastewater treatment provider that 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? | ☐ | ☐ | ☒ | ☐ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ☐ | ☐ | ☐ | ☒ |
| g) Comply with federal, state and local statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ |

## 4.16.1 STANDARDS OF SIGNIFICANCE

Utility and service system impacts are considered significant if a project requires services that exceed the current or planned capacity of available water, wastewater service systems or results in adverse environmental impacts through the construction of new facilities and related infrastructure. Solid waste impacts are considered significant if a project exceeds the permitted capacity of an affected landfill or conflicts with state or local policies and standards regarding solid waste generation, handling, or disposal.

## 4.16.2 ENVIRONMENTAL SETTING

Due to the rural location of the project site, public utility services are limited or not available. The project site is located outside the service area of the Truckee Donner Public Utility District (TDPUD); as such, there are no public water or wastewater systems in the area and all structures requiring utilities and homes are served by private wells and septic systems. Solid waste services are provided through contract with the Tahoe Truckee Sierra Disposal (TTSD), which serves the unincorporated portion of West Lake Tahoe Basin, including the project site, Meeks Bay, and Tahoma areas. Solid wastes are collected by the TTSD and hauled to the Eastern Regional Landfill and Transfer Station (ERLTS) near the Town of Truckee and Squaw Valley and ultimately

disposed of at the Lockwood Regional Landfill (LRL), which serves northeastern California and Nevada. No hazardous materials are accepted at either the ERLTS or the LRL. The TTSD sponsors customer drop-off hazardous material events twice a week from May through October. The hazardous wastes are collected at TTSD's main facility and transferred to a private hazardous waste handling firm in Placer County.

### 4.16.3 DISCUSSION OF IMPACTS

a) ***No Impact.*** No wastewater would be generated through operation of the project. There would be no on-site personnel, other than for occasional maintenance or emergency repairs, so the project would not require personnel or restrooms. In addition, the project is a self-contained electrical substation; and would not generate wastewater. The project site is located within the boundaries of the Lahontan Regional Water Quality Control Board (LRWQCB). Since no wastewater would be generated, it would not exceed or conflict with LRWQCB wastewater or water quality standards.

b) ***No Impact.*** See (a) above. In addition, no wastewater generation or disposal would be associated with the Proposed Project. Therefore no new treatment facilities or conveyance infrastructure would be required and no impacts are expected.

c) ***No Impact.*** As previously discussed, the structures and homes in the area obtain water from privately owned and operated groundwater wells. The proposed substation would be cooled by the use of non-toxic mineral oil. Non-potable water would only be required for dust control measures during the construction activities, not during project operation. No new or expanded entitlements would be necessary and no new water conveyance or storage infrastructure would be required.

d) ***No Impact.*** See (a) above.

e) ***Less than Significant Impact.*** Operation of the proposed substation would not result in solid waste generation. Construction and maintenance activities would generate small amounts of solid waste, which would be hauled away and ultimately disposed of at the Lockwood Regional Landfill, which has permitted capacity for the next 20 to 25 years.

f) ***No Impact.*** The project would comply with all federal, state, and local regulations regarding the transportation, handling and disposal of hazardous materials; therefore, no impact is anticipated.

g) ***No Impact.*** The project would comply with all federal, state, and local regulations regarding the handling and disposal of all hazardous materials and solid waste and no impacts are anticipated.

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4.17 MANDATORY FINDINGS OF SIGNIFICANCE** | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☒ | ☐ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. | ☐ | ☐ | ☒ | ☐ |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

a) *Potentially Significant Impact Unless Mitigation Incorporated.* Implementation of the project could result in adverse environmental impacts to air quality, known and unknown cultural and historic resources, and hydrology and water quality. A detailed analysis of these *potentially significant* impacts is addressed in the appropriate technical sections of this MND. Appropriate mitigation measures were identified to reduce these potentially significant impacts to less than significant levels. Mitigation measure MM AQ-1 in *Section 4.3 Air Quality,* would substantially reduce the emissions associated with the construction phase of the project and mitigation measures CR-1 through CR-3 in *Section 4.5 Cultural Resources,* would reduce cultural resource related impacts to a less than significant level. In addition, mitigation measure MM WQ-1 in *Section 4.8 Hydrology and Water Quality*, would reduce all construction related water quality impacts to a less than significant level. Implementation of the Mitigation Monitoring Program, included as Appendix A in this MND, would ensure that all potentially significant impacts are mitigated to *less than significant* levels.

b) *Less than Significant Impact.* As discussed in Section 3.0 of this MND, the project will incorporate mitigation measures to reduce the impacts associated with air quality, known and unknown cultural and historic resources, and hydrology and water quality to less than significant. Therefore, no cumulative impacts are anticipated as a result of the project. .

c) *Less than Significant Impact.* Potential project impacts such as air quality, hydrology/water quality, and known and unknown cultural and historic resources could cause substantial adverse effects in human beings, either directly or indirectly. However, the mitigation measures discussed in a) above would ensure that any adverse human health and safety related impacts are reduced to a *less than significant* level.

# 5.0 ELECTRIC MAGNETIC FIELDS (EMF)

# 5.0 ELECTRIC MAGNETIC FIELDS (EMF)

Over the last several years, representatives of the public have expressed concern about the potential health risk associated with power frequency electric and magnetic fields (EMF). Numerous internationally recognized scientific organizations and independent regulatory advisory groups have conducted scientific reviews of the EMF research literature. The results of this research are inconclusive and public concern and scientific uncertainty remains regarding the potential health effects of EMF exposure.

In January 1991, the CPUC issued an Order Instituting Investigation to develop policies and procedures for addressing potential health effects of magnetic fields from utility facilities. The CPUC formed the California Consensus Group (CCG), a committee of 17 stakeholders representing diverse interests and perspectives, to provide guidance on interim EMF measures the CPUC might have adopted while waiting for resolution of scientific uncertainties. In March 1992, the CCG issued its report. In part, the report recommended that the CPUC authorize utilities to implement magnetic field reduction techniques if those techniques could be implemented at little or no cost. In November 1993, the CPUC issued Decision 93-11-013 adopting interim policy regarding EMF. California's electric utilities were authorized to implement no- and low-cost (low cost is defined as 4% percent of total project cost) field management techniques to reduce EMF levels from new and upgraded electrical facilities if a noticeable reduction could be achieved.

The proposed Hobart Substation Rebuild project incorporates measures to reduce EMF exposure in compliance with CPUC Decision 93-11-013. These measures include engineering techniques to reduce exposure to magnetic fields created in electric facilities, and for the Hobart Substation Rebuild project include the following:

1. Locating substation equipment as close to the center of the substation as possible;

2. The use of metal clad switchgear for 12 kV bus work to reduce phase spacing and produce lower magnetic fields; and

3. Locating substation equipment as close to the existing transmission right-of-way as possible.

# 6.0 REPORT PREPARATION PERSONNEL

# 6.0 REPORT PREPARATION PERSONNEL

## CALIFORNIA PUBLIC UTILITIES COMMISSION -- LEAD AGENCY

John Boccio, CPUC Project Manager

## PACIFIC MUNICIPAL CONSULTANTS

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| John Nadolski, Ph.D. | Archaeologist |
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| David Young | Environmental Planner |
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| Paul Scheuerman | Transmission Planning |

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## 7.1 REFERENCES


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# APPENDIX A
# MITIGATION MONITORING PLAN

Sierra Pacific Power Company (SPPCo.) has proposed the Hobart Substation Expansion Project to upgrade the existing substation with modern electrical equipment and provide standard three-phase electrical service to an existing customer in the Hobart Mills area. The installation of new electrical equipment would reconfigure the substation from two-phase to three-phase service and increase overall substation capacity from 666 kilovolt amperes (kVA) to 5,000 kVA. In addition, the existing 12.5 kilovolt (kV) distribution line would increase in voltage to 14.4 kV.

An Initial Study was prepared to assess the potential effects on the environment from various components of the proposed project. The Initial Study was prepared based on information in the Proponent's Environmental Assessment (PEA), a project site visit, and supplemental research. The majority of the proposed project's impacts would occur during project construction, as a result of disturbance caused by construction activity. Within SPPCo.'s Application, Applicant Proposed Measures addressing potentially significant impacts were proposed to reduce potentially adverse impacts related to project construction.

The purpose of this Mitigation Implementation and Monitoring Plan is to ensure that the Applicant Proposed Measures, as well as the Agency Recommended Mitigation Measures that SPPCo. has agreed to, are adequately implemented. This plan includes specific action to be taken to implement each measure, information on monitoring requirements, and the timing of implementation. This plan includes:

- The Agency Recommended Mitigation Measures, which SPPCo must implement as part of the proposed project, followed by the Applicant Proposed Measures that SPPCo has made part of the proposed project and is responsible for implementing;
- The actions required to implement these measures;
- Monitoring requirements; and
- Timing of implementation for each measure.

Construction field monitoring shall be carried out by a CPUC-designated environmental monitor to ensure that the mitigation measures are implemented. In all instances where non-compliance occurs, the CPUC's designated environmental monitor shall issue a warning to the construction foreman and SPPCo's project manager. Continued non-compliance shall be reported to the CPUC's designated project manager. Any decisions to halt work due to non-compliance shall be made by the CPUC. The CPUC's designated environmental monitor shall keep a record of any incidents of non-compliance with mitigation measures. Copies of these documents shall be supplied to SPPCo and the CPUC.

## APPENDIX A
## MITIGATION MONITORING TABLE

| Impact | Mitigation Measure | Enforcement / Monitoring | Timing / Implementation |
|---|---|---|---|
| **Agency Recommended Measures** | | | |
| *Air Quality* | | | |
| Construction activities such as excavation and grading operations, construction vehicle traffic and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would affect local and regional air quality. | **MM AQ-1:** Place dust control mitigation requirements in all construction contracts. All construction contracts will require the following:<br>• All construction activities shall be subject to the requirements of the Northern Sierra AQMD's Regulation 2, Rule 226 regarding dust control.<br>• Alternatives to open burning of vegetative material on the project site shall be used unless deemed infeasible by the Northern Sierra Air Quality Management District. Suitable alternatives are chipping, mulching, or conversion to biomass fuel.<br>• Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.<br>• 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 violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.<br>• All areas (including unpaved roads) with vehicle traffic shall be watered or have a dust palliative applied as necessary for stabilization of dust emissions. | Northern Sierra Air Quality Management District, California Public Utilities Commission | As a condition of project approval, and implemented during site disturbance activities. |

| Impact | Mitigation Measure | Enforcement / Monitoring | Timing / Implementation |
|---|---|---|---|
| | • All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.<br>• All land clearing, grading, earth moving or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.<br>• All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.<br>• Re-establish ground cover on the site through seeding and watering in accordance with the local grading ordinance.<br>• Properly maintain all mobile and stationary equipment. | | |
| *Cultural Resources* | | | |
| Archaeological investigations for the project did not identify any unique archaeological resources. There is a possibility, however, of unanticipated and accidental archaeological discoveries during ground-disturbing project-related activities. Any unanticipated and accidental archaeological discoveries during project implementation have the potential to affect unique archaeological resources. This is considered a potentially significant impact unless mitigated. | MM CR-1: If any prehistoric or historic artifacts, or other indications of archaeological resources are found once project construction is underway, all work in the immediate vicinity must stop and the County shall be immediately notified. An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology,as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources. | Nevada County Planning Department, California Public Utilities Commission. | As a condition of project approval, and implemented during site disturbance activities. |
| A pedestrian surface survey of the project APE and other research did not identify any evidence of paleontological resources. However, there is a possibility of unanticipated and accidental paleontological discoveries | MM CR-2: If any paleontological resources (i.e., fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the County shall be immediately notified. A qualified paleontologist shall be | Nevada County Planning Department, California Public Utilities Commission. | As a condition of project approval, and implemented during site disturbance activities. |

