



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9851 <http://www.mynevadacounty.com/CDA>

Sean Powers
Community Development Agency Director

Brian Foss
Interim Planning Director

MEMORANDUM

DATE: January 13, 2016
TO: Nevada County Planning Commission
FROM: Jessica Hankins, Senior Planner
SUBJECT: Scoping Meeting to Receive Comments on Dollar General EIR (EIR15-001)
ATT: Notice of Preparation of an Environmental Impact Report for the Dollar General Project

On December 8, 2015, the Board of Supervisors authorized a contract with Michael Baker International to prepare a comprehensive Environmental Impact Report (EIR) for three Dollar General projects in the unincorporated communities of Alta Sierra and Penn Valley, and in western Grass Valley on Rough and Ready Highway. Preparing one report for three similar projects will allow the County to more thoroughly evaluate the cumulative impacts of the projects. More detailed information on each of these projects can be found in the attached Notice of Preparation.

In order to provide expanded outreach to neighbors and other interested parties of the three proposed Dollar General projects, the County has hosted three site-specific public scoping meetings to receive guidance on the EIR. The purpose of this fourth scoping meeting is for staff to receive feedback on the environmental impacts the public and the Planning Commission would like to see evaluated in the Dollar General EIR relevant to any and all of the three proposed sites. There is no action or decision required by the Planning Commission at this meeting.

Respectfully Submitted,

BRIAN FOSS
Planning Director

NOTICE OF PREPARATION

DATE: January 6, 2016
TO: Responsible Agencies, Organizations, and Interested Parties
LEAD AGENCY: County of Nevada

Contact:
Tyler Barrington, Principal Planner
Planning Department
Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

SUBJECT: Environmental Impact Report for the Dollar General Project

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the County of Nevada (as lead agency) intends to prepare an Environmental Impact Report, consistent with Article 9 and Section 15161 of the CEQA Guidelines, that addresses the potential physical environmental effects of construction and operation of three Dollar General stores at three different sites (proposed projects). In accordance with CEQA Guidelines Section 15082, the County of Nevada has prepared this Notice of Preparation to provide responsible agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects.

The determination to prepare an Environmental Impact Report was made by the County of Nevada.

As specified by the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. The County of Nevada welcomes public input during this review. In the event that no response or request for additional time is received from any responsible agency by the end of the review period, the lead agency may presume that the responsible agency has no response.

Comments may be submitted in writing during the review period and addressed to:

Tyler Barrington, Principal Planner
Planning Department
Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Phone: (530) 470-2723
E-mail: Tyler.Barrington@co.nevada.ca.us

The Notice of Preparation comment period closes at 5:00 p.m. on February 8, 2016.

NOTICE OF PREPARATION

DECISION TO PREPARE A SINGLE EIR FOR THREE PROJECTS

Although each Dollar General store represents a separate project under CEQA, the County has determined that all three stores should be analyzed in a single EIR to ensure that the cumulative impacts associated with all three stores are adequately considered.

LOCATION OF PROJECT SITES AND CURRENT USES

The EIR will analyze three separate Dollar General stores in Nevada County. Project locations include:

- **Alta Sierra site:** 10166 Alta Sierra Drive, Grass Valley, CA 95949
- **Penn Valley site:** 17652 Penn Valley Drive, Penn Valley, CA 95946
- **Rough and Ready Highway site:** 12345 Rough and Ready Highway, Grass Valley, CA 95945

Figure 1 shows the locations of the three sites relative to one another and the regional vicinity.

Table 1 shows the acreage, current use, General Plan land use designation, and zoning district for each of the sites.

**TABLE 1
SITE CHARACTERISTICS**

Site	Assessor's Parcel Number	Project Acreage	General Plan Designation	Zoning District	Current Use
Alta Sierra	25-430-08	1.00*	Neighborhood Commercial (NC)	Neighborhood Commercial (C1)	Vacant
Penn Valley	51-120-06	1.2**	Community Commercial (CC)	Community Commercial- Site Performance Combining (C2-SP)	Vacant
Rough and Ready Highway	52-122-03	1.02	Neighborhood Commercial (NC)	Neighborhood Commercial (C1)	Single-story commercial building which appears to be in residential use

* This site also includes an off-site septic system on APNs 25-430-10 and 25-430-12

** Portion of a 5.95-acre parcel

As shown in **Table 1**, two of the sites are currently vacant undeveloped land, while the Rough and Ready site has an existing commercial building. The building at the Rough and Ready site would be removed as a part of site development for that project.

