

**Town of Truckee  
California**

**PLANNING COMMISSION RESOLUTION 2025-09**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING  
APPLICATION 2025-00000024/UP-MUP (FIFTYFIFTY BREWING)**

**WHEREAS**, on March 3, 2025, the Town of Truckee received an application for a Use Permit and Minor Use Permit at 10242 Church Street (APN 019-030-008) in the Downtown Extension (DE) zoning district of the Railyard Master Plan; and

**WHEREAS**, the applicant requests approval to construct 724 square foot brewery and sell alcohol other than beer and wine as part of restaurant and bar operations; and

**WHEREAS**, Use Permit approval is required for food and beverage production and distribution; and

**WHEREAS**, the proposed brewery constitutes beverage production; and

**WHEREAS**, Minor Use Permit approval is required for alcoholic beverage sales other than beer and wine; and

**WHEREAS**, while a Minor Use Permit is reviewed by the Zoning Administrator, Development Code Section 18.70.030 (Concurrent Processing) provides that when a single project requires multiple land use permit applications, all the applications shall be reviewed and approved or denied, concurrently by the highest-level review authority assigned; and

**WHEREAS**, the Planning Commission is the review authority for Use Permit and is therefore the review authority for the requested Minor Use Permit; and

**WHEREAS**, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time, and location of the June 17, 2025 public hearing for the consideration of the approval or denial of the Use Permit and Minor Use Permit; and

**WHEREAS**, the Planning Commission held a public hearing on the matter at its regularly scheduled Planning Commission meeting beginning and ending on June 17, 2025 and considered all information, and public comment related thereto; and

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission hereby takes the following actions on Application 2025-00000024/UP-MUP (FiftyFifty Brewing):

1. Determine the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur); and
2. Approves a Use Permit and Minor Use Permit and the conditions of approval set forth in Exhibit B (Conditions of Approval) attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED**, the Planning Commission adopts the findings set forth in

Exhibit C (Findings), in support of approval of the Use Permit and Minor Use Permit.

The foregoing Resolution was introduced by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ at a Regular Meeting of the Truckee Planning Commission held on the 17th day of June 2025 and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Coral Cavanaugh ,Chair  
Town of Truckee Planning Commission

ATTEST:

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Kayley Metroka, Administrative Technician

Attachments:

Exhibit A: Project Plans  
Exhibit B: Conditions of Approval  
Exhibit C: Findings

**PLANNING COMMISSION RESOLUTION 2025-09**

**EXHIBIT A**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING  
APPLICATION 2025-00000024/UP-MUP (FIFTYFIFTY BREWING)**

**PLANS**

## PLANNING COMMISSION RESOLUTION 2025-09

### EXHIBIT B

#### A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2025-00000024/UP-MUP (FIFTYFIFTY BREWING)

#### CONDITIONS OF APPROVAL

##### **General Conditions of Approval**

1. A Use Permit and Minor Use Permit to establish a 724-s.f. brewery and for the sale of alcoholic beverages other than beer and wine at 10242 Church Street (APN 019-030-008) is hereby approved as described in the June 17, 2025 staff report and as shown on the site plans and civil drawings approved by the Planning Commission on June 17, 2025 and on file in the Community Development Department except as modified by these conditions of approval. **(Planning Division)**
2. The applicant and/or project successor shall be responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. A meeting with the Planning and Engineering Divisions is required prior to building permit submittal to review the conditions of approval and identify any changes in the project from the approved plan set. The applicant shall pay the hourly rate of staff time for this meeting and review of any proposed changes. An Administrative Review fee based on three hours of staff time (currently \$190 for the Planning Division and \$205 for the Engineering Division) shall be submitted as an initial deposit prior to scheduling the meeting. The staff time rates shall be based on the current Town of Truckee fee schedule in effect at the time the meeting is scheduled. **(Planning Division)**
3. A matrix or letter shall be submitted as part of any grading or building permit application indicating how each condition has been met. Review of building permits will not commence until an itemized list of conditions of approval and status is provided. As part of the matrix or letter, the applicant shall identify any changes made from the Planning Commission approved plan set design. **(Planning Division)**
4. The effective date of approval shall be June 28, 2025 unless the approval is appealed to the Town Council by 5:00 PM on June 27, 2025. The Use Permit and Minor Use Permit shall commence within two years from the effective date. If the use is not exercised within the identified timeframe, the project shall be deemed to be out of compliance with the approved conditions of approval, and the Town may begin the process to revoke the permit in accordance with Development Code Chapter 18.190 (Revocations and Modifications). **(Planning Division)**
5. The Community Development Director may authorize minor alterations to the approved Use Permit and Minor Use Permit in accordance with Section 18.84.070(B)(1) of the Development Code, including a reduction in the size of the project. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 19.84.070(B)(2) of the Development Code. **(Planning Division)**