| Impact | Mitigation Measure | Enforcement / Monitoring | Timing / Implementation |
|---|---|---|---|
| during ground-disturbing project-related activities. Unanticipated and accidental paleontological discoveries during project implementation have the potential to affect significant paleontological resources. Implementation of the Proposed Project could result in potential damage or destruction of undiscovered paleontological resources. This is considered a potentially significant impact unless mitigated. | retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources. | | |
| Archaeological investigations for the project did not identify any human remains or evidence to suggest that human remains may be present within the project APE. There is a possibility, however, of the unanticipated and accidental discovery of human remains during ground-disturbing project-related activities. This is considered a potentially significant impact unless mitigated. | **MM CR-3:** If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in Section15064.5(d) and (e) shall be followed. | Nevada County Planning Department, California Public Utilities Commission. | As a condition of project approval, and implemented during site disturbance activities. |
| *Hydrology and Water Quality* | | | |
| The construction of the project would require grading and compacting of the substation footprint. In addition, the existing bladed access road would be widened to 12 feet and surfaced with gravel. The entire substation would be covered by gravel and oil containment would be provided in the form of clay berms. The clay berms would be compacted to 90% percent in order to contain oil and facilitate clean-up in the event of a leak or spill. Foundations would be poured for new transformers, electrical equipment, and to secure fence posts. Following these activities, new oil filled electrical equipment would be | **MM WQ-1:** SPPCo. shall implement the Spill Prevention and Recovery Program as approved by the Lahontan Regional Water Quality Control Board (Permit 6T-003-004-30, see Appendix C) Elements of the plan limit the storage of hazardous materials, fuels and oils and fueling station for construction materials to no closer than 200 feet of any water feature. On site vehicles shall be monitored for leaks and all leaks shall be cleaned up in accordance to existing laws. Other elements of the plan include secondary containment for bulk storage units in excess of 55 gallons, and placement of 2 Spill Kits on site at all times for immediate containment and cleanup. | Lahontan Regional Water Quality Control Board, California Public Utilities Commission. | As a condition of project approval, and implemented during construction activities. |

| Impact | Mitigation Measure | Enforcement / Monitoring | Timing / Implementation |
|---|---|---|---|
| installed and the current oil-filled substation equipment would be removed. The oil used in the equipment is a non-toxic mineral oil.<br><br>Stormwater pollutants may be present during various times during construction, including concrete, curing compounds, wastewater from construction vehicle washing, water from dewatering activities, hydraulic oil/fluids, gasoline, diesel, antifreeze and coolants, erosion related sedimentation, PCB-contaminated dielectric fluid, and non PCB-contaminated dielectric fluid. Release of these pollutants into the existing offsite waterways could result in a significant impact to water quality. | | | |
| The construction of the project would require grading and compacting of the substation footprint. In addition, the existing bladed access road would be widened to 12 feet and surfaced with gravel. The entire substation would be covered by gravel and oil containment would be provided in the form of clay berms. Since little impervious coverage would result from the project, the surface runoff rate will remain virtually unchanged and stormwaters would be retained and percolated on site<br><br>Sedimentation of receiving waters could occur during grading and construction. Storm events could result in erosion and sedimentation of receiving water bodies. This impact is potentially significant | Implementation of the Spill Prevention and Recovery Program as noted in MM WQ-1 above would reduce construction related water quality effects to a less than significant level. | Lahontan Regional Water Quality Control Board, California Public Utilities Commission. | As a condition of project approval, and implemented during site disturbance activities. |

| Impact | Mitigation Measure | Enforcement / Monitoring | Timing / Implementation |
|---|---|---|---|
| **Applicant Recommended Measures** | | | |
| *Hazards and Hazardous Materials* | | | |
| Construction activities could increase the potential for wildfire hazards in the project area. | *Fire Prevention Measures*: As part of best management practices, the areas in which construction occurs shall be cleared of vegetation prior to construction activity. All construction areas shall be equipped with adequate fire suppression devices such as extinguishers and shovels, and all equipment shall be maintained to prevent accidental sparks. Construction safety precautions shall be listed and included in contract specifications. Trees and vegetation within the project area shall not be replaced and the area shall be kept clear during regular operation of the facility so that no trees may fall onto the substation and no vegetation may dry and create high fuel situations on the site. A 30-foot area around the substation shall also be kept clear in accordance with substation safety regulations. | Nevada County Planning Department, California Public Utilities Commission | As a condition of project approval, and implemented during site disturbance activities |
| *Cultural Resources* | | | |
| Construction activities could impact unknown cultural resources in the project area.. | *Discovery of Buried Cultural Resources:* In the unlikely event that buried cultural resources are discovered during the course of project activities, construction operations shall immediately stop within 200 feet of the find and the Applicant shall consult with the appropriate local, state, or federal entities and a qualified archaeologist to determine whether the resource requires further study. Cultural resources could consist of, but not be limited to, artifacts of stone, bone, wood, shell, or other materials, or features, including hearths, | Nevada County Planning Department, California Public Utilities Commission | As a condition of project approval, and implemented during site disturbance activities |

| Impact | Mitigation Measure | Enforcement / Monitoring | Timing / Implementation |
|---|---|---|---|
| | structural remains, or dumps.<br>*Discovery of Human Burials:* If human burials are encountered, all work in the area will stop immediately and the Nevada County Coroner's office shall be notified within 48 hours. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified by the coroner and recommendations for treatment solicited (CEQA Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98). | | |

# APPENDIX B
# NEVADA COUNTY DOCUMENTS

# COUNTY OF NEVADA
# COMMUNITY DEVELOPMENT AGENCY
950 MAIDU AVENUE, NEVADA CITY, CA 95959-8617
(530) 265-1222 www.mynevadacounty.com

| PLANNING DEPARTMENT | ENVIRONMENTAL HEALTH | BUILDING DEPARTMENT | CODE COMPLIANCE |
|---|---|---|---|
| FAX (530) 265-9851 | FAX (530) 265-9853 | FAX (530) 265-9854 | FAX (530) 265-9851 |


April 23, 2004

Honorable Board of Supervisors
Eric Rood Administrative Center
950 Maidu Avenue
Nevada City, CA 95959

**SUBJECT:** Public hearing to consider the Planning Commission's recommendation to rezone a 13,750 square-foot easement from TPZ-160 to Public, subject to State Board of Forestry approval. The property is located at 15702 Dog Valley Road, in Supervisor District V. (Z04-001).

**DATE OF HEARING:** May 4, 2004

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**ATTACHMENTS:**

1. Zoning Exhibit
2. March 25, 2004 Staff Report
3. Minutes from the March 25, 2004 Hearing.

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## BACKGROUND

On March 25, 2004, the Nevada County Planning Commission considered the Use Permit and Rezone application of Sierra Pacific Power Company proposing to enlarge and rebuild the existing Hobart Mills electrical substation from 900 to 4,500 square feet and to rezone a 13,750 square-foot easement from Timberland Production Zone (TPZ)-160 to Public. The existing substation was built prior to the parcel being zoned for TPZ. Electrical substations are not allowed within TPZ zoning. Therefore, the easement site for the substation must be rezoned prior to its rebuild and enlargement. The Planning Commission approved the Use Permit.

There were no adverse issues identified with the rezone, and the Commission recommended approval on a 4-0-1 vote (Commissioner Spencer was absent). The staff report to the Planning Commission, which discusses the procedures for immediate removal of the easement from Timberland Production Zoning, is attached for your review. The State Board of Forestry has established specific procedures for the immediate removal of property from TPZ. The Board of Supervisors tentatively approves the rezoning and forwards its tentative approval to the Forestry Board. If the Forestry Board approves the conversion from TPZ, staff will return to the Board of

Supervisors to request actual approval of the rezone from TPZ-160 to Public, amending Zoning District Map (ZDM) 137. The Board of Supervisors actions require at least a 4/5ths vote.

The Planning Commission's action on the Mitigated Negative Declaration in final, as no appeal of those actions was filed.

## ACTIONS FOR CONSIDERATION

After reviewing and considering the Mitigated Negative Declaration adopted for the project, and not appealed, the Nevada County Planning Commission recommends the Board of Supervisors take the following action:

I. Recommend the State Board of Forestry approve the immediate rezone from TPZ-160 to Public based on the following findings:

A. That the rezoning to Public is consistent with the FOR-160 land use designations of the Nevada County General Plan;

B. That the acreage of the remaining portion of the parcel not being rezoned satisfies the requirements for a TPZ District as set forth in Sec. L-II 2.3.B.4 of the Nevada County Land Use and Development Code;

C. That the proposed amendment is in the public interest and will not be detrimental to the health, safety, convenience, or welfare of the County;

D. That the rezoning will not have a substantial and unmitigated adverse effect upon timber-growing use of adjacent lands within one mile of the exterior boundaries of the land to be rezoned;

E. That the soils, slopes and watershed conditions on the site are suitable for the proposed use as evidenced by its current substation use and the lack of impact to sensitive resources resulting from expansion of the current use;

F. That there is no nearby land suitable for the proposed use expansion not allowed within the "TPZ' district, because the current transmission and distribution lines are at the current site, and an alternative location would result in the environmental impact of additional transmission or distribution line construction; and

G. The proposed rezone is the result of the property's use as an electrical substation prior to its being zoned TPZ, and it is not caused by any economic decisions related to timber production.

**NEVADA COUNTY PLANNING COMMISSION**
**STAFF REPORT**

**APPLICANT:** Sierra Pacific Power Company **HEARING DATE:** March 25, 2004

**OWNER:** Michael D. Morgan **FILE NO:** U03-102, Z04-001, EIS03-103

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**PROJECT:** Use Permit and Rezone applications to rebuild and enlarge the existing Hobart Mills electrical substation from 900 square feet to 4,500 square feet and to improve the existing bladed access road. Enlargement requires rezoning of the 13,750 square-foot substation easement area from Timberland Production Zone (TPZ)-160 to Public

**LOCATION:** 15702 Dog Valley Road, Northeast of Truckee, near the intersection of Dog Valley and Old Reno Roads

**ASSESSOR'S PARCEL NO:** 16-100-28

**PROJECT PLANNER:** Garnet Holden, Assistant Planner

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| | | | |
|---|---|---|---|
| **General Plan:** | FOR-160 | **Water:** | N/A |
| **Region:** | Rural | **Sewage:** | N/A |
| **Zoning:** | TPZ-160 | **Fire:** | CDF |
| **Flood Map:** | FEMA Panel #0250B, Zn C | **Schools:** | Tahoe/Truckee |
| **ZDM #:** | 137 | **Recreation:** | Truckee Donner |
| **Lot Size:** | 103 acres (easement 13,750 s.f.) | **Sup. Dist.:** | V |
| **Prev. File #s:** | Z78-001 | | |
| **Date Filed:** | 1/13/04 | **Receipt #:** | 1195 & 2817 |

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**ATTACHMENTS:**

1. Mitigation Measures and Conditions of Approval
2. Proposed Mitigated Negative Declaration
3. Zoning Exhibit
4. Site Plan Reduction and Vicinity Map
5. Photographs Existing and Proposed Substations

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**STAFF RECOMMENDATIONS:**

1. ENVIRONMENTAL ACTION: Adopt a Mitigated Negative Declaration

2. PROJECT ACTION: Recommend Approval of the Use Permit Subject to Mitigation Measures and Conditions
   Recommend Approval of the Immediate TPZ Rezone of the substation easement to Public

## BACKGROUND

This application involves enlargement of an existing 900-square-foot electrical substation built on this site in the early 1960's. The parcel is zoned Timberland Production Zone (TPZ). The two sections of the Zoning Ordinance most relevant to the approval of this application are Section L-II 3.14 E., which provides standards and regulations for Electrical Substations, and Section L-II 2.3.C., which provides Timberland Production Zone standards, including provisions for an immediate rezone from TPZ to another zoning designation rather than the standard 10-year effective date for removal of property from a TPZ.

Following implementation of the Forest Taxation Reform Act of 1976, the subject 103-acre parcel was zoned Timberland Production Zone (TPZ). In 1985, the Nevada County Zoning Ordinance and General Plan were amended (GP85-26) to give the County the authority to review applications for establishment of electrical substations and construction of transmission lines. The 1985 initial study indicated that the amendments were aimed primarily at assuring that major electrical transmission facilities constructed in the county were designed to minimize aesthetic impacts. Section L-II 3.14.F.2., Electrical Lines and Electrical Substations Standards, states that these uses are permitted with a use permit in all base districts except R1, R2 and TPZ. Because the electrical substations section of the Zoning Ordinance does not allow substation placement in TPZ zones, this existing substation is now a legal, nonconforming use. The Zoning Ordinance does not allow enlargement of nonconforming uses. In order for the use to be rebuilt to meet current electrical substation standards and enlarged to meet existing customer requirements, the 13,750 square-foot easement portion of the property requires immediate rezoning from TPZ to Public. The remainder of the parcel will remain TPZ.

The substation rebuild will utilize existing transmission facilities. Only one new power pole will be required for the project.