Alta Sierra Site: The Alta Sierra site is located east of State Route (SR) 49 and south of Grass Valley, in the community of Alta Sierra (**Figure 2**). The site is located in the western Sierra Nevada foothills between Alta Sierra Drive and Little Valley Road. The parcel is covered entirely with montane hardwood-conifer forest and is situated on a hillside that generally slopes to the south. Elevations range from approximately 1,994 feet in the north to 1,964 feet near the southeastern and southwestern property corners.

Penn Valley Site: The Penn Valley site is located north of Penn Valley Drive and south of SR 20 in the community of Penn Valley (**Figure 3**). While the proposed project is located on a 5.95-acre parcel, only 1.2 acres are proposed for development. Vegetation on the site is dominated by annual grassland and a scattering of trees, including valley oak, Oregon ash, white alder, and arroyo willow, along the perimeter of the site. Wetlands have been identified on the site. In addition, Squirrel Creek is located on the 5.95-acre parcel but not within the proposed 1.2-acre project area. Project development would affect a portion of the identified wetlands. The site elevation is approximately 1,400 feet and generally slopes from the southeast to the northwest. The change in grade over the 1.2-acre site is approximately 7 feet.

Rough and Ready Highway Site: The Rough and Ready Highway site is located directly south of Rough and Ready Highway at the southwest corner of the highway and West Drive (**Figure 4**). The project site lies on the west slope of the Sierra Nevada foothills at an elevation of $\pm 2,500$ feet and is a fairly level parcel. The site contains mostly non-native varieties of horticultural plants, with the exception of one ponderosa pine and three grey pines.

SURROUNDING LAND USES

Alta Sierra Site: Existing commercial development is situated to the north and south of the Alta Sierra site, and Alta Sierra Drive and Little Valley Road are located to the west and east, respectively. West of Alta Sierra Drive are two undeveloped parcels zoned Neighborhood Commercial (C1). Other uses to the west include primarily commercial development, with a personal storage facility, a real estate office, and the Oak View Center, a commercial development. East of Little Valley Road is a developed residential parcel zoned Residential-Agricultural (RA-1.5). The next closest residential dwelling is approximately 180 feet from the northeastern property boundary and approximately 400 feet from the proposed building. Rural residential uses within the Alta Sierra residential subdivision dominate the landscape east of Little Valley Road. To the south of the project site is the Alta Sierra Market. To the north of the project site is another developed property with three commercial buildings. Farther north/northwest along Alta Sierra Drive are other commercially developed properties consisting of a variety of uses, including but not limited to a gas station, a bike shop, a pizza parlor, and a specialty wine shop.

Penn Valley Site: The Penn Valley site is surrounded on three sides by development. To the south is Penn Valley Drive, with the Penn Valley Seventh Day Adventist Church and the Penn Valley Gardens residential subdivision south of Penn Valley Drive. A US Post Office, a gas station, and the Penn Valley Shopping Center are located east of the site. Northeast of the site is vacant land followed by the Creekside Village mobile home park. Directly north of the site is vacant land followed by SR 20. West of the site is the Penn Valley Mini Storage facility.

Rough and Ready Highway Site: The Rough and Ready Highway project site is located in a rural residential neighborhood; however, as noted above, there is an existing commercial building on the property, which appears to be in use for residential purposes at this time. Adjacent land uses include two single-family residences and other rural residential uses to the west. Directly east of the site is West Drive and single-family residential uses, followed by a small mobile home park. South of the site are single-family residential uses. Finally, across Rough and Ready Highway to the north are single-family residential uses followed by vacant undeveloped land.

NOTICE OF PREPARATION

PROJECT CHARACTERISTICS

As stated previously, the subject of this NOP is the development of three Dollar General stores located at three different sites within Nevada County jurisdiction. As shown in **Table 2**, all three Dollar General projects would have the same building square footage and are similar in total developed area. Site plans for the three projects are shown in **Figure 2** (Alta Sierra site), **Figure 3** (Penn Valley site), and **Figure 4** (Rough and Ready Highway site).