6. Except as modified by these approvals, the project shall comply with all applicable provisions and standards of the Development Code (effective date June 22, 2023) including, but not limited to the following:
  - a. General Development Standards as contained in Table 2-9 including site coverage, setbacks, and height limits;
  - b. Air Emissions in accordance with Section 18.30.030;
  - c. Drainage and stormwater runoff in accordance with Section 18.30.050;
  - d. Bicycle Parking in accordance with Section 18.48.090;
  - e. Building Height in accordance with Section 18.30.090;
  - f. Snow Storage in accordance with Section 18.30.130;
  - g. Exterior Parking in accordance with Chapters 18.48 and 18.50;
  - h. Exterior lighting in accordance with Section 18.30.060;
  - i. Solid Waste/Recyclable Materials in accordance with Section 18.30.150;
  - j. Open Space in accordance with Section 18.46.060;
  - k. Off-Street Loading Space Requirements in accordance with Section 18.84.100;
  - l. Property Maintenance in accordance with Section 18.30.100;
  - m. Parking in accordance with Chapters 18.48 and 18.50;
  - n. Landscaping in accordance with Chapters 18.40 and 18.42. (**Planning Division**)
7. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. (**Planning Division**)
8. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Planning Commission, which action is brought within the time period provided for by State law. (**Planning Division, Town Attorney**)
9. Prior to issuance of any grading or building permits for the project, the applicant shall provide performance guarantees with sufficient legal commitments and financial sureties to guarantee the faithful performance of any and all conditions of approval and completion of the phase or to guarantee the restoration of the site if the phase is not completed. The form, manner, and amount of the guarantee shall comply with the requirements of the Town Attorney and shall be reviewed and approved by the Community Development Director prior to issuance of permits. (**Development Code Section 18.84.040**)
10. Prior to commencement of any work on the site, the applicant shall obtain building permit(s) for all work on the building(s) and site. Complete building plans and engineering in accordance with the current Town Building Code will be required for all structures. The building plans shall include details and elevations for all State of California, Title 24, and accessibility regulations. Please contact the Building Division at (530) 582-7821 to determine what permits are required. (**Building Division**)
11. Prior to grading or building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies, including, but not limited to:
  - Town of Truckee Engineering Division
  - Town of Truckee Building Division

- Truckee Donner Public Utility District
  - Truckee Sanitary District
  - Truckee Fire Protection District
  - Nevada County Department of Environmental Health
  - Tahoe Truckee Sierra Disposal Company
  - Southwest Gas (***Planning Division***)
12. Prior to the issuance of building permits or improvement plans, the applicant shall submit payment for a construction monitoring fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit submittal. (***Planning Division***)
  13. The applicant shall pay all required impact fees as required by each respective District, including fire, school and recreation fees. Enforcement and clarification to any of these agency/district requirements and the necessary timing for satisfying these requirements is at the discretion of the respective agency/district (***Planning Division***)
  14. ***Construction Hours:*** Hours of operation of construction activities shall be limited to Monday through Saturday 7:00 AM to 9:00 PM and Sunday 9:00 AM to 6:00 PM, unless the Community Development Director authorizes an extension of the time limitations based on the finding that the noise levels from the construction activities will not negatively affect the residential uses in the surrounding area. If a noise complaint is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction. Notice of the hours of construction shall be on the plan set prior to building permit issuance. (***Development Code Section 18.44.070***)