## STAFF COMMENT:

**Project Description:** The existing substation serves approximately forty customers. This project does not propose to extend services from the substation to any new users. The immediate purpose of the substation rebuild is to enable the substation to deliver the amount of load required by an existing customer and served through the existing distribution line. The substation will be rebuilt with a larger transformer and new voltage regulators, which are required to provide the Hobart Mills Industrial Park with service for approximately 500 to 1000 kVA of load. The larger transformer and new voltage regulators will result in 5,000 kVA, three-phase power. The project will provide technologically current substation equipment, a new power pole, and fencing. The new substation will be built on a different site within the 13,750 square-foot easement so that the new facility can be built and brought on-line prior to the dismantling of the existing substation.

**Project Alternatives:** Both the electrical substations section (L-II 3.14.F.3.b.) and immediate rezoning from TPZ (L-II. 2.3.C.6.b.1.d.) require consideration of alternative sites. No other alternatives are being considered other than a "no project" alternative. The proposed site is located at the intersection of both the transmission line (at the source of power) and the distribution line, which goes to and serves the customer. Any other location would require the construction of a lateral line from either the transmission line, the distribution line or both, which would result in added costs and added environmental impacts for power line construction. The flat terrain of the existing site minimizes the cost of site preparation and reduces environmental impacts.

**Zoning and General Plan Consistency:** In terms of the rezone, the purpose of the Timberland Preserve Zone is to provide for and encourage prudent and responsible timberland resource management. The existing substation preceded TPZ zoning, so the easement site has not been used for timber production since it was designated TPZ. Section L-II 2.3.C.6.b. provides for an immediate rezoning from TPZ to a new zone on all or part of a parcel with a 4/5ths vote by the Board subject to specific findings, including that the immediate rezoning is in the public interest, will not impact timber-growing on lands within one mile of the exterior boundaries of the land to be rezoned, that the soils, slopes and watershed conditions are suitable for the use proposed, that there is no nearby land suitable for an alternative use not allowed within the TPZ district, and that the rezone request is not based upon the uneconomic character of the existing use. Following tentative approval of the rezone by the Board of Supervisors, the Board forwards its tentative approval to the State Board of Forestry, together with the application for immediate rezoning, along with a summary of the public hearings and any other information required by the Board of Forestry. Upon notification by the Board of Forestry that it has given final approval to the conversion, the Board of Supervisors removes the easement portion of the parcel from the timberland preserve zone and specifies the easement as Public zoning. A tax recoupment fee, in accordance with Section 51142 of the State Government Code, is imposed on the owner of the rezoned easement.

General Plan Forest Policy 15.2 directs that provision of public facilities and services shall be limited in important timber areas, except where necessary to address public health or safety problems. This policy discourages conversion of timber areas for the use of public facilities; however, in this case, a small easement area, which is not producing timber, has an outdated electrical substation. The existing equipment is located on wood risers directly on the surface of the ground; current substation construction standards specify placement on concrete/gravel instead of wood. The rebuilt substation will be upgraded to meet current National Electric Safety Code fence and safety clearance.

General Plan Economic Development Policy 2.12 directs that if analysis determines a lack of a facility or service that restricts development potential, an action program to provide the needed facility or service shall be implemented. One of the triggers for the substation rebuild is to meet the electrical service requirements of existing customers in the Hobart Mills industrial area.

A General Plan Amendment is not required, because Public zoning is consistent with the Forest General Plan designation.

## Use Permit Issues

**Access and Fire Safety:** Approval of the Use Permit will require that the access road be improved to Fire Safe Driveway standards, and that the encroachment onto Dog Valley Road be brought into compliance with current driveway encroachment standards. A firebreak of 100-foot from structures or to the property line, whichever is closer, is required.

**Design Standards:** The purpose of design standards for electrical substations is to minimize their visual impact on the surrounding area. The Zoning Ordinance, Section 3.14 F.5, includes the following substation design criteria: low-profile designs in order that the substation is completely enclosed with a maximum 8-foot high fence, chain-link fences with slats and landscaping, and earth-tone equipment colors. These criteria are subject to review and approval by the decision-making body.

The height of the proposed new electrical equipment is approximately 12-feet with supporting electrical structure extending in excess of 42' (see Attachment 2, Photographs Existing and

Proposed Substation) in order to meet and match the adjacent transmission line. The maximum structure height allowed within the Public zoning designation is 45 feet.

Regardless of the fencing style, area trees are the most critical factor in minimizing visibility of the substation. Traffic is limited. The substation is adjacent to north-south and east-west distribution lines. No homes or structures are visible from the site, although a residence may overlook the sight from a nearby ridge. The site is approximately 800 feet north of Old Reno Road and 360 feet west of Dog Valley Road. Given the remote location, with dry summers, high fire risk and deep winter snow, additional landscaping and fence slats are not recommended. The electrical equipment will be grey.

**Lighting:** The project proposes as its only lighting a single twenty-foot pole with a 400-watt bulb. The light will utilize a manual switch, and the light will only be used when personnel are present under normal maintenance conditions. Lighting must meet County lighting standards (Sec. L-II 4.2.8) providing that all outdoor light fixtures shall be fully shielded to prevent the light source or lens from being visible from adjacent properties and roadways. Parcels adjacent to rural zoning districts, which this is, allow only a maximum 15-foot pole. High efficiency lamps are required: high pressure sodium and mercury vapor light fixtures are prohibited.

**Signs:** A wall sign will be placed on each side of the substation fence warning of high voltage, for a total of four 4-5 square-foot signs. The signs will not be illuminated. Public utility hazard signs are exempt from the County's sign standards.

**ACTIONS FOR CONSIDERATION:** Staff recommends the Planning Commission take the following actions:

I. After review and consideration of the Initial Study, adopt a Mitigated Negative Declaration for this project, pursuant to Section 15074 of the California Environmental Quality Act. Upon adoption of the Negative Declaration, make the finding that this decision reflects the independent judgment of the Nevada County Planning Commission. Also note that the location and custodian of the documents, which constitute the record of these proceedings, is the Nevada County Planning Department, 950 Maidu Avenue, Nevada City.

II. Recommend the Board of Supervisors approve the rezone from TPZ-160 to Public for the 13,750 square-foot easement area included in the application and shown on the Zoning Exhibit, subject to State Board of Forestry approval, following procedures for immediate removal of the easement from TPZ, and assigning it to a new zone, including amendment of Zoning District Map #137, based on the following findings:

   A. That the rezoning to Public is consistent with the FOR-160 land use designations of the Nevada County General Plan;

   B. That the acreage of the remaining portion of the parcel not being rezoned satisfies the requirements for a TPZ District as set forth in Sec. L-II 2.3.B.4 of the Nevada County Land Use and Development Code;

   C. That the proposed amendment is in the public interest and will not be detrimental to the health, safety, convenience, or welfare of the County;

D. That the rezoning will not have a substantial and unmitigated adverse effect upon timber-growing use of adjacent lands within one mile of the exterior boundaries of the land to be rezoned;

E. That the soils, slopes and watershed conditions on the site are suitable for the proposed use as evidenced by its current substation use and the lack of impact to sensitive resources resulting from expansion of the current use;

F. That there is no nearby land suitable for the proposed use expansion not allowed within the "TPZ' district, because the current transmission and distribution lines are at the current site, and an alternative location would result in the environmental impact of additional transmission or distribution line construction; and

G. The proposed rezone is not the result of the uneconomic character of the existing use.

III. Approve the Use Permit application U03-102, subject to Board of Supervisors and State Board of Forestry approval of the easement rezone and to the attached Mitigation Measures and Conditions of Approval, recommended in Attachment "1", or as may be modified at the public hearing, making the following findings, pursuant to Section L-IV 2.24 of the Nevada County Land Use and Development Code and Government Code Section 66474:

A. That the proposed 4,500 square foot electrical substation use is consistent with the Forest-160 General Plan land use designation, and with purposes of use set forth in Policies 2.12 and 15.2 of the General Plan. The proposed project is within the Rural Region and is consistent with the anticipated land uses within this region;

B. The proposed use, electrical substation rebuild, is allowed within and is consistent with the proposed Public zoning designation;

C. The proposed use of this facility meets the applicable provisions of the Nevada County Land Use and Development Code, including the Site Development Standards mitigating the project development impacts, and, to the extent feasible, with the standards of Section L-II 3.14;

D. The design of this project, subject to Conditions of Approval, is compatible with its surroundings and therefore meets the intent of the electrical substation design standards; because of the natural screening and landscaping provided by area vegetation, the low profile design, slatted fencing and additional landscaping are not required.

E. This project does not require on-site water or sewage disposal;

F. The rebuild and enlargement of the substation are compatible with, and not detrimental to, existing and anticipated future uses of this 103-acre parcel and on property in the surrounding area.

G. Access to the site will be improved to meet Fire Safe Standard access and to meet encroachment standards for access to the nearby Old Reno and Dog Valley roads;

H. The proposed facilities are consistent with all elements of the Nevada County General Plan and any applicable specific plan;

I. There are no superior and feasible alternatives to the project as proposed;

J. All feasible mitigation measures have been imposed upon the project; and

K. That the conditions attached to this permit, ensure the protection of human life and health, minimize water quality problems and impacts to the visual character of the area.

H:\Pl\Curplng\Approved-Denied Projects\Rezones\Z04-001, U03-102 SPPC PC SR

**SIERRA PACIFIC POWER COMPANY**
**MITIGATION MEASURES AND CONDITIONS OF APPROVAL**
**U03-102, Z04-001**

## *Mitigation Measures*

*1. Land Use/Planning*

A. The 13,750 square-foot Sierra Pacific Power Company easement shall be rezoned from Timberland Production Zone to Public.

*5. Air Quality*

A. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.

B. The project applicant shall use alternatives to open burning of vegetative material on the project site unless deemed infeasible by the Air Pollution Control Officer (APCO). Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.

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

*10. Noise*

A. Hours of operation for construction activities shall be limited to the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday. All construction equipment shall be kept tuned and with appropriate mufflers as standard construction practice. Building permits shall reflect these limited hours of operation and construction practices and shall be reviewed by the Planning Department prior to permit issuance.

*14. Agricultural Resources.*

A. See Mitigation Measure 1A.

*15. Cultural Resources*

A. The following requirement shall be incorporated into construction plans submitted to the Building Permit Department.

"Contractors and construction personnel involved in any form of ground disturbance (i.e. utility placement or maintenance, grading, etc.) shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately, and the Planning Department and a professional archeologist shall be consulted who shall access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are found and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted. 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."

**Mitigation Monitoring Matrix:**

| MEASURE | MONITORING AUTHORITY | WHEN IMPLEMENTED |
|---|---|---|
| 1A | Planning Department | Prior to Building Permit Issuance |
| 5A | Planning Department | Prior to Building Permit Issuance |
| 5B | Planning Department | Prior to Building Permit Issuance |
| 5C | Planning Department | Prior to Building Permit Issuance |
| 10A | Planning Department | Prior to Building Permit Issuance |
| 14A | Planning Department | Prior to Building Permit Issuance. |
| 15A | Planning Department | Prior to Building Permit Issuance. |

**Conditions of Approval**

**A. PLANNING DEPARTMENT**

1. This Use Permit approval is limited to the construction of a 4,500 square foot electrical substation, including a single-pole transmission structure outside of the substation placed along the existing transmission, a new guy and anchor to be installed on an existing single pole distribution structure south of the substation, and improvement of the existing bladed access road.

2. Project approval does not become effective unless and until the applicants sign and file with the Nevada County Planning Department an indemnity agreement, approved by the County Counsel, which shall be substantially in the following form:

   "The applicants shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this approval or any prior or subsequent project-related approvals or conditions imposed by the County or any of its agencies, departments, commissions, agents, officers or employees concerning this project, or to impose personal liability against such agents, officers, or employees resulting from their involvement in the project, which claim, action, or proceeding is brought within the time provided by law, including any claim for private attorney general fees claimed by or awarded to any party from County. The County shall not be required to but may, within its unlimited discretion participate in the defense of any such claim, action, or proceeding in good faith at its own expense. The applicants shall not be required to pay or perform any settlement of such claim, action, or proceeding unless the settlement is approved by the applicants. The applicants' obligations under this condition shall apply regardless of whether any permits or entitlements are or have been issued under this project.

**Prior to any occupancy:**

3. All exterior lighting shall be top and side screened, directed downward and shielded to prevent spillover onto adjacent properties or roadways. Fixtures shall utilize high efficiency lamps; high-pressure sodium, and mercury vapor light fixtures are prohibited.