TABLE 2
OVERVIEW OF PROJECT ATTRIBUTES

Site	Building Area	Surfaced Area*	Landscape Area	Open Space (percentage of total)	Total	Parking Spaces	
						Required	Provided
Alta Sierra	9,100 sq. ft.	20,260 sq. ft.	7,481 sq. ft.	6,622 sq. ft. (15.2%)	43,463 sq. ft. (1.00 acre)	46	34
Penn Valley	9,100 sq. ft.	24,511 sq. ft.	7,039 sq. ft.	11,823 sq. ft. (22.6%)	52,473 sq. ft. (1.20 acre)	46	46
Rough and Ready Highway	9,100 sq. ft.	19,354 sq. ft.	8,451 sq. ft.	7,405 sq. ft. (16.7%)	44,310 sq. ft. (1.02 acre)	46	28

* Surfaced area includes paved area, hardscape surrounding building, sidewalks, ramps, and curbs

EXTERIOR BUILDING DESIGN

While the footprints of the proposed buildings are all the same for the three proposed Dollar General stores, the exterior design elements are slightly different. The exterior design of each of the buildings is based on a western motif. The tallest part of each building is 26 to 27 feet in height, with the majority of the building approximately 18 feet in height.

LIGHTING

Lighting for the proposed projects would be required to comply with Section L-II 4.2.8 of the Nevada County Code, which includes shielding to prevent the light source from being visible from adjacent properties or roadways. A lighting plan, including a photometric overlay, has been provided for each of the projects.

LANDSCAPING

As shown in **Table 2**, landscaping would be provided for each of the projects. The County requires landscaping to be installed along street frontages, within parking lot interiors, and along property lines of commercial or industrial sites abutting residential properties. A landscaping plan, based on County Code Section L-II 4.2.7, has been provided for each of the projects.

REQUIRED APPROVALS

County of Nevada: Actions that would be required from Nevada County may include but are not limited to the following for each of the proposed Dollar General store sites. While the EIR will evaluate each of the store sites, the County may elect to approve or deny one or all the proposed store sites.

- Certification of the EIR
- Adoption of a Mitigation Monitoring and Reporting Program
- Approval of the following entitlements:
 - Development Permit for each site
 - Biological Management Plan (Alta Sierra and Penn Valley sites)

Central Valley Regional Water Quality Board (RWQCB): A National Pollution Discharge Elimination System (NPDES) Permit and Storm Water General Permit, and stormwater pollution prevention program (SWPPP) and Water Quality Certification or Waiver, under Sections 401 and 402 of the Clean Water Act.

California Department of Fish and Wildlife (CDFW): Streambed Alteration Agreement (Sections 1601 and 1603 of the Fish and Game Code), if necessary.

US Army Corps of Engineers (USACE): Permits under Section 404 of the CWA.

Nevada Irrigation District: Provision of water service to the project sites.

POTENTIAL ENVIRONMENTAL EFFECTS

Any change to the project area is likely to have environmental impacts. The EIR will assess the potential direct, indirect, and cumulative effects on all topics listed below.

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

Agency representatives, members of the public, and other interested parties are encouraged to provide comments on these and any other environmental issues that should be explored in the draft EIR.

NOTICE OF PREPARATION SCOPING MEETINGS

The County of Nevada Planning Department will conduct four scoping meetings during the 30-day public review period. The first three meetings will focus on each individual proposal and the fourth will be held before the Nevada County Planning Commission. The schedule for the scoping meetings is as follows:

NOTICE OF PREPARATION

Alta Sierra. January 19, 2016- 6 p.m. to 8 p.m.

Alta Sierra Country Club
11897 Tammy Way, Grass Valley, CA 95949
6PM Start

Attendees should be prepared to discuss the scope and content of the environmental document for the Alta Sierra Proposal.

Rough and Ready Highway. January 20, 2016- 6 p.m. to 8 p.m.

Empire Room, Eric Rood Administrative Center (2nd Floor)
950 Maidu Ave. Suite
Nevada City, CA 95959

Attendees should be prepared to discuss the scope and content of the environmental document for the Rough and Ready Highway Proposal.

Penn Valley. January 25, 2016- 6 p.m. to 8 p.m.

Buttermaker's Cottage, Western Gateway Park
18650 Penn Valley Drive
Penn Valley, CA

Buttermaker's Cottage is located just past the main large parking lot at the center of the circle. The cottage is a replica of the original cottage on this land, and is home to the park's office.

Attendees should be prepared to discuss the scope and content of the environmental document for the Penn Valley Proposal.

