

**Community Profile**  
**CRESCENT MILLS FORMER LP MILL SITE**  
**Crescent Mills, California**

**Site Location and Size**

The Site is located at 15690 Highway 89, Crescent Mills, California, 95934. The Site includes 26.27 acres of land within Assessor's parcel numbers 111-050-065, 111-050-066, and 111-050-067. The geographic coordinates for the approximate center of the Site are 40° 05' 39" North Latitude and 120° 54' 37" West Longitude. The site is located within Township 26 North, Range 9 and 10 East, Mount Diablo Base and Meridian. The site elevation is roughly 3,510 feet.

The project site lies in the community of Crescent Mills, a small community of Indian Valley within 4 miles from Greenville, and was formerly home to a Louisiana Pacific sawmill operation until the mid-1980s. Crescent Mills is home to roughly 196 people, and the greater Indian Valley community is home to approximately 2,500—Indian Valley also includes Greenville and Taylorsville. The Crescent Mills site runs parallel between Indian Creek, a tributary of the North Fork of the Feather River, and Highway 89 through the Crescent Mills. A BNSF rail line also runs between the Crescent Mills site and Highway 89.

**Description of the Property**

The site is located on the southeastern portion of Indian Valley, to the east of Indian Creek, a tributary of the North Fork Feather River flowing from Antelope Lake. The stream flows generally from north to south in the vicinity of the site.

According to the Crescent Mills 7.5-Minute Quadrangle topographic map prepared by the United State Geological Survey in 1994, the ground surface elevation of the site is approximately 3,510 feet above mean sea level. Site topography in this portion of Indian Valley is relatively flat, with drainage from the site to the east toward Indian Creek. Surface draining at the site is likely directed toward the creek through overland flow and below the ground surface through storm drains existing on the property from prior developments.

The property was formerly home to a Louisiana Pacific sawmill that ceased operations in the 1980s. No structures remain on site. There are some stockpiles of wood waste, asphalt paving, concrete floor slabs, building foundations, and residual construction debris. The property is zoned heavy industrial by the Plumas County Planning Department.

## **Description of Surrounding Land Uses**

The site lies directly adjacent to the populated area of Crescent Mills, with some houses abutting the railroad line that separates them from the site. The Mount Huff Golf Course is on the southern edge, and mostly abandoned storage facilities are on the northern edge as part of a separate parcel. The eastern edge is bordered by a site, at which state transportation department (Caltrans) is working to restore wetland habitat.

## **Visibility of the Site to Neighbors**

The site is visible to the few residences and businesses between Highway 89 and the BNSF rail line as the site spans along the highway and railroad as they pass through the Crescent Mills community.

## **PROJECT DESCRIPTION**

### **Proposed Site Improvements**

The Remedial Action Workplan identifies the proposed site improvements in the context of site remediation. After cleanup, the site will be developed into a wood products campus with businesses generating value added products from biomass waste material from local forest restoration projects.

### **Potential Environmental Concerns**

The site was initially developed as a lumber mill in the late 1940s to early 1950s. Before the lumber mill was built, the property was likely used for agriculture. The site was reportedly purchased by Louisiana Pacific in the early 1970s, operated as a lumber mill, then closed in 1986. Over time, the property has reportedly contained a sawmill facility, planing mill, several dry kilns, a boiler, office buildings, dry lumber storage sheds, several underground storage tanks, and log deck recycling pond. Today, the site is vacant with the exception of lumber mill remains including stockpiles of wood waste and soil, asphalt paving, concrete floor slabs, building foundations, and residual construction and industrial debris. Site assessments to date have determined that arsenic in soil appears to be the most wide-spread. Groundwater tests and data indicate that arsenic has not resulted in groundwater impacts at the site. The source of arsenic that is present throughout the site may be related to lumber mill operations, but also could potentially have been present in the import fill material brought to the site to raise the surface grade. Regardless of source, arsenic concentrations reported in shallow soil exceed the established background concentration across a majority of the site.

## Status of Environmental Investigation

A number of site assessments have been performed to date to fully characterize the extent of contamination. A Human Health Risk Assessment has been completed to inform a cleanup plan. The Remedial Action Workplan summarizes the history of site investigations.

## Location of Nearby CalEPA and U.S. EPA Projects

Sierra Institute is not aware of other EPA projects being performed or recently completed on nearby properties.