4. The project signs shall be nonilluminated.

5. Fencing shall include a maximum eight-foot chain-line fence topped with barbed wire.

6. Light pole shall not exceed 15 feet in height.

7. Maximum impervious surface coverage of screened area shall be exceed 15%.

8. If natural vegetation is not sufficient to provide screening of the substation, landscaping shall be planted to provide screening, consistent with fire safe requirements.

## B. DEPARTMENT OF TRANSPORTATION AND SANITATION

**Prior to final occupancy of any phase:**

1. Road Access:

   The project access road shall be improved, at a minimum, to Fire Safe Driveway standards, from Dog Valley Road to the substation site.

2. Road Encroachment:

   The encroachment of the access road onto Dog Valley Road shall be improved to comply with current driveway encroachment standards. An Encroachment Permit, issued by the Department of Transportation and Sanitation, shall be required prior to commencement of any work in the Dog Valley Road right-of-way.

3. Snow Removal:

   The applicant shall acknowledge in writing to the Department of Transportation and Sanitation that snow removal services are not expressed or implied by the County of Nevada in the approval of this permit.

## C. CDF/NEVADA COUNTY FIRE PROTECTION PLAN

**Prior to final occupancy:**

1. All driveways shall be constructed per Nevada County ordinance 1748, Section L-XVI 3.2 of Chapter XVI, Article 3 of the Land Use and Development Code of the County of Nevada. Driveways shall be a minimum of 10 feet in width with unobstructed vertical clearance of 15 feet along its' entire length, and capable of supporting a legally loaded 40,000 lb. vehicle. A fuel modification zone shall be provided on both sides of driveways, extending 10 feet in width from the edge of the driveway surface, 15 feet above the driveway surface including an approved

turnaround facility. The turnaround design may be a hammerhead tee or a terminus bulb.

2. For driveways in excess of 400 feet, a turnaround or hammerhead of 12% maximum grade shall be provided meeting the following standards:
   a. Turnaround: The terminus bulb shall have a minimum 40' radius
   b. Hammerhead T: The long axis shall be a minimum of 60' and the leg shall be a minimum of 40'

3. The curve radius of the drive off the private road north of the project location is only R-35' and will need to be R-50', or add 4 feet of width to the turn to compensate.

4. Prior to any occupancy vegetation clearance around structures shall meet the minimum requirements of Public Resources Code Section 4291. Structures shall maintain a firebreak by removing and clearing away all brush, flammable vegetation or combustible growth up to 100 feet from structures or to the property line, whichever is closer. Such clearing does not apply to individual isolated trees, ornamental shrubbery or similar plants, which are used for ground cover unless such vegetation forms a means of rapidly transmitting fire from ground vegetation to canopy trees. Additional clearing may be required by the Fire Marshal if extra hazardous conditions exist. Prior to final occupancy, all flammable vegetation and fuels caused by site development shall be legally disposed or removed. **NOTE: While this project is an electrical sub station and not a normal framed type structure, PRC 4291 is still to be applied due to the nature of any possible smoke column that might present itself in and around or adjacent to any part of the project in the wildland brush species and could possibly lead to a carbon arch or smoke explosion, which in either case is a very dangerous situation to be avoided. Clearance shall be 100 feet or to the property line, whichever is closer.**

5. Approved address numbers shall be placed on the building or at the entrance to the project in such a position as to be clearly visible and legible from the street providing access. The address signs shall have 3" high numerals with a ½" stroke and be mounted or placed on a background with contrasting colors. (Ord. #1566, 4-4-89)

H:PL/Curplng/Aprvd-Denied/Use Permits/U03-102, Z04-001 SPPC Conditions

**NEVADA COUNTY**
**CALIFORNIA**
**INITIAL STUDY**

**Date of Initial Study Preparation:** March 3, 2004

**Prepared By:** Garnet Holden, Assistant Planner

**File No(s):** U03-102; Z04-001; EIS03-103 **Assessors Parcel No:** 16-120-28

**Project Location:** 15702 Dog Valley Rd., Northeast of Truckee, near the intersection of Dog Valley and Old Reno Roads

**Applicant:** Sierra Pacific Power Company
6100 Neil Road
Reno, NV 89511
Telephone: (775) 834-3866

**Agent:** None

**General Plan:** Forest – 160 **Zoning:** Timberland Production Zone

**Region:** Rural

**Project Description:**

Use Permit and Rezone Application to rebuild and enlarge the existing Hobart Hills electrical substation from 900 square feet to 4,500 square feet and to improve existing bladed access road. Enlarge requires rezone of 13,750 square-foot easement area from Timberland Production Zone (TPZ)-160 to Public.

The following land use permits are needed for this project:

A. Use Permit
B. Rezone

**Other Permits Which May Be Necessary:**

Based on initial comments received, the following permits may be required from the designated agencies:

1. Building Permit - Nevada County Building Department (265-1444)
2. Encroachment Permit – Nevada County Department of Transportation & Sanitation (265-7022)

## SUMMARY OF 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 a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

**Summary of Recommended Mitigation Measures:**

*1. Land Use/Planning*

A. The 13,750 square-foot Sierra Pacific Power Company easement shall be rezoned from Timberland Production Zone to Public.

*5. Air Quality*

A. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.

B. The project applicant shall use alternatives to open burning of vegetative material on the project site unless deemed infeasible by the Air Pollution Control Officer (APCO). Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.

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

*10. Noise*

A. Hours of operation for construction activities shall be limited to the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday. All construction equipment shall be kept tuned and with appropriate mufflers as standard construction practice. Building permits shall reflect these limited hours of operation and construction practices and shall be reviewed by the Planning Department prior to permit issuance.

*14. Agricultural Resources.*

A. See Mitigation Measure 1A.

*15. Cultural Resources*

A. The following requirement shall be incorporated into construction plans submitted to the Building Permit Department.

"Contractors and construction personnel involved in any form of ground disturbance (i.e. utility placement or maintenance, grading, etc.) shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately, and the Planning Department and a professional archeologist shall be consulted who shall access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are found and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted. 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."

**Mitigation Monitoring Matrix:**

| MEASURE | MONITORING AUTHORITY | WHEN IMPLEMENTED |
|---|---|---|
| 1A | Planning Department | Prior to Building Permit Issuance |
| 5A | Planning Department | Prior to Building Permit Issuance |
| 5B | Planning Department | Prior to Building Permit Issuance |
| 5C | Planning Department | Prior to Building Permit Issuance |
| 10A | Planning Department | Prior to Building Permit Issuance |
| 14A | Planning Department | Prior to Building Permit Issuance. |
| 15A | Planning Department | Prior to Building Permit Issuance. |

## INITIAL STUDY AND CHECKLIST

**Introduction:**

This checklist is to be completed for all projects, which are not exempt from environmental review under the California Environmental Quality Act (CEQA). The information, analysis and conclusions contained in the checklist are the basis for deciding whether an Environmental Impact Report (EIR) or Negative Declaration is to be prepared. Additionally, the checklist shall be used to focus an EIR on the effects determined to be potentially significant.

**Project Environmental Setting:**

The subject site is located approximately 5.5 miles northeast of the Town of Truckee and east of Highway 89. The project site is dominated by sparse second growth Jeffrey pine with ground cover consisting mainly of mountain sagebrush and associated species. The site has a moderate slope draining to the south. Elevation of the project area is approximately 5,900 feet in elevation. The semi-arid climate of the area is typical for high mountain valleys in an alpine setting with cold, wet winters and warm, dry summers.

**Relationship to Other Projects:**

Staff is not aware of any other project directly related to this development.

### 1. LAND USE / PLANNING

**Environmental Setting:** The site is designated Forest on the General Plan and is zoned Timberland Production Zone (TPZ)-160. The surrounding parcels on the north, west and south are zoned Forest-640. The property to the east is zoned TPZ-160. To the south of the parcel is Old Reno Road. Dog Valley Road borders the eastern property line.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Structures and/or land-use incompatible with existing land-use? | ____ | ____ | ✓ | ____ | ____ |
| b. The induction of growth or concentration of population? | ____ | ____ | ✓ | ____ | ____ |
| c. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project? | ____ | ____ | ✓ | ____ | ____ |
| d. The loss of open space? | ____ | ____ | ✓ | ____ | ____ |
| e. Conflict with general plan designation or zoning? | ____ | ✓ | ____ | ____ | A |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| f. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ____ | ✓ | ____ | ____ | A |
| g. Disrupting or dividing the physical arrangement of an established community including a low-income or minority community? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** The existing substation was built in the early 1960's, prior to the property being designated as Timberland Production Zone. The Nevada County Zoning Ordinance, Section L-II 3.14.F.2., Electrical Lines and Electrical Substations Standards, states that these uses are permitted with a use permit in all base districts except R1, R2 and TPZ. Because this project will rebuild and increase the capacity of an already existing substation, a rezone of only the public-utility easement portion of the parcel is recommended. A General Plan Amendment is not required, because Public zoning is consistent with the Forest General Plan designation.

**Mitigation Measures:** To eliminate the conflict with the Zoning Ordinance prohibition against electrical substations in TPZ districts, the following mitigation measure shall be required:

A. The 13,750 square-foot Sierra Pacific Power Company easement shall be rezoned from Timberland Production Zone to Public.

## 2. POPULATION / HOUSING

**Environmental Setting:** As indicated on the General Plan, this parcel is designated Forest. The parcel is already developed with an electrical substation constructed in the 1960's. The substation would continue to only provide services to existing customers in the Hobart Mills area.

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

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** The project proposes to serve only existing customers with the rebuilt substation. No new transmission lines are proposed to extend service throughout the area. This use is not expected to have any impact on population or housing.

**Mitigation Measures:** No mitigation is required.

## 3. GEOLOGY / SOILS

**Environmental Setting:** The eastern portion of the County, in which the project is located, is identified as part of geologic substructure zone III, Mesozoic Jura-Trias Metavolcanic and Mesozoic Granitic Formations. The project site is located within Seismic Hazard Zone III, which is an area of high seismic activity. The site is located between two historic faults: Dog Valley Fault and an unnamed fault that may have been the effect of the 1966 Truckee earthquake. This unnamed fault is located adjacent to if not closer to the project site than the Dog Valley Fault. Earthquakes within the 4.5-6.4-magnitude range have historically occurred in the greater area surrounding the project site, although none have occurred directly on the project site. The expansion of the substation would not place persons or buildings at significant risk of damage or injury. The soils is this area are identified on the Tahoe National Forest, 1974 Soil Resource Inventory as Fugawee Variant, a shallow, well-drained soil with high erosion potential. This site is already developed with a substation. The area to be cleared for the proposed substation rebuild is approximately 120 feet wide by 135 feet long, totaling about 0.4 acre of Sagebrush Scrub habitat.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards? | ____ | ____ | ____ | ✓ | ____ |
| b. Disruptions, displacements, compaction or over covering of the soil by cuts, fills, or extensive grading? | ____ | ____ | ____ | ✓ | ____ |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ____ | ____ | ____ | ✓ | ____ |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ____ | ____ | ____ | ✓ | ____ |
| e. Any increase in wind or water erosion of soils, on or off the site? | ____ | ____ | ____ | ✓ | ____ |
| f. Changes in siltation, deposition or erosion, which may modify the channel of a river, or stream, or the bed any bay, inlet or lake? | ____ | ____ | ____ | ✓ | ____ |
| g. Excessive grading on slopes of over 30 percent? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** The project is not expected to have a significant impact on soils or geology. Twenty-seven (27) cubic yards of soil will be cut and redistributed in place to form a plane surface 60' x 75' in size at approximately the same slope as existing natural terrain. The rebuilt substation would be subject to seismic risks at the same level as the existing facility, and no increase of this risk would occur. The building permit will address standard erosion control measures.

**Mitigation & Residual Impact:** No mitigation is required.

## 4. HYDROLOGY / WATER QUALITY

**Environmental Setting:** The Flood Insurance Rate Map (FIRM) for this area, prepared by the Federal Emergency Management Agency, does not identify this site as being within the 100-year flood plain. The site has a moderate slope draining to the south where a shallow ephemeral drainage is present approximately 328 feet south of the project area.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Violate any water quality standards or waste discharge requirements? | ____ | ____ | ____ | ✓ | ____ |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of | | | | | |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)? | ____ | ____ | ____ | ✓ | ____ |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | ____ | ____ | ____ | ✓ | ____ |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | ____ | ____ | ____ | ✓ | ____ |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | ____ | ____ | ____ | ✓ | ____ |
| f. Otherwise substantially degrade water quality? | ____ | ____ | ____ | ✓ | ____ |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | ____ | ____ | ____ | ✓ | ____ |
| h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | ____ | ____ | ____ | ✓ | ____ |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | ____ | ____ | ____ | ✓ | ____ |
| j. Inundation by mudflow? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** The proposed site will be graded at existing terrain slopes and covered with gravel to avoid concentrated runoff. The project is not expected to impact hydrology or water resources.

