

NEVADA COUNTY PLANNING COMMISSION
STAFF REPORT

APPLICANT: Simon CRE

HEARING DATE: January 26, 2017

OWNER: Alta Sierra: Serge and Wanda Bartlome
Rough and Ready Highway: Peter and Dawn Fischer
Penn Valley: David and Christine Ott

FILE NO: All Three Projects (EIR15-001);

- Alta Sierra (DP14-001; MGT14-010);
- Rough and Ready Highway (DP15-001); and
- Penn Valley (DP15-004; MGT15-013; LLA16-006; COC17-0001)

PROJECT: Public hearing to accept comments on the adequacy of the Draft Environmental Impact Report (EIR15-001) prepared for three proposed Dollar General Store projects in Alta Sierra, Rough and Ready Highway and Penn Valley. The Dollar General Store projects consist of three projects, each at a different location in western Nevada County. Each project is requesting approvals necessary to develop and operate a 9,100 square foot Dollar General Store with associated improvements, including landscaping, parking, lighting and other site improvements.

LOCATION/APN:

- Alta Sierra site: 10166 Alta Sierra Drive, APN 25-430-08 (retail store and parking); APN 25-430-10 (pipeline to leach field); APN 25-430-12 (leach field), Grass Valley, CA 95949
- Rough and Ready Highway site: 12345 Rough and Ready Highway, APN 52-122-03, Grass Valley, CA 95945
- Penn Valley site: 17652 Penn Valley Drive, APN 51-120-06, Penn Valley, CA 95946

PROJECT PLANNER: Tyler Barrington, Principal Planner; Jessica Hankins, Senior Planner

ATTACHMENTS:

1. Regional Location Maps
2. Project Site Plans
 - a. Alta Sierra
 - b. Rough and Ready Highway
 - c. Penn Valley

RECOMMENDATION:

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 and public comment period, direct Michael Baker International 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 Tuesday, January 31, 2017, at 5:00 PM.

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 Michael Baker International, the firm retained by the County to undertake the preparation of the environmental document on behalf of the County for the project.

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) was 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 public review period longer than the minimum 45-days is being provided to allow agencies and the general public to submit written comments regarding the adequacy of the Draft EIR. This EIR comment period opened on **Wednesday, December 14, 2016** and will close on **Tuesday, January 31, 2017**, at 5:00 PM.

The County has prepared a Draft Environmental Impact Report (DEIR) to address specific environmental effects of implementing the Dollar General Store projects. The DEIR identified the following potentially significant environmental impact areas for the projects: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Public Services and Utilities, and Transportation and Traffic. With implementation of proposed mitigation measures, impacts would be reduced to a less than significant level, with the following exceptions, which remain significant and unavoidable:

- Alta Sierra site: Aesthetics
- Rough and Ready Highway site: Aesthetics and Land Use
- Penn Valley site: No significant and unavoidable impacts were identified

As discussed in the DEIR for the project, the project sites are not listed as toxic sites pursuant to Government Code Section 65962.5.

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 public hearing 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; and,
4. Deliberate and take action on the individual projects.

Certification of the EIR is required before the Planning can take final action on the project. Copies of the EIR are available at the following locations:

- On-line by visiting the Planning Department webpage dedicated to this project:
<http://www.mynevadacounty.com/nc/cda/planning/Pages/Dollar-General-.aspx>;
- At the Nevada County Planning Department: 950 Maidu Avenue, Suite 170, Nevada City, CA 95959; and
- At the following library locations:
 - Madelyn Helling Library: 980 Helling Way, Nevada City, CA 95959
 - Grass Valley Library-Royce Branch: 207 Mill Street, Grass Valley, CA 95945
 - Penn Valley Station: 11336 Pleasant Valley Road, Penn Valley, CA 95936