Planning Commission (All Proposals) January 28, 2016- 1:30 p.m.

Board Chambers, Eric Rood Administrative Center (1st Floor)
950 Maidu Ave.
Nevada City, CA 95959

Attendees may provide comments on the scope and content of the environmental document for any of the three proposed projects.

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Legend
● Proposed Dollar General Store

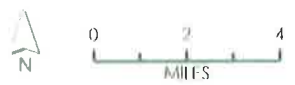


Figure 1
Regional Vicinity

A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL - GRASS VALLEY, CA.



10166 ALTA SIERRA DRIVE, GRASS VALLEY, CA 95949
 STORE #

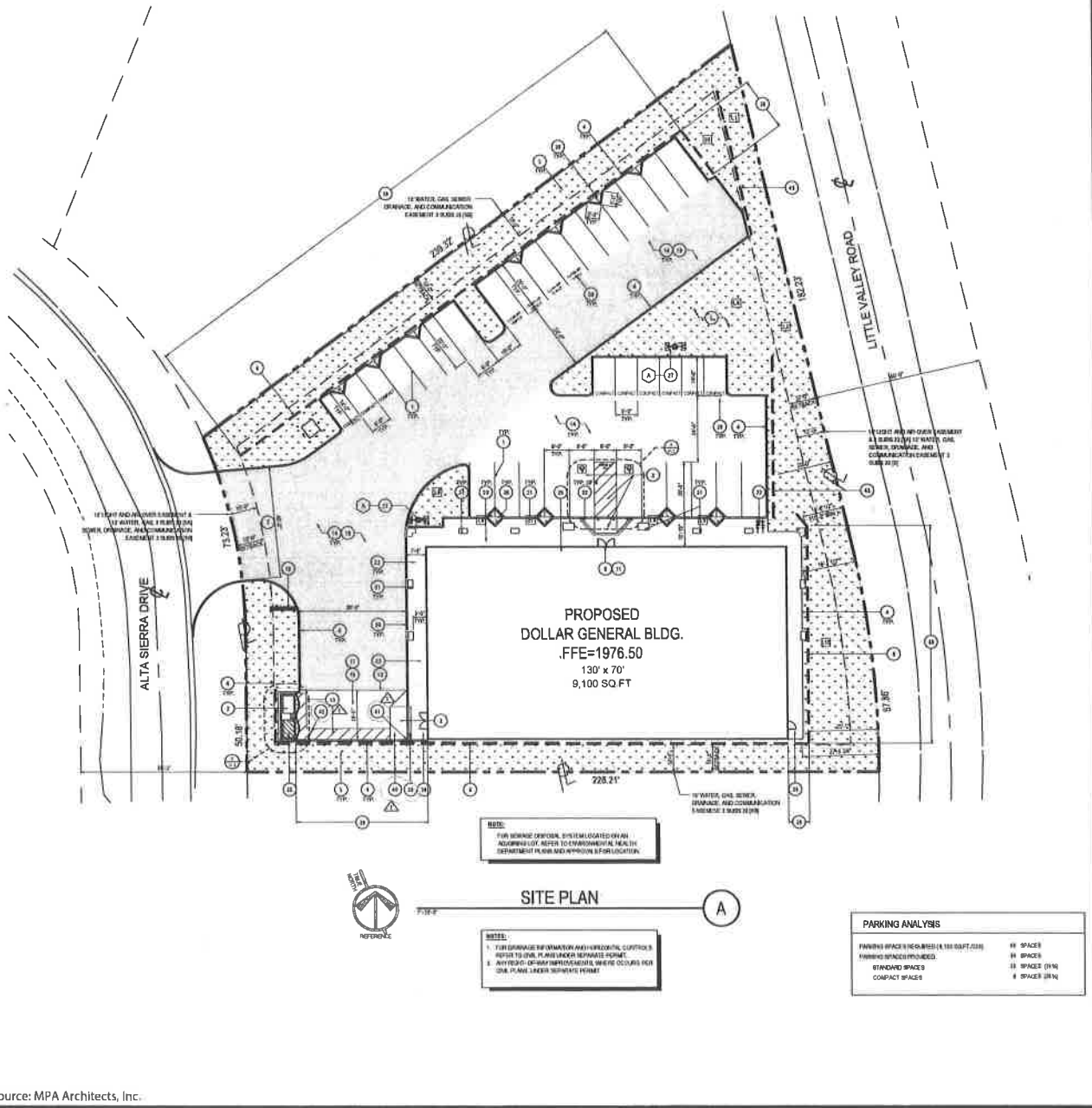


Figure 2
 Site Plan – Alta Sierra Site

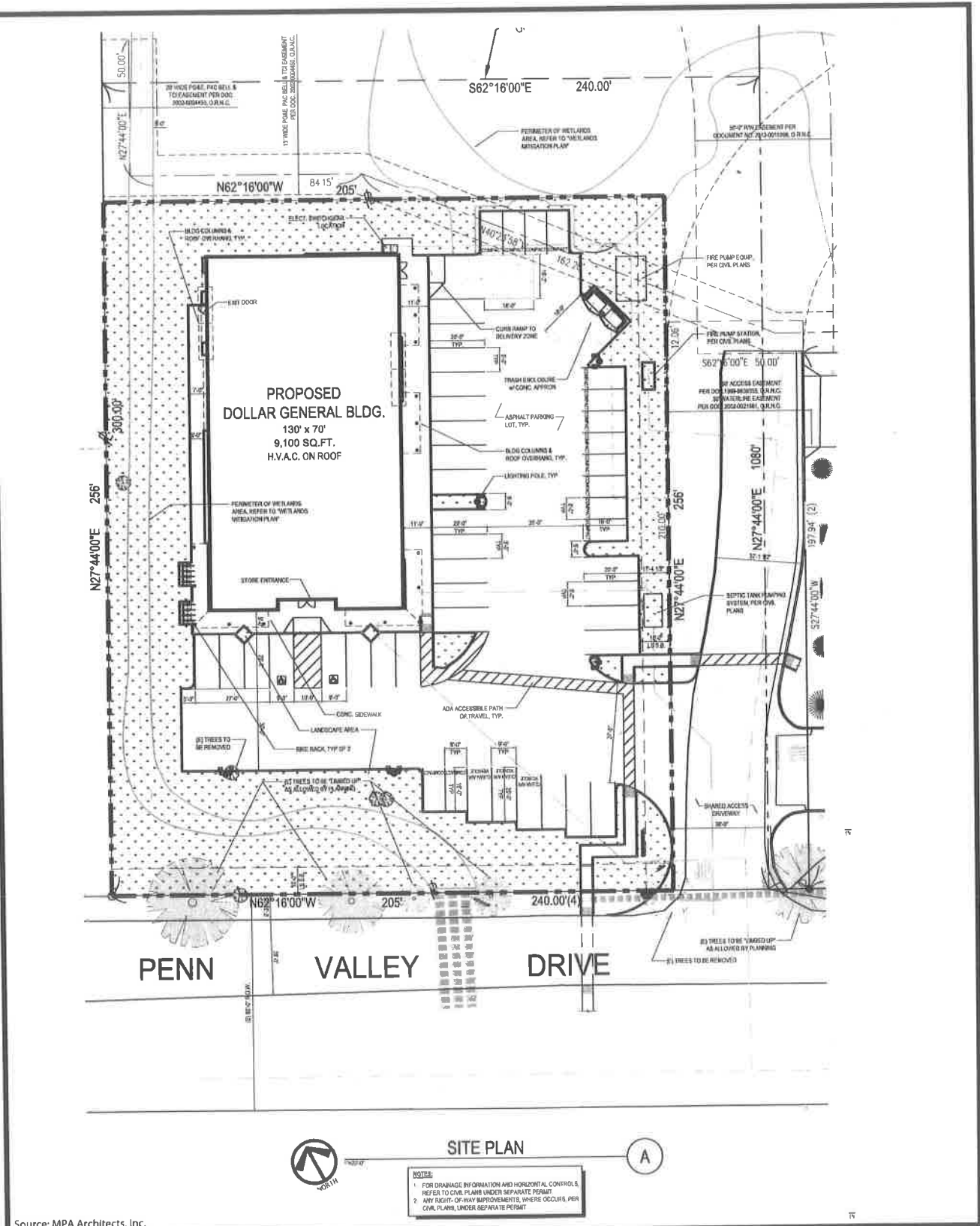
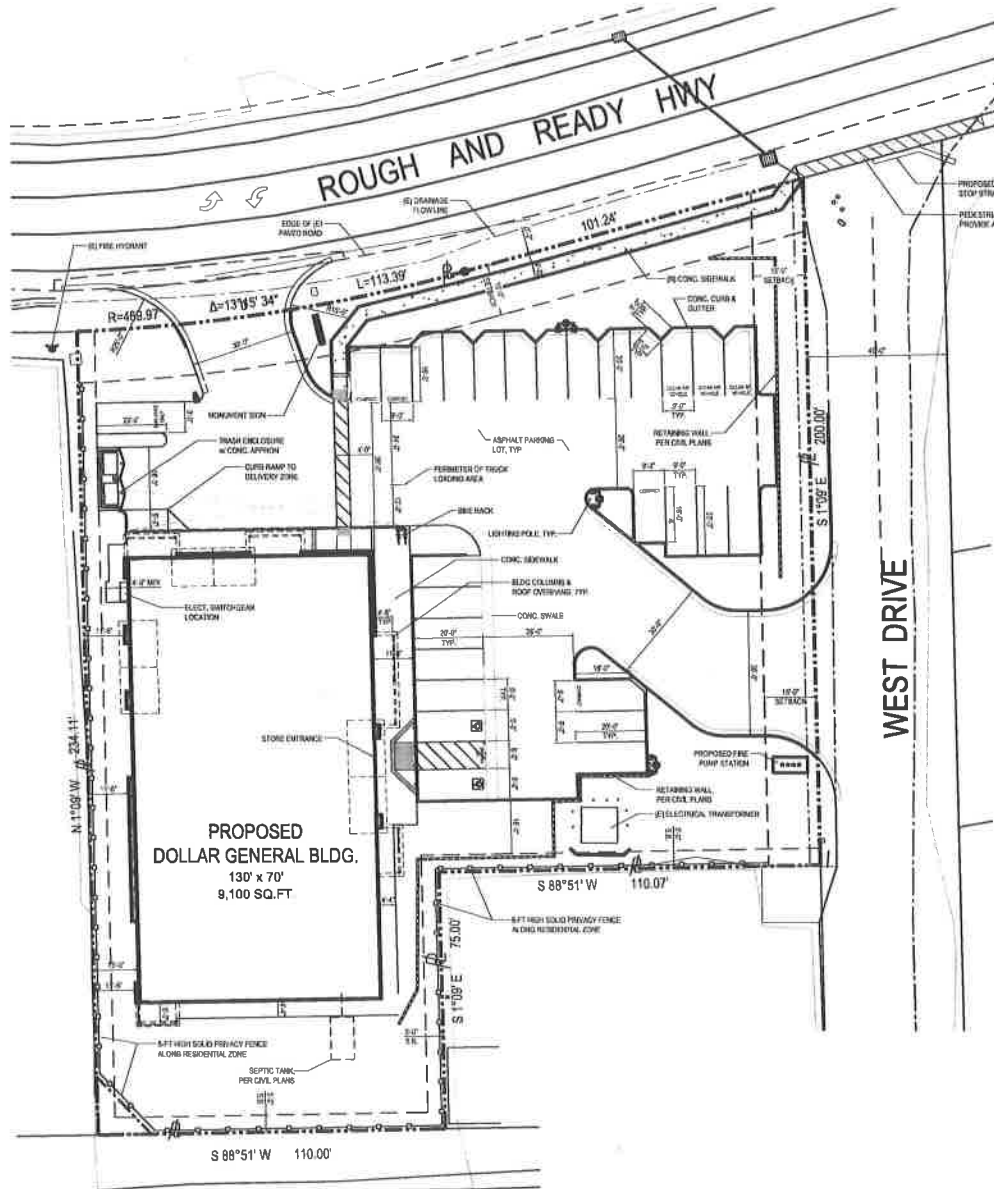


Figure 3
Site Plan – Penn Valley Site

A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL - GRASS VALLEY, CA.

DOLLAR GENERAL

12345 ROUGH AND READY HWY., GRASS VALLEY, CA. 95945



SITE PLAN



- NOTES:**
1. FOR DRAINAGE INFORMATION AND HORIZONTAL CONTROLS REFER TO CIVIL PLANS UNDER SEPARATE PERMIT
 2. ANY EROSION OR ANY IMPROVEMENTS, WHERE OCCURS PER CIVIL PLANS UNDER SEPARATE PERMIT

Source: MPA Architects, Inc.

Figure 4

Site Plan – Rough and Ready Highway Site