**Mitigation & Residual Impact:** No mitigation is required.

## 5. AIR QUALITY

**Environmental Setting:** The overall air quality in Nevada County is declining. Eastern Nevada County (Truckee) has exceeded the CAAQS for particulate matter (PM10) and the 24 hour NAAQS for particulate matter (PM10), but is not yet designated as federal non-attainment for PM10. The major sources of PM10 in eastern Nevada County are from the use of wood heating devices, residential open burning, prescribed burning, and sanding of roads in the winter. In mid-1997, the Environmental Protection Agency declared a National Ambient Air Quality Standard for PM2.5 (particulate matter with an aerodynamic diameter of 2.5 microns or less). PM2.5 is primarily a product of combustion processes, e.g. firewood and yard debris burning common in the populated areas of Nevada County. Unpaved roads, which create dust, surround the site, but the level of use of these roads is very low and does not significantly contribute to particulate matter release or vehicle emissions. No homes or schools, which would be considered sensitive receptors, are in the immediate vicinity of the substation.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Substantial air emissions or deterioration of ambient air quality? | | | ✓ | | |
| b. A violation of any air quality standard or contribute to an existing or projected air quality violation? | | | ✓ | | |
| c. Exposure of sensitive receptors to pollutants? | | | | ✓ | |
| d. The creation of objectionable smoke, ash or odors? | | ✓ | | | |
| e. Dust generation? | | ✓ | | | |
| f. Exceeding any potentially significant thresholds adopted in County Plans and Goals? | | | ✓ | | |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| g. 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 (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | ____ | ____ | ✓ | ____ | ____ |

**Impact Discussion:** Construction is likely to cause short-term emissions through construction equipment emissions and dust. Substation operation will not cause as increase of pollutants in the area. Neither construction activity nor the proposed use will generate particulate matter that will significantly affect air quality.

**Mitigation & Residual Impact:** To offset the potential adverse air quality impact associated with construction, the following mitigation measures shall be required:

D. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
E. The project applicant shall use alternatives to open burning of vegetative material on the project site unless deemed infeasible by the Air Pollution Control Officer (APCO). Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
F. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance

## 6. TRANSPORTATION / CIRCULATION:

**Environmental Setting:** The project site is accessed via private driveway from Dog Valley Road, a publicly maintained road. The proposed substation is an unattended facility, and site visits will occur only for periodic maintenance.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | ____ | ____ | ____ | ✓ | ____ |
| b. A need for private or public road maintenance, or need for new roads? | ____ | ____ | ____ | ✓ | ____ |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| c. Effects on existing parking facilities, or demand for new parking? | ____ | ____ | ____ | ✓ | ____ |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ____ | ____ | ____ | ✓ | ____ |
| e. A substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods? | ____ | ____ | ____ | ✓ | ____ |
| f. An alteration of waterborne, rail or air traffic? | ____ | ____ | ____ | ✓ | ____ |
| g. An increase in traffic hazards to motor vehicles, bicyclists or pedestrians, including short-term construction and long-term operational? | ____ | ____ | ____ | ✓ | ____ |
| h. Inadequate: | | | | | |
| Sight distance? | ____ | ____ | ____ | ✓ | ____ |
| Ingress/egress? | ____ | ____ | ____ | ✓ | ____ |
| General road capacity? | ____ | ____ | ____ | ✓ | ____ |
| Emergency access (4290 Standard)? | ____ | ____ | ____ | ✓ | ____ |
| i. Conflicts with adopted policies supporting alternative transportation, e.g. bus turnouts, bicycle racks? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** Access to the project site is via private driveway from Dog Valley Road. The private driveway will be improved to Fire Safe Driveway standards from Dog Valley Road to the substation site, prior to issuance of an Occupancy Permit. No significant increase in traffic will occur as a result of this unattended facility.

**Mitigation & Residual Impact:** No mitigation is required.

## 7. BIOLOGICAL RESOURCES

**Environmental setting:** The project area is situated on the margin of a moderately dense Jeffrey pine stand to the north and an open area to the south with Sagebrush Scrub characteristics. The trees within the project area are widely spaced. The surrounding forest exhibits second growth characteristics, with a uniform age structure and minimal canopy layers. The project area falls within the summer range of the Truckee-Loyalton mule deer heard.

A minor migration corridor is delineated approximately one mile to the east of the project site. The area to be cleared for the proposed substation totals about 0.4 acre of Sagebrush Scrub habitat.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | 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? | ____ | ____ | ✓ | ____ | O |
| 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? | ____ | ____ | ____ | ✓ | O |
| c. A reduction in the extent, diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements? | ____ | ____ | ____ | ✓ | O |
| d. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ____ | ____ | ____ | ✓ | O |
| e. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ____ | ____ | ____ | ✓ | O |
| f Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ____ | ____ | ____ | ✓ | A |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| g. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife? | ____ | ____ | ____ | ✓ | O |

**Impact Discussion:** Clearing of the proposed area would include the removal of one 5-inch dbh pine, one 12-inch dbh western juniper, and one 36-inch dbh pine. Surveys of the project site did not reveal any special status wildlife or plant species. The project site does not contain any suitable habitat that is currently occupied by sensitive wildlife or plant species. The project would not have a significant impact to biological resources.

**Mitigation & Residual Impact:** No mitigation is required.

## 8. MINERAL RESOURCES

**Environmental Setting:** This site is not designated as MRZ-2 lands, and there is no knowledge of previous mining activity.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | 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? | ____ | ____ | ____ | ✓ | 19 |
| 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? | ____ | ____ | ____ | ✓ | 19 |

**Impact discussion:** This project is not anticipated to have any impact on mineral resources.

**Mitigation & Residual Impact:** No mitigation is required.

## 9. HAZARDS / HAZARDOUS MATERIALS

**Environmental Setting:** The property is not within or adjacent to any abandoned solid waste disposal sites that are known to the County.

a. In the known history of this property, have there been any past uses, storage, or discharge of hazardous materials? (Examples include, but are not limited to, fuel or oil stored in underground tanks, pesticides, solvents, or other chemicals.) Yes ___ Maybe ___ No ✓

b. Will the proposed project involve the use, production or disposal of materials, which pose a hazard to people or animal, or plant populations in the area effected? Yes ___ Maybe ___ No ✓

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | 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? | ___ | ___ | ✓ | ___ | ___ |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ___ | ___ | ✓ | ___ | ___ |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ___ | ___ | ___ | ✓ | ___ |
| 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, would it create a significant hazard to the public or the environment? | ___ | ___ | ___ | ✓ | C |
| 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? | ___ | ___ | ___ | ✓ | ___ |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | ___ | ___ | ___ | ✓ | ___ |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ___ | ___ | ___ | ✓ | ___ |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** The project is not within or adjacent to any abandoned solid waste disposal sites that are known to the Nevada County Environmental Health Department. Non-toxic, food grade mineral oil is used to run the equipment on the site. If the oil leaked from a piece of equipment, the earthen clay berm and gravel surrounding the substation would collect the oil so that it does not disturb vegetation or soils beyond the perimeter of the substation and does not enter a larger area of groundwater. Environmental Health does not anticipate any significant or potentially significant impacts to water quality or quantity, or to public health, as a result of the approval of the proposed project. Vegetation removal and driveway improvement for fire safety will be addressed by standard conditions of approval.

**Mitigation & Residual Impact:** No mitigation is required.

## 10. NOISE

**Environmental Setting:** The project site is located on private property, with no surrounding development. The nearest residence overlooks the site from a ridge more than one-quarter mile from the site. A residential neighborhood is located approximately 1.5 miles north of the site. The existing substation does not emit significant, if any, noise. More noise is created during site access and maintenance that during regular operation. The proposed substation will not impact operational noise levels.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Exposure of persons to, or the generation of, noise levels in excess of the County's adopted standards established in the General Plan and Zoning Ordinance? | ____ | ____ | ✓ | ____ | ____ |
| b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels (e.g., blasting)? | ____ | ____ | ✓ | ____ | ____ |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ____ | ____ | ____ | ✓ | ____ |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ____ | ____ | ✓ | ____ | ____ |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ____ | ____ | ____ | ✓ | ____ |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** This proposed project is not expected to generate additional traffic or to result in any increase in long-term noise generation.

**Mitigation & Residual Impact:** To offset the potential temporary noise impact associated with construction, the following mitigation measure shall be required:

A. Hours of operation for construction activities shall be limited to the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday. All construction equipment shall be kept tuned and with appropriate mufflers as standard construction practice. Building permits shall reflect these limited hours of operation and construction practices and shall be reviewed by the Planning Department prior to permit issuance.

## 11. PUBLIC SERVICES:

**Environmental Setting:** The following public services are provided to this site:

Fire: Fire protection is provided by the California Department of Forestry and Fire Protection, the U. S. Forest Service, and the Truckee Fire Protection District may provide assistance during severe fire events.
Police: The Nevada County Sheriff provides law enforcement services.
Solid Waste Disposal: In the Truckee area, solid waste generated either during the development of the site or after occupancy is disposed of at the Eastern Regional Landfill (Transfer Site). The County contracts with a solid waste disposal company to haul material to a permitted sanitary landfill.
Other: No other public services will be affected by this project.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services: | | | | | |
| 1) Fire protection? | ____ | ____ | ✓ | ____ | ____ |
| 2) Police protection? | ____ | ____ | ✓ | ____ | ____ |
| 3) Schools? | ____ | ____ | ____ | ✓ | ____ |
| 4) Parks? | ____ | ____ | ____ | ✓ | ____ |
| 5) Other public facilities? | ____ | ____ | ✓ | ____ | ____ |

**Impact Discussion:**

Fire: State and County Codes require that any development in this area comply with minimum fire safety requirements, including improved access for fire equipment, and clearance of native brush from around structures. Correspondence from the Fire District notes that these conditions are applicable and will be included in the conditions of approval.

Police: No significant impacts on the Nevada County Sheriff's Department are anticipated with this project.

Solid Waste Disposal: No impacts on the solid waste system are anticipated with this project.

Other: Not applicable.

**Mitigation Measures:** No mitigation is required.

## 12. UTILITIES / SERVICE SYSTEMS

**Environmental Setting:** This unstaffed facility does not require any sewage disposal or water supply systems. The site generates its own electricity.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Require a need for the extension of electrical power or natural gas? | ____ | ____ | ____ | ✓ | ____ |

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

**Impact Discussion:** No water or sewage disposal is required for this project. No impact is anticipated to utilities/service systems.

**Mitigation and Residual Impact:** No mitigation is required.

## 13. AESTHETICS

**Environmental Setting:** The project site is located in an open area within an existing power line utility corridor. The existing substation is the only facility on the site. The existing landscape is primarily low shrubs and other sparse vegetation. Second growth trees are scattered in the area. Power lines, which intersect on the site, provide the dominant feature. Hills and denser canopies of second growth trees are visible beyond the project site.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Demonstrable, negative, aesthetic effects on scenic vistas or views open to the public? | ____ | ____ | ✓ | ____ | ____ |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ____ | ____ | ✓ | ____ | ____ |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | ____ | ____ | ✓ | ____ | ____ |
| d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | ____ | ____ | ✓ | ____ | ____ |
| e. A visually incompatible structure within a designated historic district? | ____ | ____ | ✓ | ____ | ____ |

**Impact Discussion:** The site is currently developed with an electrical substation. Although the new substation will be roughly twice the size of the existing substation, the visual impact will not be significantly changed. Design standards for location of electrical substations are contained within the Zoning Ordinance and will be addressed by conditions of approval.

**Mitigation Measures:** No mitigation is required.

## 14. AGRICULTURE RESOURCES

**Environmental Setting:** This easement site is located on private property zoned Timberland Production Zone. However, the existing substation was constructed during the 1960's prior to the land being zoned for Timberland Production.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | 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? | ____ | ____ | ____ | ✓ | ____ |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ____ | ✓ | ____ | ____ | ____ |
| c. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** Zoning regulations do not allow location of electrical substations with TPZ zoning. Given the existing substation on an already disturbed site, and the presence of the intersecting power lines at the site, the application will be addressed by rezoning only the easement portion of the site from TPZ to Public. Public zoning is compatible with all General Plan designations except for Open Space. Timberland Production Zone standards (Section L-II 2.3.C.6.b.1-3) provides for approval of an immediate rezoning from TPZ to a new zone on all or part of a parcel upon request by the landowner.