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Respectfully Submitted,



Brian Foss
Director of Planning

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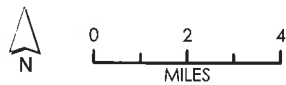
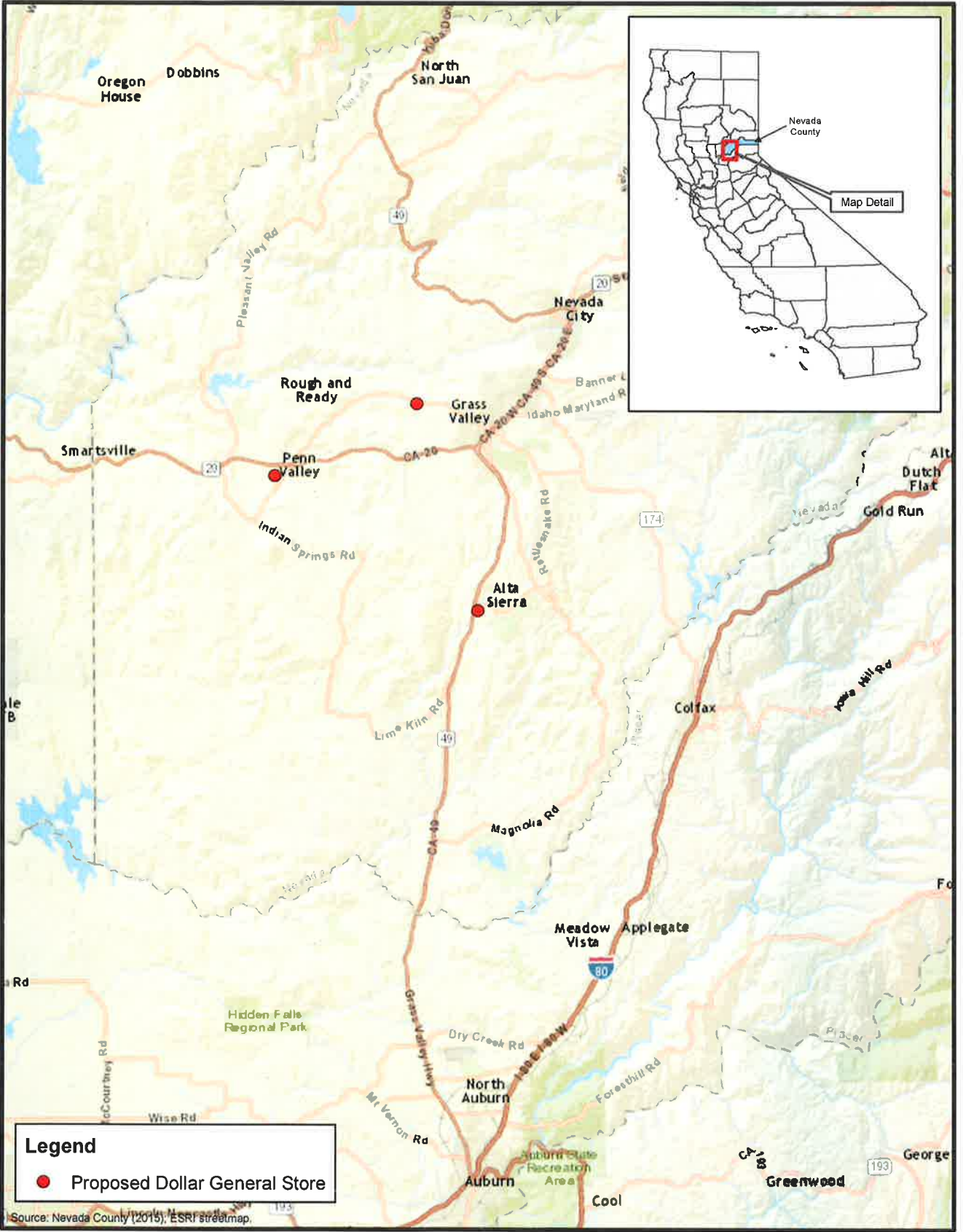