#### **Other Conditions of Approval**

15. Utilities: All new utilities to serve the subject property shall be undergrounded in accordance with the requirements of the Development Code and the Town Engineer. The entirety of this work shall be completed in conjunction with the grading plans for the development and shall be included in the engineered improvement plans prepared for this project. (***Development Code Section 18.30.160***)
16. Signs: No new signs are proposed or approved as part of this approval, including any "A-frame" or similar temporary signage. Prior to issuance of Building Permit, the applicant shall submit a revised sign plan demonstrating compliance with the size requirements for projecting signs as identified in Development Code Section 18.54.080.G (Signs – Projecting Signs). (***Planning Division Recommendation***)
17. No temporary signage is approved with this project. Any future temporary signage shall be required to apply for a Temporary Sign Permit for review and approval. (***Planning Division Recommendation***)
18. All construction staging is required to be located onsite and construction parking is required to be located onsite or an appropriate location within the Town Right-of-Way. (***Planning Division Recommendation***)

19. Solid Waste and Recycling: Prior to building permit issuance, a final solid waste plan shall be approved by the Planning Division to verify that the project is in compliance with Development Code Section 18.30.150 (Solid Waste/Recyclable Material Storage), including but not limited to minimum solid waste and recyclable material storage area requirements, and in compliance with State of California requirements for food waste. The applicant shall provide a copy of a "will-serve" letter or equivalent from Tahoe Truckee Sierra Disposal (TTSD) to ensure that the final solid waste and recycling collection plan will be serviced by TTSD. The proposed storage areas are required to be located within 250 feet of an access doorway to the residential units which they are intended to serve and should accommodate storage of all mixed waste, recyclables and cardboard. Enclosures must be at least 16' x 9.7'. The storage areas shall be properly screened and resistant to wildlife. Storage areas are required to be compatible with the project and surrounding structures and land uses and screened from the public right-of-way. The solid waste and recycling receptacle area(s) shall be designed to divert drainage from adjoining roofs and pavement around the receptacle. The solid waste and recycling receptacle(s) shall also be covered when not in use or during storm events. The applicant shall pay to have the project site serviced as frequently as necessary to ensure there is no stockpiling of food byproducts, garbage, packaging materials, etc. and to reduce potential impacts on adjacent properties in terms of odors, wildlife nuisances, etc. The solid waste and recyclables storage areas shall be kept tidy and free from loose debris at all times.

To meet the Solid Waste requirements, the applicant has indicated they will pay additional fees to TTSD to have twice weekly service and dumpster pull-out service. ***(Planning Division, Development Code Section 18.30.150)***

20. No wood-burning appliances are proposed or approved as part of this project. ***(Planning Division Recommendation)***

#### **Other Agency Conditions**

21. Truckee Fire has adopted the 2022 California Fire Code with amendments through ordinance 01-2022. The project must align with the Fire Code as amended.

Any alterations to the sprinkler system or fire alarm system (if applicable) will need to have a plan review done by Engineered Fire Systems, Inc. followed by the appropriate inspections. The applicant will be responsible for any associated plan review fees and inspections from EFS.

Compliance with defensible space per PRC 4291, Govt code section 51182, and Title 14 of the BOF fire safe regulations will be part of the fire final.

A construction final inspection will be required prior to project final. You can schedule your inspection on our website at Inspections — Truckee Fire Protection District. For tenant improvement projects on an operational business, we also conduct a business fire and life safety inspection as part of the fire final. Below are some of the items that we will look at. Keep in mind that some of them may not apply based on your intended use.

Prior to scheduling your inspection appointment, please ensure that your business complies with the following requirements:

- All exit ways maintained clear and free of obstructions, and all exit doors in working condition.
- Furnace/boiler and electrical rooms are free of combustible storage. Stairwells free of trash and debris.
- All emergency lighting and exit lights are operational.
- All required fire extinguishers have a current service tag.
- Sprinkler and alarm systems have current service tag.
- All electrical appliances and cords appear to be safe. No splices, multiple receptacles or extension cords. Provided surge protectors where needed.
- No accumulation of trash or debris in storage rooms or outside of building.
- Fire Department access kept clear. Fire lanes clearly posted and where appropriate, curbing painted red.
- Address posted on building and visible from the street.
- Reduce storage height to at least 24 inches below ceiling in building without sprinklers. If building is sprinklered reduce storage to 18 inches below ceiling.
- Electrical panel shall have a minimum of 30 inches clearance.
- Secure compressed gas cylinders.
- Clean commercial kitchen hoods in accordance with NFPA 96 and manufacturer's guidelines. (**Truckee Fire Protection District**)

22. The owner/developer will be required to install appropriate backflow prevention equipment for this proposed project. Contact Clay Walker at 530-582-3926 to discuss this project in more detail. (**TDPUD**)