**Mitigation and Residual Impact:** In order to address TPZ zoning district limitations on electrical substations, the following mitigation measure shall be required:

A. See Mitigation Measure 1A.

## 15. CULTURAL RESOURCES

**Environmental Setting:** The northern Sierra Nevada region has a rich prehistoric, ethnographic and historic record. The prehistoric period spans the time from 8,000 years before the present to the time of Euro-American contact in the mid-1800's. The project area falls within the core of traditional Washoe territory.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines? | ____ | ____ | ____ | ✓ | ____ |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines? | ____ | ____ | ____ | ✓ | ____ |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ____ | ____ | ____ | ✓ | ____ |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** Background research and a field survey yielded no evidence of any historical, archaeological, or paleontological resources within a one-mile radius of the project area, nor were any human remains detected.

**Mitigation and Residual Impact:** To offset the potentially adverse impacts associated with construction activities and the discovery of cultural or historic resources, the following mitigation measures shall be required:

B. The following requirement shall be incorporated into construction plans submitted to the Building Permit Department.

"Contractors and construction personnel involved in any form of ground disturbance (i.e. utility placement or maintenance, grading, etc.) shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately, and the Planning Department and a professional archeologist shall be consulted who shall access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are found and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted. 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."

## 16. RECREATION

**Environmental Setting:** The project site is located near the Tahoe National Forest and a number of lakes and reservoirs including Prosser Creek Reservoir and Stampede Reservoir. Lakeside campground and Prosser campground, picnic area, and boat ramp are less than 1.5 miles south of the project site at Prosser Creek Reservoir. The project site is under private ownership where trespassing from unauthorized visitors is not allowed.

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Would the project 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? | ____ | ____ | ____ | ✓ | ____ |

| Will the proposal result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | ____ | ____ | ____ | ✓ | ____ |
| c. A conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails? | ____ | ____ | ____ | ✓ | ____ |

**Impact Discussion:** The project will not impact recreation use or resources.

**Mitigation and Residual Impact:** No mitigation is required.

## 17. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California's history or prehistory? | ____ | ____ | ____ | ✓ | ____ |
| b. Does the project have environmental effects, which 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.) | ____ | ____ | ____ | ✓ | ____ |
| c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | ____ | ____ | ____ | ✓ | ____ |
| d. <u>Alternatives to the Proposed Action</u>: Does the project require the discussion and evaluation of a range of reasonable alternatives, which could feasibly attain the basic objectives of the project? | ____ | ____ | ____ | ✓ | ____ |

**RECOMMENDATION OF THE PROJECT PLANNER:**

On the basis of this initial evaluation:

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

__✓__ 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.

_____ March 4, 2004

Garnet Holden, Assistant Planner Date

## APPENDIX A
## REFE

## RENCE SOURCES

A. Planning Department
B. Department of Transportation and Sanitation
C. Environmental Health Department
D. Building Inspection Department
E. Nevada Irrigation District
F. Natural Resource Conservation District
G. Northern Sierra Air Quality Management District
H. CalTrans
I. California Department of Forestry and Fire Protection
J. Regional Water Quality Control Board (Central Valley Region)
K. North Central Information Service, Anthropology Department, California State University, Sacramento
L. California Department of Fish & Game
M. Nevada County Consolidated Fire District
N. City of Grass Valley Planning Department
O. Biological Resources Technical Report, prepared by Parsons, October 2003

1. State Division of Mines and Geology, *Mineral Classification Map*, 1990
2. State Department of Fish and Game, *Migratory Deer Ranges*, 1988
3. State Department of Fish and Game, *Natural Diversity Data Base Maps*, as updated
4. State Department of Forestry and Fire Protection, *Fire Hazard Severity Zone Maps*, 1990
5. State Division of Mines and Geology, *Geologic Map of the Chico, California Quadrangle*, 1992
6. State Division of Mines and Geology, *Fault Map of California*, 1990.
7. State Dept. of Conservation, *Important Farmland Map*, as updated
8. State Dept. of Forestry & Fire Protection, *Nevada County Hardwood Rangelands,* 1993
9. U.S.G.S, *7.5 Quadrangle Topographic Maps*, as updated
10. U.S. Fish and Wildlife Service, *National Wetlands Inventory*, December 1995
11. U. S. Soil Conservation Service, *Soil Survey of Nevada County*, 1975
12. U.S. Department of Agriculture, *Soil Survey of the Tahoe National Forest*, 1974
13. U.S. Bureau of Reclamation, *Seismotechtronic Study of the Truckee/Lake Tahoe Area,* 1986 (Generalized Geology and Major Faults in the Northeastern Sierra Nevada Map)
14. U.S. Geological Service, *Nevada County Landslide Activity Map*, 1970, as found in the Draft Nevada County General Plan, Master Environmental Inventory, December 1991, Figure 8-3
15. Federal Emergency Management Agency, *Flood Insurance Rate Maps*, as updated
16. Wilson, Norman, *Avalanche Hazard Study - Nevada County*, 1982
17. County of Nevada, *Nevada County General Plan Noise Contour Maps,* 1993
18. County of Nevada, *High Traffic Accident Locations Map,* 1991, as found in the Nevada County General Plan, Master Environmental Inventory, 1991, Figure 9-4
19. *Nevada County General Plan, Master Environmental Inventory*, December 1991
20. All Final Environmental Impact Reports, certified by the County of Nevada
21. Foothill Airport Land Use Commission, *Nevada County Air Park Comprehensive Land Use Plan Safety Zones*, as updated

22. Foothill Airport Land Use Commission, *Truckee-Tahoe Airport Comprehensive Land Use Plan Safety Zones,* as updated
23. California Native Plant Society (James Smith and Ken Berg), *Inventory of Rare and Endangered Vascular Plants of California*, 1994

**COUNTY OF NEVADA**
**COMMUNITY DEVELOPMENT AGENCY**
950 MAIDU AVENUE, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-1272 www.co.nevada.ca.us/cda

| PLANNING DEPARTMENT | ENVIRONMENTAL HEALTH | BUILDING DEPARTMENT | CODE COMPLIANCE |
|---|---|---|---|
| PHONE (530) 265-1440 | PHONE (530) 265-1452 | PHONE (530) 265-1444 | PHONE (530) 265-1362 |
| FAX (530) 265-1798 | FAX (530) 265-7056 | FAX (530) 265-1272 | FAX (530) 265-1625 |

# MEMORANDUM

TO: Alfred & Karla Pombo
P.O. Box 1102
Truckee, Ca. 96160

Dale Creighton
Sylvester, Creighton & Ozanich
140 Litton Drive, Suite 240
Grass Valley, Ca. 95945

FROM: Nevada County Planning Commission

SUBJECT: Conditional Use Permit Approval - U99-004; EIS99-009 & Z99-001
AP#: 16-540-04, -08 & -09

DATE OF APPROVAL: June 28, 2001

DATE OF MEMO: July 5, 2001

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

---

You are hereby notified that the Nevada County Planning Commission, at a regular meeting held on June 28, 2001, after public hearing, did duly consider your application filed on March 19, 1999, for a Comprehensive Master Plan and Conditional Use Permit proposing to 1) rezone 133 acres from the current "IDR" (Interim Development Reserve) zone to establish the following zoning districts: 30 acres of "M1-SP" (Light Manufacturing and Industrial – Site Performance); 33.10 acres of "REC-SP" (Recreation – Site Performance); and 69.60 acres of "OS-SP" (Open Space – Site Performance). The "SP" Combining District establishes a master design theme and specific use regulations. The "SC" (Scenic Corridor) Combining District (1200') will remain on the westerly portion of the property; and 2) Conditional Use Permit to reestablish the topsoil processing operation and a new concrete batch plant operation, both uses to be located within the proposed Industrial zoning designation. The project is located at 14825 Old Highway 89, approximately three miles north of the Town of Truckee, on the east side of Highway 89. A legal description of the property is on file in the Planning Department, 950 Maidu Avenue, Nevada City, California.

After said hearing, and upon the evidence thereat submitted, the Nevada County Planning Commission does hereby notify you that your application for use permit is granted, subject to the following mitigation measures and conditions. Your rezone application is scheduled for review by the Nevada County Board of Supervisors on Tuesday, August 14, 2001 at 1:30 p.m. You will receive a notice and a staff report for this rezone application approximately one (1) week prior to the Board of Supervisors hearing.

## ***Mitigation Measures***

3. **GEOLOGIC PROCESSES:** To reduce the potential impacts to geologic resources to a less than significant level the following mitigation measures shall be required:

A. Storm water generation from proposed buildings and parking areas shall be retained onsite through the use of retention/detention basins, resulting in no net increase in storm water runoff.

B. Development is subject to review by and compliance with erosion control and storm water runoff standards adopted by the Lahontan Region of the State Water Quality Control Board.

4. **WATER RESOURCES/FLOODING:** To reduce the potential impacts to water resources to a less than significant level the following mitigation measures shall be required:

A. The following water protection measures shall be implemented during on-site construction activities, and noted on the construction plans:

1. Sediment ponds shall be used to settle out turbid water at construction areas, or shall be transported to offsite sediment ponds. Before the first heavy storm, these sediment basins shall be cleaned of accumulated debris and the debris shall be transported outside the area for disposal.
2. The operation of heavy equipment in flowing water shall be avoided at all times.
3. Construction byproducts such as oil, cement, and wash water shall be prohibited from discharging from areas that might flow into the creek.
4. Potential pollutants such as temporary on-site toilets and petroleum products shall be collected and removed from the site after construction.

B. The proposed sewage disposal system is subject to Lahontan Region-State Water Quality Control Board, which currently implements a septic prohibition for this Truckee River Hydrologic Unit. Sewage disposal is subject to review by and compliance with standards adopted by the Lahontan Region-State Water Quality Control Board.

5. **AIR QUALITY:** To reduce the potential impacts to air quality resources to a less than significant level the following mitigation measure shall be required:

A. All project development shall comply with the requirements of the Northern Sierra Air Quality Management District (NSAQMD) as follows:

1. Alternatives to open burning of vegetative material on the project site shall be used by the project applicant unless deemed infeasible by the APCO. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
2. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
3. 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. Watering should occur at least twice daily, with complete site coverage.
4. All areas with vehicle traffic, including unpaved roads, shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
5. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
6. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
7. During construction, paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulations of silt and/or mud which may have resulted from activities at the project site.

8. Acceptable materials that may be used for chemical soil stabilization include petroleum resins, asphaltic emulsions, acrylics, and adhesives, which do not violate Regional Water Quality Control Board of California Air Resources Board standards.
9. If serpentine rock is found is the area, the presence of asbestos, in the chrysotile or amphibole forms must be determined. Additional mitigation's may be needed on a site-specific basis.

B. For the ongoing topsoil and bark processing plant, the operator shall continue to work with the NSAQMD office in fulfilling the requirements for the Permit to Operate.

C. When the bark extraction area(s) are completed, the operator shall re-establish ground cover on the site through seeding and watering in accordance with the local grading ordinance.

**6.** **TRANSPORTATION/CIRCULATION:** To reduce the impact the project traffic would have on surrounding roadways, the following mitigation measures are provided:

A. Prior to final occupancy of any future buildings on site, the developer shall widen the westbound approach to the SR 89/Fiberboard Road intersection to accommodate trucks with 50 foot turning radii. A "Stop Ahead" warning sign (W3-1a) shall be placed on the westbound Fiberboard approach to warn drivers of the upcoming stop sign.

B. Stop signs shall be placed on the side street approaches to Hobart Mills Road in the project vicinity.

C. All new on-site roadways and existing on-site dirt roadways to be used by the project shall be paved.

**11.** **PUBLIC SERVICES:** To reduce the potential impacts to public services to a less than significant level the following mitigation measures shall be required:

A. Prior to the issuance of any building permits for new structures on site, the project developer shall complete annexation into the Truckee Fire Protection District.

**14.** **CULTURAL RESOURCES:** To reduce the potential impacts to cultural resources to a less than significant level the following mitigation measures shall be required:

A. The following note shall be incorporated into any future Grading, Improvement or Construction Plans:

"All construction plans shall advise contractors and construction personnel involved in any form of ground disturbance, i.e. utility placement or maintenance, grading, etc., of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Planning Department contacted. A professional archaeologist shall be 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."