Figure 2.0-1
Regional Vicinity

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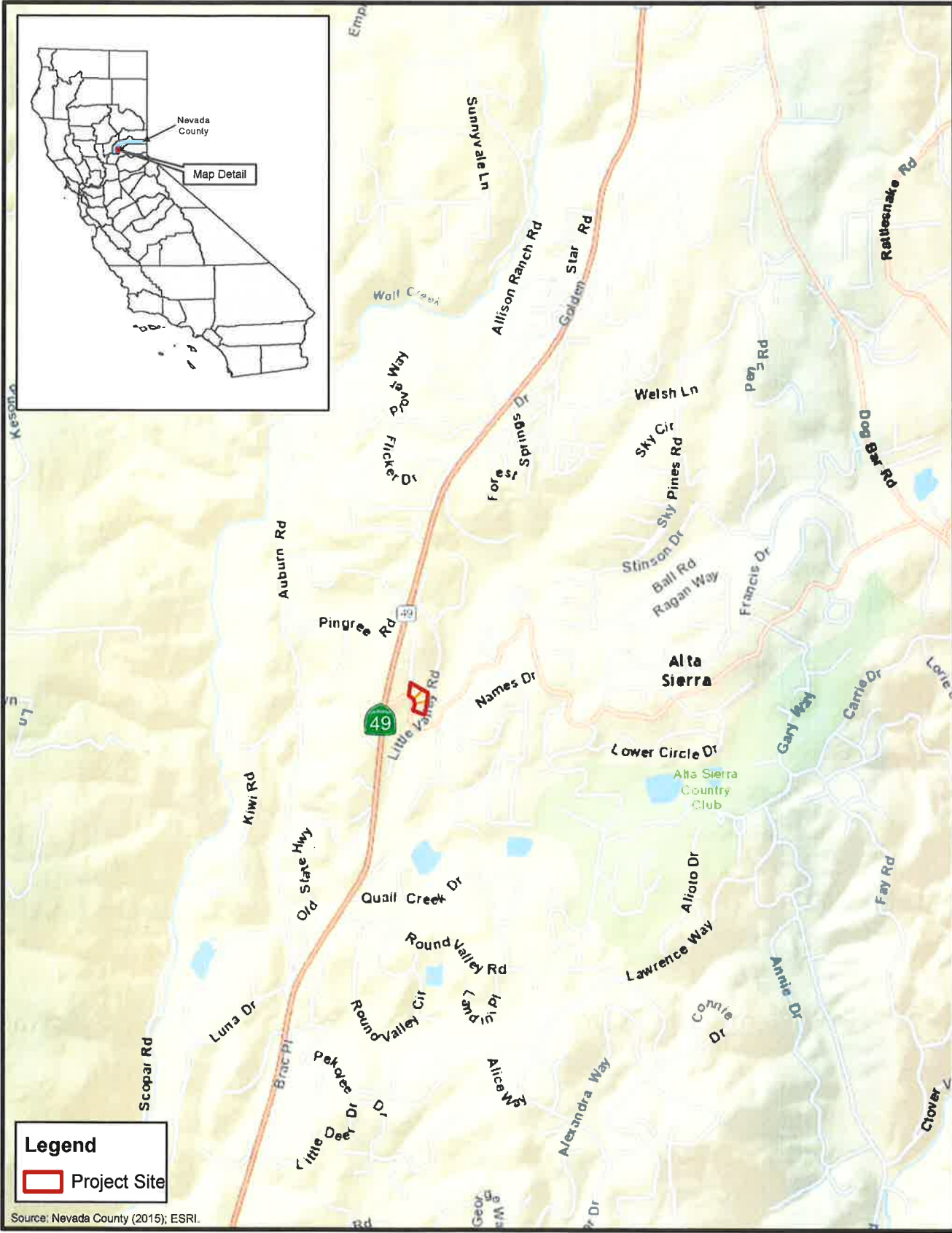