23. **CONSUMER PROTECTION:** Applicant shall submit a major food facility plan check to NCDEH for review and written approval for the bar, restaurant, kitchen, and retail food and beverage sales. The major food facility plan check shall include an application, applicable fee, and complete plan set for the bar and kitchen build out. A complete California Retail Food Code analysis will be performed by NCDEH. Plans shall be drawn to scale and a packet of manufacturer specification sheets for all equipment shall be included. Complete plan check packet submittal shall include but not limited to details on: equipment, fixtures, hot water calculations, hot water heater(s), plumbing, infrastructure, floors, walls, ceilings, floor/wall juncture integral coving, sinks, restrooms, solid waste enclosure, food storage, and mechanical exhaust hood.

A link to the NCDEH Consumer Protection website containing the above referenced food facility plan check application is: <https://www.nevadacountyca.gov/2131/Food-Facilities>

Please contact the NCDEH Consumer Protection Division at [env.health@nevadacountyca.gov](mailto:env.health@nevadacountyca.gov) for any questions on the food facility (and bar) plan check requirements.

The food facility and bar shall not be open to the public until such time as NCDEH written approval of the plan check application has been provided, the facility has passed a satisfactory inspection by NCDEH, and an annual operational health permit has been issued by NCDEH.

Once an annual operational health permit has been issued by NCDEH, the facility shall renew this permit annually. (**NCDEH**)

24. **HAZARDOUS MATERIALS:** The applicant and/or facility operator shall adhere to all

applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 - 25519 and 25100 - 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). CERS | California Environmental Reporting System . The applicant and/or facility operator shall secure and annually renew the permit for this facility within 30 days of becoming subject to applicable regulations.  
**(NCDEH)**

25. **SOLID WASTE:** The proposed project shall comply with applicable regulations which are enforced by Nevada County Department of Environmental Health (NCDEH) as the Local Enforcement Agency (LEA) pertaining to the storage and management of solid wastes (Title 14, California Code of Regulations (14 CCR), Title 27, California Code of Regulations (27 CCR) & Nevada County Code, Chapter IV, Article 8). Pursuant to Nevada County Code, Title 2, Chapter IV, Article 8, "All solid wastes shall be stored, collected, utilized, treated, processed, and disposed of in such a manner that a health hazard, public nuisance, or impairment of the environment shall be kept within State and local standards."  
**(NCDEH)**

## PLANNING COMMISSION RESOLUTION 2025-09

### EXHIBIT C

#### A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2025-00000024/UP-MUP (FIFTYFIFTY BREWING)

#### FINDINGS

##### USE PERMIT AND MINOR USE PERMIT FINDINGS

1. The proposed development is allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of the applicable land use permit and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards.

*The proposed 724-s.f. brewery and sale of alcoholic beverages other than beer and wine are conditionally permitted uses pursuant to Article II of the Development Code and table 5-1 of the Railyard Master Plan. With approval of the Use Permit and Minor Use Permit for food and beverage production and distribution and the sale of alcoholic beverages other than beer and wine, respectively, by the Planning Commission, the proposed uses would be allowed by Article II. As identified in the June 17, 2025 staff report, the proposed project is consistent with applicable policies and development standards of the General Plan, Railyard Master Plan, and the Development Code. The project will be subject to the Public Improvement and Engineering Standards applicable at the time of Building Permit submittal. Therefore, this finding can be made in the affirmative.*

2. The proposed development is consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.

*The project is consistent with the policies of the 2040 Truckee General Plan as supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated June 17, 2025.*

*The project is in the Truckee Downtown Plan, Railyard Master Plan, and the Development Code. With incorporation of the conditions of approval, the project is consistent with the Truckee Downtown Plan, Railyard Master Plan, and Development Code as supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated June 17, 2025. The project is Zone D of the Truckee Tahoe Airport Land Use Compatibility Plan Zone. The project is consistent with the Safety and Airspace Protection Factors identified in the ALUCP because the project does not exceed the height limits of 100 ft. above the airport runway elevation. The project is consistent with the Particulate Matter Air Quality Management Plan as conditioned because wood burning devices are prohibited.*

3. The size and operating characteristics of the proposed development would be compatible with the existing and future land uses in the vicinity;

