



NOTICE OF AVAILABILITY
OF THE DORSEY MARKETPLACE PROJECT
SUPPLEMENT TO THE FINAL ENVIRONMENTAL IMPACT REPORT (SFEIR)

SCH #2016022053

DATE: February 3, 2024

TO: Responsible and Trustee Agencies and Interested Parties

FROM: City of Grass Valley, Community Development Department
125 East Main Street
Grass Valley, CA 95945
Contact: Amy Wolfson, City Planner
Email: awolfson@cityofgrassvalley.com

SUBJECT: Notice of Availability of the 45-day Public Review of the Supplement to the Final Environmental Impact Report (SFEIR) for the Dorsey Marketplace Project

NOTICE IS HEREBY GIVEN that the City of Grass Valley (City), as Lead Agency, has completed a Supplement to the Final Environmental Impact Report (SFEIR) for the Dorsey Marketplace Project. A Final EIR for this Project was published in November 2019. In April 2020, the City certified the Final EIR and granted several discretionary approvals in support of the Project. In August 2020, the adequacy of the Final EIR was challenged by a Petition for Writ of Mandate. The trial court found in favor of the City and the plaintiffs appealed that decision. The Court of Appeal found that the EIR did not adequately address potential human health effects associated with mobile source air pollution emanating from SR 20/49 under a cumulative scenario. Accordingly, on October 19, 2023, the Nevada County Superior Court issued a judgment and peremptory writ of mandate directing the City to correct the deficiencies in the EIR's analysis of SR 20/49 as a contributor of mobile source emissions, and the associated health risks for future Project residents and occupants, and the degree to which the Project may exacerbate these risks. Due to the court's ruling, this SFEIR addresses only the issue of potential health effects due to exposure to mobile source air pollution associated with traffic on SR 20/40. No other portion of the 2019 EIR is revised or supplemented.

PROJECT DESCRIPTION: The Project, which was approved by the City in April 2020, is planned to develop a mixed-use community consisting of 172 multi-family dwelling units, 8,500 square feet of office space, and 104,350 square feet of commercial uses. The commercial land uses include two major shops (35,000 and 21,500 square feet), five smaller shops (with sizes between 4,000 and 8,500 square feet), three pads for drive-through services such as fast-food and financial institutions (sizes between 3,200 and 4,200 square feet) and one 6,000-square-foot pad that would support food service without a drive-through. Spring Hill Drive will be extended across the site, connecting Dorsey Drive with Idaho-Maryland Road.

PROJECT LOCATION: The approximately 26.8-acre project site is located adjacent to the south side of Dorsey Drive and adjacent to the east side of State Route (SR) 20/49. The assessor's parcel numbers for

the Project site include 035-260-062, 035-260-077, and 035-260-064. The site also includes a 2.08-acre easement for the planned extension of Spring Hill Drive.

HAZARDOUS WASTE SITES: The project site was the former location of the Spring Hill Mine, which operated at the site intermittently during the late 1800s and through the 1940s. The Project site is identified in the State Water Resources Control Board’s EnviroStor database as a voluntary clean-up site. The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: The 2019 Final EIR identified potentially significant impacts related to aesthetics, air quality, biological resources, climate change, cultural resources, geology and soils, hazards and hazardous materials, land use, noise, and transportation. Most of these impacts will be substantially reduced or avoided with implementation of mitigation measures; however, impacts associated with climate change and transportation were identified as significant and unavoidable. The SFEIR does not identify any new significant impacts or impacts more severe than those that were identified in the 2019 Final EIR.

DOCUMENT AVAILABILITY: Copies of the SFEIR are available for review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at the City of Grass Valley City Hall at 125 East Main Street, Grass Valley, CA 95945, except on City holidays. Copies are also available at the Grass Valley Public Library at 207 Mill Street.

The SFEIR is also available online at:

<https://www.cityofgrassvalley.com/pod/active-projects>

PUBLIC REVIEW TIMELINE: The 45-day public review period for the SFEIR begins February 3, 2024 and ends March 19, 2024. The City must receive all written comments within this time period. Written comments may be submitted to the attention of Amy Wolfson, City Planner at the following:

Via US Postal Service:

City of Grass Valley
Planning Department
125 East Main Street
Grass Valley, CA 95945

Via Email:

awolfson@cityofgrassvalley.com

Comments provided via email should include “Dorsey Marketplace Project SFEIR” in the subject line and the name and physical address of the commenter in the body of the email.

QUESTIONS: If you have any questions about this project, please contact Amy Wolfson, City Planner, at awolfson@cityofgrassvalley.com, or at (530) 274-4711.