Figure 2.0-2
Regional Vicinity - Alta Sierra Site



Figure 2.0-4
Regional Vicinity - Rough and Ready Highway Site

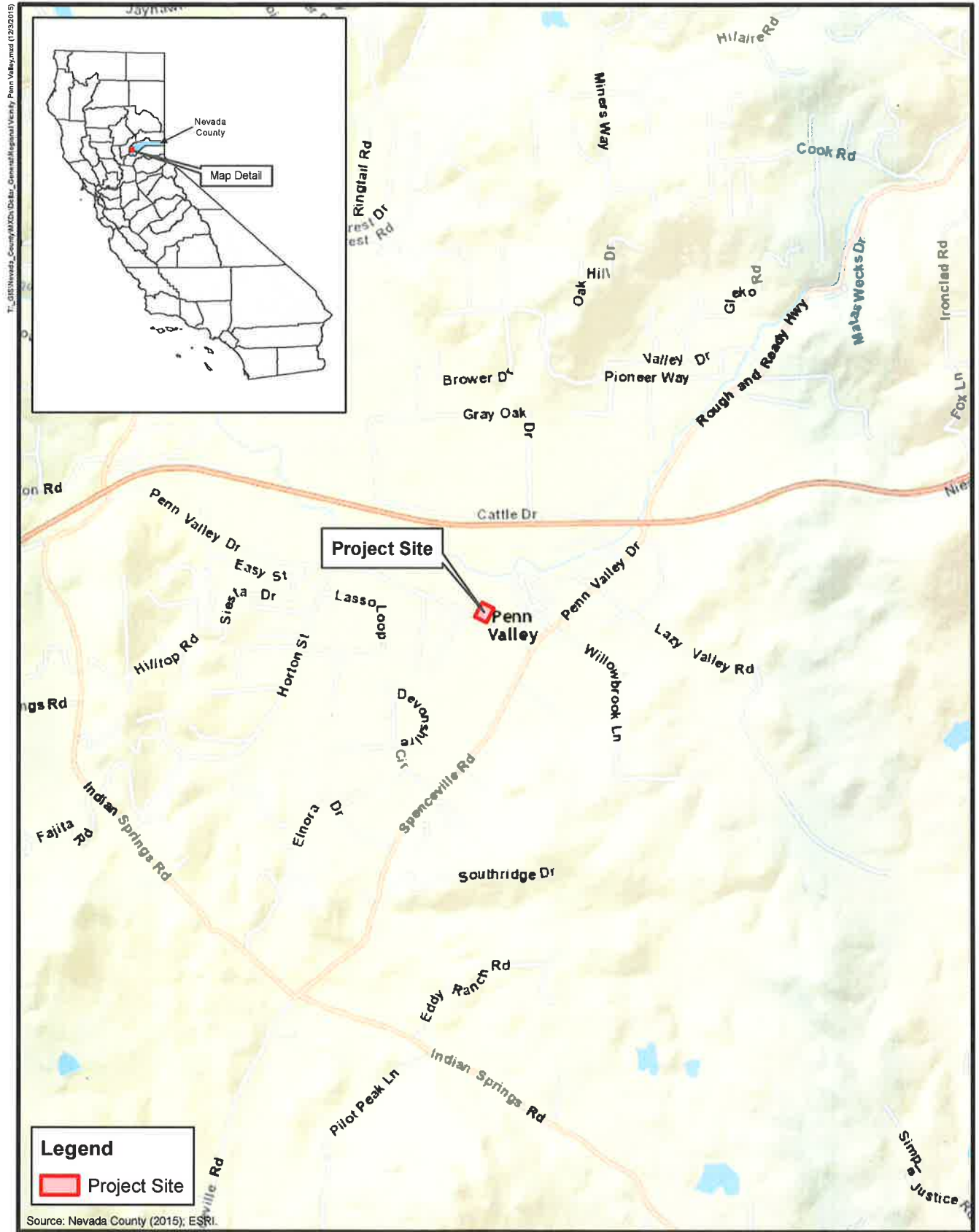