*The project site contains an existing building and an approved restaurant, lounge, bar, game area, and private dining area that is located in a developed urban area of the Town of Truckee. Residential development exists to the west and south of the site, while existing*

*approved commercial and office development is located to the east of the proposed brewery and alcoholic beverage sales. The project includes commercial uses similar to those located to the east of the project. The project is consistent with the Downtown Extension zoning and is consistent with the development standards of the Railyard Master Plan and Development Code, as identified in the June 17, 2025 staff report. Consistency with these plans ensures that the size and operational characteristics of the proposed brewery and alcoholic beverage sales would be compatible with the existing and future land uses in the vicinity. Therefore, this finding can be made in the affirmative.*

4. The proposed development would not be detrimental to the public health, safety, or welfare of the Town, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;

*The project is proposed in an approved structure that the Town evaluated for impacts to public health, safety and welfare, and potential for injuries to property or improvements in the vicinity as part of The Crossing project. During review of the project by affected agencies and departments responsible for public health, safety, and welfare, no comments were received identifying potential detrimental effects to these community attributes, including those by the Truckee Police Department. Compliance with Building Division regulations and Truckee Fire Department regulations during building permit review, as conditioned, as well as standard Engineering Division review during the building permit phase of the project would further ensure that public health, safety, and welfare is preserved and there would be no detrimental effects to property or improvements in the vicinity. Therefore, the proposed development would not be detrimental to the public health, safety, or welfare of the Town, or injurious to the property or improvements in the vicinity and zoning district where the project is located.*

5. The Use Permit and Minor Use Permit approvals are in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;

*Staff have determined that no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur) for 10242 Church Street (APN 019-030-008). The Town certified the Railyard Master Plan Final Environmental Impact Report (SCH #2007122092) in July 2009, and an Environmental Impact Report (EIR) Addendum was prepared in conjunction with the Truckee Artist Lofts application (2016-00000132) and accepted into the Railyard permanent record on May 10, 2015. No additional environmental review is necessary for 10242 Church Street (APN 019-030-008) based on the Railyard Master Plan permanent record.*

6. The subject site is:

Physically suitable for the type and density/intensity of development being proposed;

*The project site contains an existing building that was planned for occupancy by commercial related uses anticipated for the Railyard Master Plan. The establishment of a 724-s.f. brewery and the sale of alcoholic beverages other than beer and wine is suitable*

*for the type and intensity of development that presently exists on project site. Therefore, this finding can be made in the affirmative.*

Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code; and

*The existing building onsite is adequate in size and shape to accommodate the proposed use. As demonstrated in the project plans, the proposed brewery is in a 724-s.f. area of a permitted restaurant, lounge, bar, and private dining area. The sale of alcoholic beverages other than beer and wine supports the approved restaurant, bar, lounge and private dining area use. The project does not propose additional parking, fences, walls, and landscaping beyond that in the approved Crossing Project. Therefore, this finding can be made in the affirmative as supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated June 17, 2025.*

Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

*The site is served by existing public streets. Church Street provides access to the site and is of adequate width, pavement type, and vehicle miles traveled to carry the quantity and type of traffic generated by the proposed development because it was developed with the Crossing project. The project is located in Downtown Truckee which is not subject to level of service standards. Further, the project is located in a Vehicle Miles Traveled exemption area for the Town of Truckee. This finding is supported by the incorporated Conditions of Approval and by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated June 17, 2025.*

7. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land.

*The project is located in a developed building served by streets developed consistently with Town standards. The Truckee Fire Protection District and Truckee Engineering Division reviewed the proposed Use Permit and Minor Use Permit and did not identify any deficiencies or conditions of approval related to public and emergency vehicle access. Conditions of approval from the Truckee Fire Protection District related to sprinklering and inspection will ensure adequate fire protection. The project has been reviewed by Truckee Donner Public Utility District (TDPUD), Tahoe Truckee Sanitation Agency, and the Truckee Sanitary District. These districts and agencies did not identify deficient services nor objections for the project. Truckee Donner Public Utility District included one condition of approval for the installation of a backflow preventer. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated June 17, 2025, and therefore, can be made in the affirmative.*

8. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.

*The project does not propose transporting, using, or disposing of hazardous materials. However, conditions of approval from the Nevada County Department of Environmental Health are included to ensure consistency with all applicable regulations should transport, use, and disposal of hazardous material occur.*