***Mitigation Monitoring Program***

| *MEASU* | MONITORING AUTHORITY | WHEN IMPLEMENTED |
|---|---|---|
| 3A | County Building Dept. | Prior to issuance of grading and construction permit |
| 3B | County Building Dept. | Prior to issuance of grading and construction permit |
| 4A | County Building Dept. | Prior to issuance of grading and construction permit |
| 4B | RWQCB | Prior to issuance of building permit |

| | | |
|---|---|---|
| 5A | County Building Dept. | Prior to issuance of grading and construction permit. During grading and construction activities. |
| 5B | Northern Sierra Air Quality Management District | On going during the topsoil operation. |
| 5C | Northern Sierra Air Quality Management District | Upon completion of the topsoil operation. |
| 6A | Department of Transportation and Sanitation | Prior to final occupancy of the first building permit for new development on site. |
| 6B | Department of Transportation and Sanitation | Prior to final occupancy of the first building permit for new development on site. |
| 6C | Department of Transportation and Sanitation | As a condition of approval for any subsequent development permit(s). |
| 11A | County Planning Dept. | Prior to issuance of building permit |
| 14A | County Planning Dept.; County Building Dept. | Prior to issuance of grading and construction permit |

## ***Conditions of Approval***

### A. PLANNING DEPARTMENT

1. The Use Permit authorizes the continuance of the topsoil operation (last permitted via U97-010) and the addition of a concrete batch plant within the northeastern portion of the 22-acre M1-SP area within the Hobart Mills Master Plan. There are no buildings or structures (other than the concrete batch plant) authorized by this permit.

2. All signage shall require a sign permit from the Planning Department and shall be designed in accordance with Section VII of the Hobart Mills Master Plan, adopted by the "SP" zoning for this site.

3. All exterior lighting shall be top and side screened, directed downward and shielded to prevent spill-over onto adjacent properties or roadways. Lighting that casts a shadow across the property line shall be considered "trespassing" and is prohibited.

4. There shall be no on-site sales of topsoil to the public.

### B. DEPARTMENT OF TRANSPORTATION AND SANITATION

1. Prior to commencing with the use, improve that portion of Fiberboard and Hobart Mills Roads proposed for use by heavy vehicles to a Local Class 3 standard for lane, shoulder, and snow storage area dimensions:

   a. The actual road structural section shall be designed based upon the R-value of the underlying material. The location of the R-value tests within the project area shall be selected so as to provide representative samples for the entire project area. The design shall also take into account future traffic and the percentage of that traffic which will be heavy vehicles.
   b. Submit and obtain approval of engineered road construction plans consistent with Chapter 17 of the Nevada County Land Use and Development Code prior to any construction. The plans shall be prepared under the direction of a licensed civil engineer.
   c. Obtain an encroachment permit prior to any work within County-maintained right-of-ways and complete construction consistent with the terms of the permit.

2. Obtain an encroachment permit and construct all driveway encroachments to "Commercial Approach" standards consistent with the terms of the permit.

**C. ENVIRONMENTAL HEALTH**

1. Comply with Chapter 6.95 of the California Health and Safety Code, Hazardous Materials Release Plans and Inventory, as well as Chapter 6.6 of the Safe Drinking Water and Toxic Environment Act of 1986.

2. Above-ground fuel storage shall comply with Chapter 6.67, Division 20 of the California Health and Safety Code.

3. Lacking an approved sewage disposal system and potable water supply, the site shall not be used for residences.

4. The site is not served by public sewer and is in a septic prohibition area established by the Lahontan Region of the California Regional Water Quality Control Board. The applicant shall show proof of an approved variance from Lahontan prior to application of any on-site building permit for a structure that contains, or requires use of, a restroom facility.

Construction pursuant to this permit approval must be completed and the use commenced thereon within three (3) years from the effective date of the approval of the permit, which would be **July 10, 2004**, unless an extension of time for reasonable cause is requested prior to the expiration date, and granted by the Zoning Administrator pursuant to Article 32 of the Nevada County Land Use and Development Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.

Pursuant to the requirements of the Land Use and Development Code, you are hereby notified that this permit is not valid until the expiration of ten (10) days from the date of the Zoning Administrator's action ***(Effective Date: July 11, 2001).*** **If the granting of the permit is appealed or submitted to the Board of Supervisors for final action, the effective date is stayed until final action by said Board.** Any appeal must be submitted on the proper form which is available from the Clerk to the Board of Supervisors, Eric Rood Administrative Center, Nevada City, California 95959 (Deadline for appeal: July 10, 2001, at 5:00 p.m.).

You are advised not to commence any work on this permit until the ten-day period expires and to check with the Planning Department to determine if any appeal has been submitted.

NOTE: A fee may be imposed by the Department of Fish & Game pursuant to Section 711.4 of the Fish & Game Code after their review of the Notice of Determination and the DeMinimus Statement.

**NEVADA COUNTY PLANNING COMMISSION**
**MARK TOMICH**

By_____
Jean Jacobs
Clerk to the Planning Commission

MT:jj

cc: Building Department
Rod McConnell/Tom Martin, Department of Transportation/Sanitation
Kurtis Zumwalt, Nevada County Environmental Health Dept.

**PROOF OF SERVICE BY MAIL**

(Code of Civil Procedure Sections 1013a and 2015.5)

I am a resident of the United States and of the State of California, County of Nevada; I am over the age of eighteen years and not a party to the within action; my business address is:

ERIC ROOD ADMINISTRATIVE CENTER
950 Maidu Avenue
Nevada City, California 95959-6100

I am readily familiar with the Nevada County Planning Department's business practice for the collection and processing of correspondence for mailing with the United States Postal Service. The within documents will be deposited with the United States Mail on July 6, 2001, in the ordinary course of business.

The names and addresses of the persons served as shown on the envelopes are as follows:

Alfred & Karla Pombo
P.O. Box 1102
Truckee, Ca. 96160

Dale Creighton
Sylvester, Creighton & Ozanich
140 Litton Drive, Suite 240
Grass Valley, Ca. 95945

The foregoing persons were served with approval letter for U99-004: Z99-001; EIS99-009, by placing same for collection and mailing on July 6, 2001, at Nevada City, California, following ordinary business practices.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on July 6, 2001, at Nevada City, California.

_____
Signature

**CALIFORNIA DEPARTMENT OF FISH AND GAME**

**CERTIFICATE OF FEE EXEMPTION**

## *DEMINIMUS IMPACT FINDING*

APPLICANT: (PHONE #: XXX)

ENGINEER: (PHONE #: XXX)

COUNTY: Nevada

LOCATION:

**Project Description:**

XXX

**Findings of Exemption:**

A project description was transmitted to the Department of Fish and Game as a part of the initial study. Based on the receipt of _XX_ no comment/ ___ comment from the Department of Fish and Game and the initial study conducted for the project; the Nevada County Planning Department concludes no evidence exists that the project will have the potential for any adverse effect, either individually or cumulatively on wildlife resources.

**Certification:**

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

_____
(Chief Planning Official)

_____
(Title)

***Nevada County Planning Department***
(Lead Agency)

_____
(Date)

# NOTICE OF DETERMINATION

**TO:** ___ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

XX County Recorder
County of Nevada

**FROM:** Nevada County Planning Department
950 Maidu Avenue
Nevada City, CA 95959-8617

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title**

U00-XXX (Phone #: XXX)

**State Clearinghouse** **Contact Person** **Telephone Number**
(If submitted to Clearinghouse)

N/A

**Project Location:**

XXX

**Project Description:**

XXX

This is to advise that the Nevada County Planning Commission **(Lead Agency)** approved the above described project on XXX and made the following determinations regarding the above described project:

1. The project __ will, XX will not, have a significant effect on the environment.
2. ___ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   XX A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures XX were, __ were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations __ was, XX was not, adopted for this project.
5. Findings XX were, ___ were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the Nevada County Planning Department, 950 Maidu Avenue, Nevada City, California 95959.

Signature (Public Agency) Title Date

FISH & GAME FEE: XXX
ADM. FEE PD. ✓ YES ___ N/A

12/97 NOD FORM

# APPENDIX C
# CONSTRUCTION SPILL PREVENTION AND RECOVERY PLAN

# Construction Spill Prevention and Recovery Plan

## Hobart Mills Substation

## 1 Introduction

Properly managing hazardous and toxic substances and petroleum products in the project site will greatly reduce the potential for stormwater pollution as well as greatly reduce the possibility of accidental release. Good housekeeping, common sense approaches, and the proper use and storage of these substances form the foundation of proper management of potentially environmentally hazardous materials.

## 2 Construction Site Location

The substation site is located in the area of Hobart Mills near the Town of Truckee, in Nevada County California. More specifically the site is 5.5 miles northeast pf Truckee and east of Highway 89, located on private property near the intersection of Dog Valley Road (Nevada County Road 889)and Old Reno Road (Nevada County Road 886E).

## 3 Construction Site Geology and Hydrogeology

The vicinity of the substation site is identified as located within geologic substructure zone III-Mesozoic Jura-Tiras Metavolcanic and Mesozoic Granitic Formations. The soil consists of the Aldi-Kyburz complex (ARE), which is a mix of the Aldi (55%) and Kyburz (30%) soil series.

Aldi soils have a zero to eight-inch surface layer of brown loam, with a weak structure and are slightly acidic. Subsoils consist of eight to 18 inches of brown clay loam with a moderate angular blocky structure and neutral pH. The substratum consists of 18 inches of weathered andesite.

Kyburz soils have a zero to six-inch surface layer of brown gravelly sandy loam of moderate granular structure and a slightly acidic pH. The subsoil consists of six to 34 inches of reddish brown gravelly clay loam of moderate subangular blocky structure with a very strong acidic pH. The substratum is located at 34 inches and consists of weathered andesite rock.

The site is classified as low risk for landslide.

During an above-average moisture year, groundwater was detected on site at 5 feet below surface level. There are no waters of the U.S. or State within the immediate site vicinity; it is outside of the 500-year flood zone and the State Flood Hazard Area.

# 4 Potential Construction Site Stormwater Pollutants

The construction of the new Hobart Mills Substation will involve, grading of a larger area for the placement of the new substation, poring foundations for new transformers and electrical equipment, installation of new oil-filled electrical equipment and finally removal of the current oil-filled substation equipment. The following table presents a list of potential stormwater pollutants that may be present at various times during the construction.

Table 1

| Trade Name Material | Chemical/Physical Description | Stormwater Pollutants |
|---|---|---|
| Concrete | White to gray slurry to solid | Limestone, sand, alkalinity |
| Curing compounds | Creamy white liquid | Naphtha |
| Wastewater from construction equipment washing | Water | Soil, oil & grease, solids |
| Water from dewatering operations | Water | Soil, solids |
| Hydraulic oil/fluids | Brown to black oily hydrocarbons | Mineral oils |
| Gasoline | Colorless to light yellow petroleum hydrocarbon – Flammable | Gasoline, Benzene, Ethylbenzene, Toluene, Xylene, potentially MTBE |
| Diesel | Red dyed and/or yellow hydrocarbon liquid | Petroleum distillate, oil & grease, naphthalene, Xylene |
| Antifreeze/Coolant | Fluorescent green/yellow liquid | Ethylene glycol, propylene glycol, potentially heavy metals |
| Erosion | Solid Particles | Soil, Sediment |
| PCB-Contaminated Dielectric Fluid | Yellow colored mineral oil | Highly refined petroleum distillates with polychlorinated biphenyls between 50 to 140 ppm |
| Non PCB Contaminated Dielectric Fluid | Yellow colored mineral oil | Highly refined petroleum distillates with less than 50 ppm polychlorinated biphenyls. |

# 5 Spill and Pollution Prevention

The following techniques will be incorporated throughout the construction of the new Hobart Mills Substation to prevent and minimize the effects of potential releases:

## *5.1 Hazardous and Petroleum based Materials*

- ✓ Storage of hazardous materials, chemicals, fuels, and oils and fueling of construction equipment will not take place within 200 feet of any drainage, wetland, spring, creek (ephemeral or active), or other water feature.
- ✓ Materials stored on-site will be stored in their appropriate, if not original containers on a previously prepared level location. All containers will be properly labeled as to its contents. If possible, drums will be stored on spill pallets to provide secondary containment. This location will be noted on the SWPPP map of the construction site.
- ✓ Whenever possible, the entire product will be consumed before its container is disposed of. Unconsumed product will be disposed of promptly and in accordance with state and federal laws.
- ✓ Material Safety Data Sheets (MSDS) will be available for all chemical materials used on site and will be located at the Construction Office, the Construction Foreman's vehicle.

## *5.2 Vehicles*

- ✓ On site vehicles will be monitored for fluid leaks and will receive regular maintenance to reduce the chance of leakage. All leaks will be cleaned up in accordance with county, state, and federal law.
- ✓ Vehicles refueling will only occur on flat level ground where there is little chance of a spilled substance reaching a stream or waterway.