Figure 2.0-3
Regional Vicinity - Penn Valley Site

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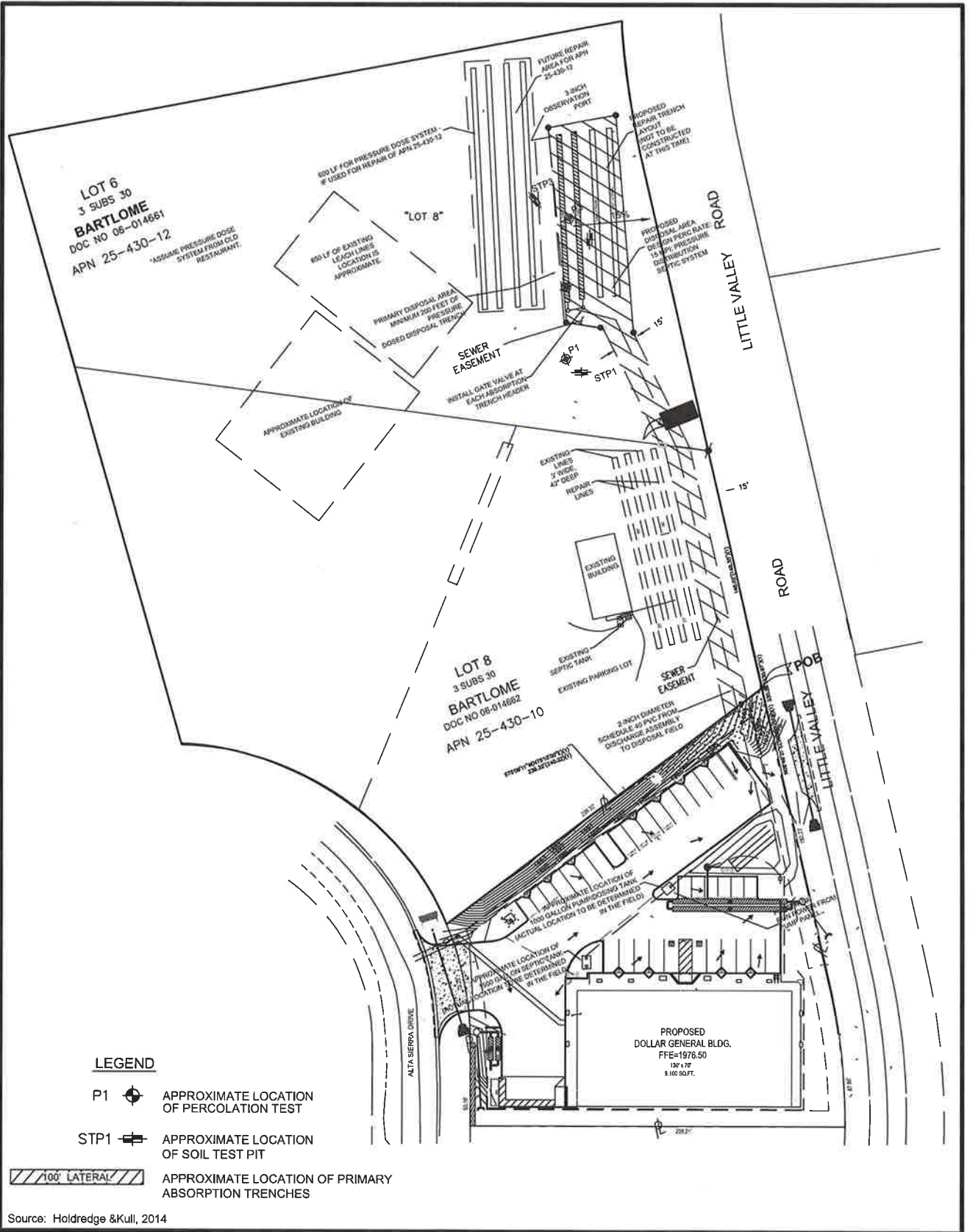


