

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

**APPLICANT:** Teichert Aggregates  
**OWNER:** Pamela Dobbas

**HEARING DATE:** October 11, 2012  
**FILE NO:** U11-008, RP11-001, EIR11-001

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**PROJECT:** The proposed project plans to expand existing mining operations in the currently permitted Boca Quarry (U06-012). The application includes a Conditional Use Permit (U11-008) as well as a Reclamation Plan modification (RP11-001) to correspond with the proposed mine expansion and the importation of clean fill material for pit backfilling. The project will increase the existing extraction area of approximately 40 acres, to an extraction area of approximately 158 acres on the 230-acre site. The mining plan envisions removal of approximately 13 million cubic yards of material in three phases over a 30-year period.

**LOCATION:** 16616 & 16774 Hinton Road, east of Truckee.

**ASSESSOR'S PARCEL NOS.:** 48-090-12 & 48-200-03

**PROJECT PLANNER:** Tod Herman, Senior Planner

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<b>General Plan:</b>	Forest 160	<b>Water:</b>	Well
<b>Region/Center:</b>	Rural	<b>Sewage:</b>	Septic
<b>Zoning:</b>	FR-160-ME	<b>Fire:</b>	Cal Fire
<b>Flood Map:</b>	FEMA Panel #0275B Zone X	<b>Schools:</b>	Tahoe/Truckee JUSD
<b>ZDM No.:</b>	142	<b>Recreation:</b>	Truckee-Donner
<b>Parcel Size:</b>	227.12 acres	<b>Sup. Dist.:</b>	V
<b>Date Filed:</b>	January 4, 2012	<b>Receipt No.:</b>	61000016096

**Prev. File Nos.:** U10-001, RP10-001, U06-012, U02-001, U97-042, U87-010, U83-036

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### **STAFF COMMENT**

The purpose of this public hearing agenda item is to provide an opportunity for both the public and the Planning Commission to comment on the Draft EIR prepared by Helix Environmental Planning, a firm retained by Nevada County.

The purpose of the EIR is to review all the potential environmental impacts associated with the project. To help identify those potential impacts, a Notice of Preparation (NOP) has been circulated to various state and local agencies prior to preparation of the Draft EIR. The responses to the NOP are included in the appendices of the Draft EIR.

A 45-day review period is being provided to allow agencies and the general public to submit written comments regarding the adequacy of the Draft EIR. To account for the time difference between the State Clearinghouse's copy of the Notice of Completion and the delivery of the public notices, this review is extended to, and will close on Thursday, November 8, 2012, at 5:00 PM.

If the Planning Commission is satisfied with the content of the Draft EIR and determines that adequate public review will be provided, the Commission should direct the consultant to respond to the applicable verbal comments offered at this hearing, as well as those written comments submitted to the Planning Department during the review period. After preparation of the responses to all the comments, an additional meeting will be held in order for the Commission to:

1. Determine whether the document has been adequately prepared;
2. Determine that adequate responses have been made to both oral and written comments, and if both of the foregoing are found to be adequate;
3. Certify the EIR.

Certification of the EIR is required before the Planning Commission can take action on the project. Copies of the Draft Environmental Impact Report are available for review at the following locations: Nevada County Planning Department, Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, California, and the Truckee Library, 10031 Levon Avenue, Truckee, CA 96161. The Boca Quarry Expansion EIR may also be reviewed on the County's website: [www.mynevadacounty.com/nc/cda/planning/pages/boca-quarry-mine.aspx](http://www.mynevadacounty.com/nc/cda/planning/pages/boca-quarry-mine.aspx)

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## **ACTIONS FOR CONSIDERATION**

Staff recommends the Planning Commission take the following actions:

- I. Open the public hearing to allow comments on the adequacy of the Draft EIR.
- II. After closing the public hearing, direct Helix Environmental Planning to respond in writing to all the applicable comments generated through this public hearing and those generated through the required review period. The close of the required public comment period will be on Thursday, November 1, 2012, at 5:00 PM.

Respectfully Submitted,

Brian Foss, Planning Director