## *5.3 Bulk Storage Tanks*

- ✓ Bulk storage tanks having a capacity of more than 55 gallons will have secondary containment. Containment can be provided a prefabricated temporary containment mat, a temporary earthen berm, or other measure designed to contain 110% of the largest tanks capacity. Bulk storage tanks and secondary containments should be inspected one a weekly basis.
- ✓ Lined bulk storage tank secondary containment should be inspected after a precipitation event. If no sheen is detected, then the water will be disposed of in the same manner as water collected during dewatering operations. Collected stormwater with sheens present will be disposed of in accordance with state and federal laws.
- ✓ Bulk fuel and lubricating dispensers will have a hand operated dispensing valve to allow the fuel to flow. During fueling and tank refueling operations, the contractor will have personnel present to detect and contain spills.

## *5.4 Trenching and Dewatering Operations*

- ✓ Water collected during dewatering activities will be placed in a Baker Tank or other suitable retention structure to allow for sediment precipitation prior to discharge unless the water is collected for dust control purposes.

## *5.5 Spill Prevention and Clean Up Equipment*

The following list of items will be on hand for use in the event of a spill, leak, or other release.

- ✓ 2 Spill kits consisting of: 1 55-gallon drum, two bags of absorbent, 1 bag of absorbent pads, 1 400 sq. foot sheet of plastic sheeting, 2 short handled shovels, 1 tyvek suit and booties.

# 6 Spill Recovery and Notification Procedures

## *6.1 Introduction*

The purpose of this plan is to promote an effective response to potential hazardous material releases, oil spills, fires, or explosions that could occur during the construction of this facility.

## *6.2 Authorities and Responsibilities*

### 6.2.1 Initial Emergency Responder (person reporting emergency):

The responsibilities of an employee arriving at the scene of a spill, fire or other potential threat to the environment are as follows:

1. Ensure all on-site personnel are safe and site is secure. Administer first aid if necessary and contact emergency medical responders as needed.

2. Immediately report the emergency to System Control and Environmental Services.

3. Provide the following information:
   - Name of person reporting spill
   - Telephone number where you can be reached
   - Location of Spill
   - Time of spill
   - Type and source of release
   - Quantity of material released
   - Summary of response already completed
   - Impact to any waterways or soil

4. Remain at the scene to prevent other people or vehicles from entering the emergency area until relieved by the Environmental Responder. Barricade the area if possible.

5. Initiate action to stop the source of the spill if possible

### 6.2.2 Environmental Responder / Coordinator:

Sierra's Environmental Services Department has an emergency response team consisting of five individuals who are responsible for spill response on a 24-hour basis. Each week the on-call duty is rotated to ensure constant coverage of the pager.

In the event of an environmental emergency, the on-call Environmental Responder will coordinate all agency notifications, temporary remediation, waste disposal, and final site clean-up and remediation. These individuals are familiar with all aspects of Sierra's contingency plans, all operations and activities at the facility, the location of all records for the facility, and

the facility layout. These individuals have the authority to commit the necessary resources needed to carry out the contingency plan and the responsibility to respond to the emergency as described in the Response Procedures section.

It will also be the responsibility of these individuals to ensure that waste and debris produced during clean up activities are disposed of according to all applicable state and federal regulations. The procedures for disposal are described in the Clean-up and Disposal Procedures.

### 6.2.3 Responsible Manager:

The Responsible Manager will ensure all contingency plans are implemented in accordance with these guidelines.

## *6.3 Response, Clean-up and Disposal Procedures*

### 6.3.1 Phase I - Initial Response / Secure Site

Upon the detection of an release, the on site personnel will assess the situation to determine if medical response is needed. If a medical emergency exists, the attending individual will administer first aid and call for an ambulance / paramedic as necessary.

The individual shall then assess the potential for fires, explosions, or additional spills and take the appropriate actions to isolate the affected areas. At this point, the source of the release shall be stopped as best as possible. This may involve closing a valve in the event of a pipe release or mobilizing an electric crew in the event of a transformer rupture.

Simultaneously, containment techniques will be used to minimize spill impact. This will consist of the application of absorbent to the surface of any oil that is released from its secondary containment, and berming and diking if necessary.

### 6.3.2 Phase II - Notification / Site Assessment / Follow-up Reporting

After the safety of all on-site personnel is assured and the source has been stopped or contained, the on-site personnel shall contact Sierra's Environmental Services Department on pager (775) 887-8712.

The Environmental Responder / Coordinator shall gather as much information upon notification as possible. This information will be used to assess the spills magnitude and severity, position, content, direction and speed of migration, and likelihood of hitting sensitive habitats as well as to initiate the necessary clean-up actions at the site. The personnel reporting the spill shall provide the following information:

- Name of person reporting spill
- Location, time and source of Spill
- Quantity of oil released

- Summary of response already completed
- Impact to any waterways or soil

The collection of this information may involve coordination other with maintenance and operations personnel who may also have seen the spill, or with office personnel who can assist in data collection.

Upon notification, the Environmental Responder shall verify with the on-site personnel to ensure the source of the discharge has been stopped as best as possible and that containment has been initiated.

Following initial phone contact, a site visit shall be made to confirm information and obtain a first hand site assessment. If the contaminant is unknown, a sample shall be obtained and taken to the laboratory for analysis on a rush (8 hour) basis. Typically the contaminant will be evident by the container.

Depending upon the type of contaminant (light or heavy oil, or diesel) and location of the spill (e.g. asphalt, soil, concrete pad, etc.) a determination will be made as to the approach of clean-up. In the rare event that soil is contaminated and groundwater is threatened, excavation will immediately be initiated. Following excavation, samples will be taken of the soil, and if necessary, groundwater. Analytical results will be evaluated to ensure proper clean-up levels have been achieved.

In the event of a small spill on a non-porous surface with little to no threat of migration in soil or groundwater, clean-up may consist of absorbent material placed on and around the spill.

Each spill is analyzed on a case-by-case basis to determine the most effective remediation.

Effects to wildlife and plant life will be minimal if the spill is contained on site. Most all potential spill areas exist in the vicinity of enclosed buildings or concrete pad containment with minimal potential of spills impacting surface water or soils inhabited or used by wildlife, fish, or plant life. In the event of soil contamination, Sierra's policy of immediate response minimizes potential impacts to wildlife and plants.

Once the spill has been assessed, the on-call individual will notify all applicable agencies. Any spill at this site of more than the established reportable quantities as established in Appendix A of 40 CFR 172.101 or 42 gallons of petroleum based liquids or three cubic yards of impacted soil will be reported to the Nevada County Department of Environmental Health. Other agencies will be notified as required or as requested by NCDEH.

A written report may be required by the governing agency, depending on the cause, location, quantity and impact of the release. In the event of a single release greater that 1,000 gallons into navigable waters, or two smaller spills which enter a waterway or drainage within a 12-months period, a written report must be submitted to the Environmental Protection Agency (EPA). The Environmental Responder on-call at the time of the release shall submit this report to the agency within 60 days of the spill.

### 6.3.3 Phase III - Clean-up and Disposal

Clean-up and disposal efforts will be undertaken to restore the impacted area to its pre-spill condition as best as possible.

- For oil releases to non-porous or lined secondary containment, the Environmental Responder shall coordinate with a licensed oil pumping, transport, and disposal facility to have the liquid removed and properly disposed.

  Once removed, the surface will be cleaned as best as possible using floor sweep to minimize any residual oil.

- For oil releases to soil, the Environmental Responder may mobilize Sierra's construction crew or contract labor, depending on availability to excavate the contaminated area. This soil will be stockpiled until analytical data is available for proper disposal coordination. The stockpiled soil shall be secured on plastic and also covered with plastic. Straw bails will be used to secure the plastic from wind and/or storm water.

  Once the analytical data is obtained, the soil will be properly transported and disposed as required by state and federal regulations.

  Verification samples of the excavated area will be taken to ensure a proper level of remediation has been obtained.

  This entire process will be directed by the regulating agency and is subject to change based on their individual site requirements.

- For spills in buildings or on paved areas, an application of absorbent will be spread over the contaminated area and swept with a stiff broom to remove residues which may remain. This debris will then be packaged and disposed within regulations.

- For spills in waterways, the Environmental Responder will coordinate clean-up with a contract firm who has the necessary equipment and training to respond to such a spill.

The Environmental Responder, in conjunction with the regulatory agency will be responsible for determining when a site clean-up is complete.

### 6.3.4 Phase IV - Documentation

All spills and clean-up procedures will be carefully documented so that sufficient information is available. Information will be recorded by the Environmental Responder on a Spill Report and Spill Clean-up Report form (Appendix A) and filed in the Environmental Services spill file section. Information in these reports will include:

- Location of incident
- Time and date
- Individual reporting spill

- Source of spill
- Type and quantity of fluid released
- Cause of release
- Resources impacted, and
- Clean-up procedures

Photo documentation may also be taken and included at the Environmental Responders discretion.

All other documentation including invoices, agency reports, and field notes will be filed in the same jacket for future reference. These files shall be retained at Sierra's Records Center.

# 7 Emergency Contact Numbers

The following local authorities and response teams will be called for assistance, if necessary, during an emergency:

| | |
|---|---|
| Ambulance / Paramedics: | Truckee Fire Department<br>**(530) 582-7850 *or* 911** |
| Fire Department: | Truckee Fire Department<br>**(530) 582-7850 *or* 911** |
| Hospital: | Tahoe Forest Hospital<br>**(530) 587-6011 *or* 911** |
| Police / Sheriff: | Nevada County Sheriff's Department<br>**(530) 581-6330 *or* 911** |
| Environmental Services: | Emergency Response Team<br>**Pager: (775) 887-8712 24 hour access** |

***Clean-up / Disposal Resources***

The following firms are available to assist with response, clean-up, and disposal procedures:

Contract Spill Clean up and Response

Universal Environmental, Inc
455 Franklin Way
Sparks, Nevada 89431
(775) 351-2500

H2O Environmental
390 Freeport Blvd., Suite 12
Sparks, Nevada 89431
(775) 351-2237

SPPCo Spill Clean-up and Response

SPPCo Construction Crew (Construction Crews should be used in Nevada only)
1 Ohm Place
Reno, Nevada 89502
(775) 834-4580 (775) 848-4580 (Troy Rasmussen's Cell)

Hazardous Waste Haulers

Universal Environmental, Inc
455 Franklin Way
Sparks Nevada 89431
(775) 351-2500

Waste Oil Haulers / Disposal

Reno Drain Oil
11970 Interstate 80 East
Sparks, Nevada 89431
(775) 342-0351

Laboratories

Alpha Analytical, Inc.
255 East Glendale Avenue, Suite 21, Sparks, Nevada 89431 (775) 355-1044

# APPENDIX D
# MND DISTRIBUTION LIST

## APPENDIX D: DISTRIBUTION LIST

Ryan Murano, Northern Sierra AQMD
P.O. Box 9766
13450 Donner Pass Rd., Suite B
Truckee, CA 96162

Truckee Donner PUD
Po Box 309
Truckee Ca 96160

US Forest Service
Tahoe National Forest
10342 Hwy 89 North
Truckee Ca 96161

Lahontan Regional Water Quality Control Board
2501 Lake Tahoe Blvd
So Lake Tahoe Ca 96150

Tahoe Truckee Sanitation
13720 Joerger
Truckee Ca 96161

US Army Corp Of Engineers
Sacramento Dist Oprs Branch
1325 "J" St
Sacramento Ca 95814

Terry Roscoe
State Dept Of Fish & Game
1701 Nimbus Rd Ste A
Rancho Cordova Ca 95670

Town Of Truckee Community Development
10183 Truckee Airport Road
Truckee, CA 96161

Truckee Library
10031 Levone Ave.
Truckee, CA 96161

Us Fish And Wildlife Service
2800 Cottage Way Ste W-2605
Sacramento Ca 95825

Nevada County Planning Department
950 Maidu Ave.
Nevada City, CA 95959

Madelyn Helling Library
980 Helling Way
Nevada City, CA 95959

Placer County Planning Dept.
11414 B Avenue
Auburn, CA 95603

Placer County Library
350 Nevada Street
Auburn, CA 95603

Michael Morgan
P.O. Box 3294
Truckee, CA 96160

Mountain Area Preservation Foundation
Po Box 971
Truckee Ca 96161

Sierra Watch
204 North Pine St
Nevada City Ca 95959