FIGURE 2.0-8b
Alta Sierra Site Off-Site Septic System Improvements

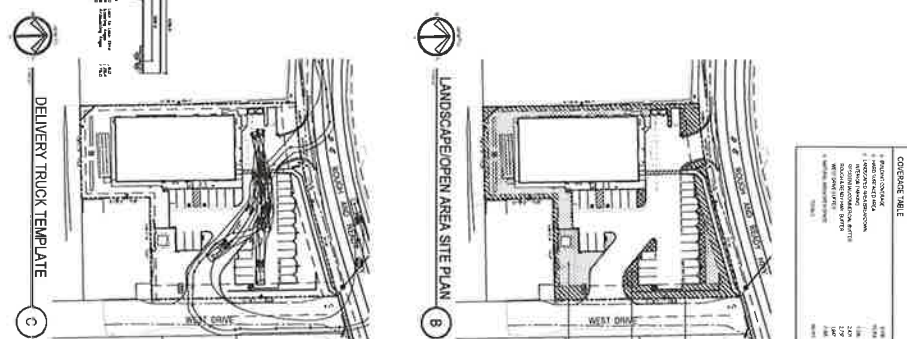
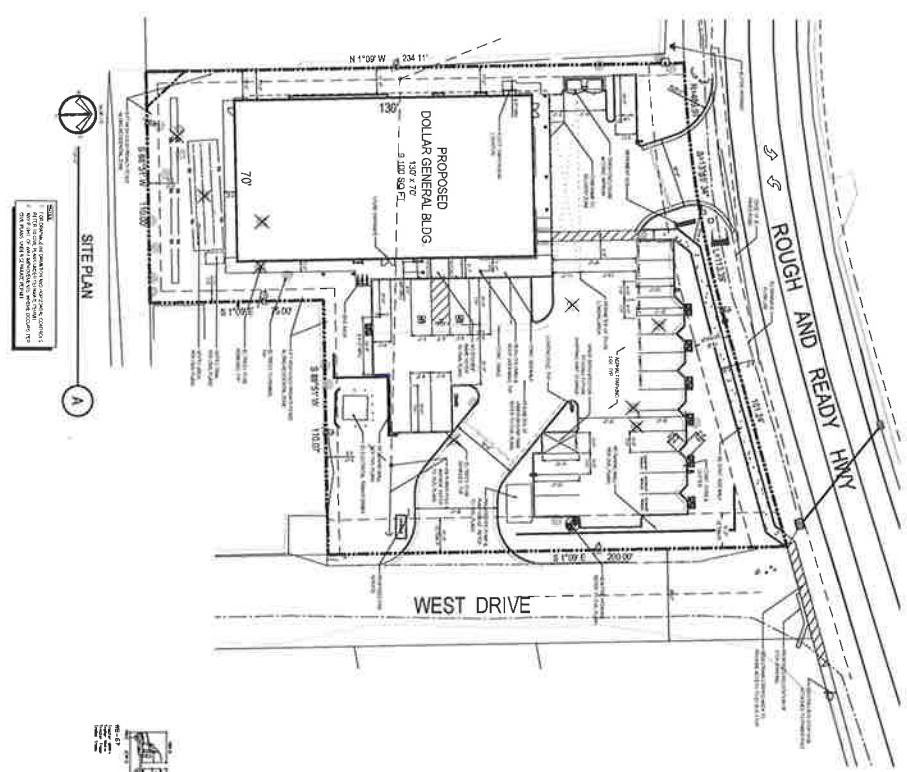
Michael Baker
INTERNATIONAL