## LOCAL AWARENESS AND INTEREST

### Community Demographics

The site is located in Crescent Mills, Plumas County, California. Crescent Mills lies within the Indian Valley community, which includes Greenville and Taylorsville. The population of Indian Valley is roughly 2,500. The population is primarily white.

Demographics for the area are included below (note: Greenville CDP is the primary CDP in Indian Valley):

<b>Table 1:</b> Selected Demographic Info for Target Area, Plumas County, California, and U.S.	Greenville CDP (primary CDP in target area)	Plumas County	California	National
Population:	997	18,966	38,421,464	316,515,021
Unemployment:	12.2%	15.2%	5.3%	4.6%
Poverty Rate:	17.6%	14.5%	16.3%	15.5%
Hispanic Percent of Population:	7.7%	8.3%	38.4%	17.1%
Percent Racial Minority:	6.9%	6.6%	38.2%	26.4%
Median Household Income:	\$26,481	\$47,333	\$61,818	\$53,889
Percent American Indian:	9.1%	5.1%	0.7%	0.8%
Free & Reduced Price Meals eligibility (2014-15) <sup>1</sup> :	60%	49.4%	58.6%	--

*Source: 2015 American Community Survey Estimates*

### Community Interaction and Contact

The Sierra Institute for Community and Environment is the owner of and lead contact for the site. The Sierra Institute has hosted a number of public meetings in the Crescent Mills area since 2014 regarding site assessment efforts as well as plans for redevelopment. Other site stakeholders include the Plumas County Department of Environmental Health and Department of Planning, Plumas County Community Development Commission, Sierra Streams Institute, the

<sup>1</sup> <http://www.ed-data.org/school/Plumas/Plumas-Unified>

Feather River Resource Conservation District and California Department of Transportation. Caltrans owns the wetland mitigate site to the east of the Crescent Mills site, and the Feather River RCD manages that wetland restoration project. These organizations could be contacted by phone or e-mail in the event that community outreach activities become necessary as a part of the RAW process. Their contact information is included in the Key Contact List presented below.

## **Media Coverage**

“Indian Valley project featured at Brownfields Conference.” November 11, 2018. Plumas News. <http://www.plumasnews.com/indian-valley-project-featured-at-brownfields-conference/>

“Site work begins at old Louisiana Pacific sawmill site.” February 26, 2017. Plumas News. <http://www.plumasnews.com/site-work-begins-old-louisiana-pacific-sawmill-site/>

“U.S. EPA awards \$2.25 million in Brownfields funding in Northern California, helping revitalize blighted properties and promote economic development.” April 25, 2018. US EPA Region 9 News Release. <https://www.epa.gov/newsreleases/us-epa-awards-225-million-brownfields-funding-northern-california-helping-revitalize>

“Two former sawmills get EPA brownfield clean-up study funding.” June 25, 2017. Woodworking Network. <https://www.woodworkingnetwork.com/management/two-former-sawmills-get-epa-brownfield-clean-study-funding>

## **Government Involvement**

Plumas County Department of Environmental Health and Department of Planning, and US EPA are the agencies involved with the project at this time. Government contacts are included in the Key Contact List below.

## **KEY CONTACT LIST**

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## **KEY ISSUES AND CONCERNS**

Site assessments have identified some impacts from past sawmill activities. Metals of concern identified from soil sampling include arsenic. Arsenic levels were found to be above background levels in areas of the site where sawmill activities occurred throughout majority of the site. A remedy in the form of a cap will be applied, generating a barrier between contaminated soil and any future activities on the site. Arsenic is relatively immobile, locked into place in the soil. A possible exposure pathway to nearby residents would be dust during re-grading activities, but Sierra Institute anticipates dust generation will be minimal if performed in the spring. Water will be used to wet soil and limit dust generation during excavation and grading activities if excessively dry soil conditions are encountered.

We are not aware of special interest groups expressing concern regarding environmental conditions. We anticipate that concern from local neighbors and interest groups regarding the proposed recreational site development may focus on:

- Traffic and congestion
- Proposed land use

We anticipate that community and interest groups can be informed of issues regarding the subject site via postal mail or e-mail.

## **RECOMMENDED PUBLIC PARTICIPATION**

Community outreach will be performed prior to site remediation, particularly a public comment period for the Remedial Action Workplan.