

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **Thursday, October 26, 2017 at 1:30 p.m.** or as soon thereafter as the matter may be heard, in the Supervisors' Chambers, First Floor, Eric Rood Administrative Center, 950 Maidu Avenue, Nevada City, California, the Nevada County Planning Commission will hold a public hearing on the following individually timed projects:

1:30pm **EIR15-001:** Overview of the 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. Public comment and final action on the EIR will be taken as a part of the project public hearing which will immediately follow the EIR overview.

Consideration of the projects will be taken in the following order.

DP14-001; MGT14-010; & EIR15-001 (Alta Sierra): A public hearing to consider a Development Permit application proposing a 9,100 square foot Dollar General Store and a Management Plan addressing disturbance to a 1.40-acre landmark oak grove and 4 individual landmark oak trees. In addition to the proposed retail commercial structure, the project includes associated improvements including but not limited to grading, landscaping, parking, lightened, signage and other related site improvements. The project site consists of 3 parcels in a south/north orientation. The southern +/- 1.0-acre project site for the proposed building is located in between Alta Sierra Drive and Little Valley Road and will take direct access on Alta Sierra Drive. An adjacent parcel to the north will hold the project's septic line and a parcel two removed to the north will contain the project's septic leach field. **PROJECT LOCATION:** 10166 Alta Sierra Drive (Store), 10120 Alta Sierra Drive (septic line) and 15675 Johnson Place (septic leach field), Grass Valley, CA approximately 550 feet east of State Highway 49. **ASSESSOR PARCEL Nos.:** 25-430-08 (store); 25-430-10 (septic line) and 25-430-12 (septic leach field). **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Certify the EIR (EIR15-001) **PLANNER:** Tyler Barrington, Principal Planner.

DP15-004; MGT15-013; COC17-0001; LLA16-006; & EIR15-001 (Penn Valley): A public hearing to consider a combined application proposing: 1) A Development Permit application proposing a 9,100 square foot Dollar General Retail Store and associated improvements including but not limited to grading, parking, lighting, landscaping and signage. The project will take direct access from Penn Valley Drive; 2) a Management Plan addressing project impacts to a wetland and encroachment in the non-disturbance buffer of a season stream; 3) a Certificate of Compliance to recognize APNs 51-120-06 and 51-151-29 as separate legal parcels; and 4) A Lot-Line Adjustment between two adjoining parcels to reconfigure APN 51-120-06 from 5.95-acres to 1.20-acres to contain the proposed Dollar General project, while maintaining road frontage on Penn Valley Drive for APN 51-150-29, which would increase from 3.10-acres to 7.85-acres. **PROJECT LOCATION:** 17652 Penn Valley Drive (Store) and 17630 Penn Valley Drive (Certificate of Compliance and Lot-Line Adjustment), Penn Valley, CA located between the Penn Valley Post Office and the Penn Valley Mini-Storage. **ASSESSOR PARCEL Nos.:** 51-120-06 (store); and 51-150-29

(Certificate of Compliance and Lot-Line Adjustment). **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Certify the EIR (EIR15-001) **PLANNER:** Tyler Barrington, Principal Planner.

DP15-001; & EIR15-001 (Rough and Ready Highway): A public hearing to consider a Development Permit application proposing a 9,100 square foot Dollar General Retail Store and associated improvements including but not limited to grading, parking, lighting, landscaping and signage. The project proposes to have direct access on both Rough and Ready Highway and West Drive. **PROJECT LOCATION:** 12345 Rough and Ready Highway, Grass Valley, CA at the intersection of West Drive and Rough and Ready Highway approximately 2-miles east of Rough and Ready Rural Center. **ASSESSOR PARCEL Nos.:** 52-122-03. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Certify the EIR (EIR15-001) **PLANNER:** Tyler Barrington, Principal Planner.


At least 7 days prior to hearing, documents pertaining to the proposed actions, including a legal description of the properties affected by the proposed actions, Staff Report and any supporting documents are available for public review and consideration at the following locations: at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959; and on-line by visiting the Planning Department webpage: <https://www.mynevadacounty.com/512/Planning-Department>

You have the right to attend the Planning Commission meeting and public hearing to provide oral testimony and comment, and/or to submit written materials regarding the potential actions. Any person wishing to offer testimony on this matter should appear at the public hearing or may submit written comments (10 copies) to the Clerk of the Commission at or prior to the scheduled meeting. The Commission Chairperson may place reasonable restrictions on the time allowed to any person to speak on these matters. Any person speaking on behalf of an organization or group who wishes additional time must have a written statement signed by an officer of that organization stating that he/she is authorized to speak on behalf of that body, and that he/she is relaying the majority thinking thereof.

If you challenge the Planning Commission determinations or decisions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

NEVADA COUNTY PLANNING COMMISSION

Brian Foss, Ex-Officio Secretary

By: 
Tine Mathiasen
Clerk to the Planning Commission

NOTE: Should you have any questions or need further project information, please contact Tyler Barrington, Principal Planner, at (530) 470-2723.

PUBLISH: October 13, 2017
THE UNION

MAILING: October 13, 2017
ON OR BEFORE