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

DOLLAR GENERAL

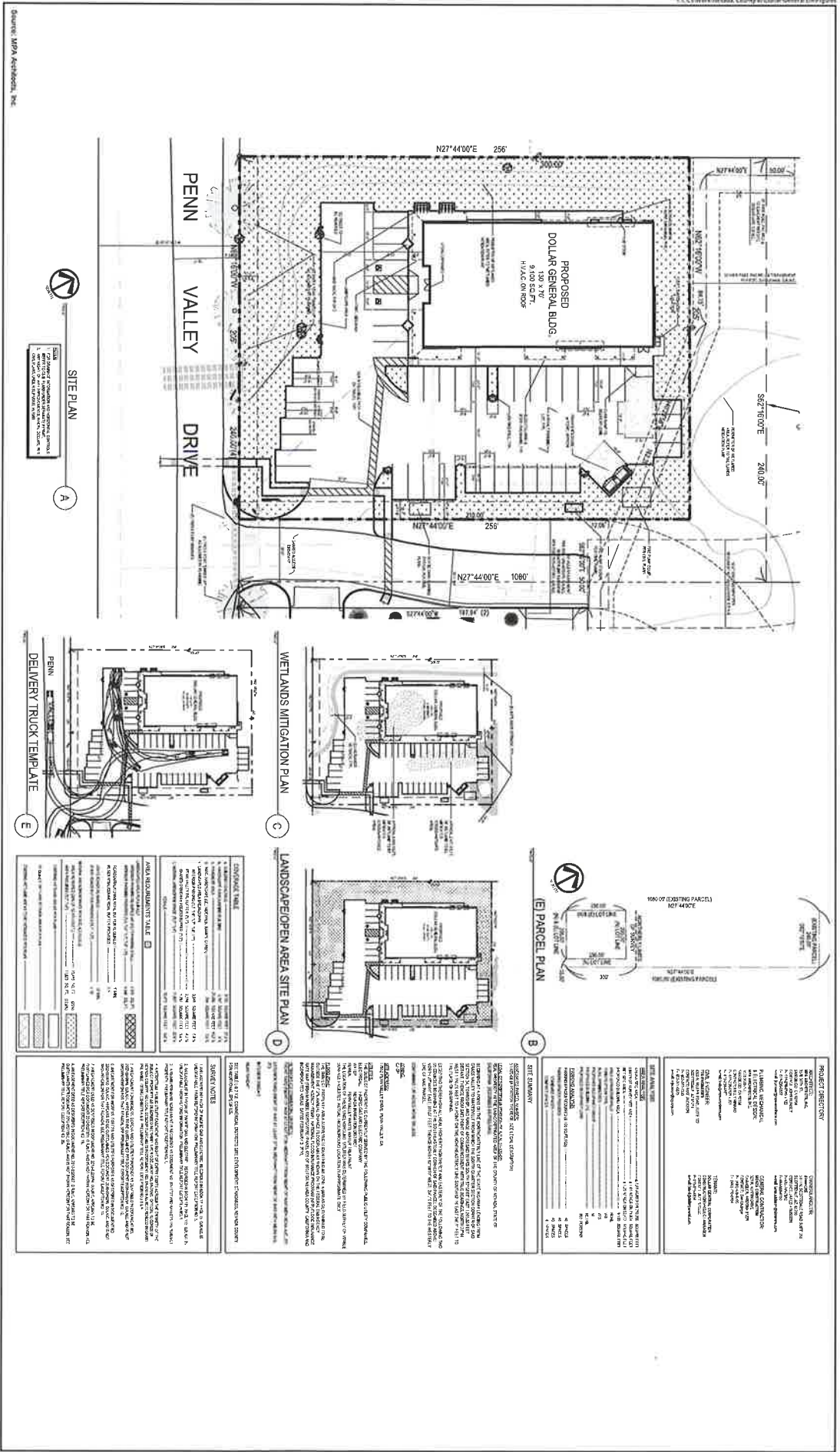
12345 ROUGH AND READY HWY, GRASS VALLEY, CA 95945

Source: Source: MPA Architects, Inc.



LANDSCAPE/OPEN AREA/REQUIREMENT TABLE	CONCRETE WALL	PROPOSED BUILDING	EXISTING BUILDING	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY
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FIGURE 2.0-10
 Site Plan – Rough and Ready Site
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Source: MPA Architects, Inc.

FIGURE 2.0-9
Site Plan – Penn Valley Site
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