



CITY OF GRASS VALLEY
Community Development Department
Thomas Last, Community Development Director

125 East Main Street
Grass Valley, CA 95945

Building Division
530-274-4340
Planning Division
530-274-4330

A CENTENNIAL CITY

TO: INTERESTED AGENCY OR PARTY

FROM: CITY OF GRASS VALLEY

DATE: MARCH 22, 2019

SUBJECT: NOTICE OF COMPLETION (NOC) AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE DORSEY MARKETPLACE PROJECT – SCH# 2016022053

The City of Grass Valley has completed a Draft Environmental Impact Report (DEIR) for the above project. The proposed project includes General Plan Amendment, rezone, development review, and use permit applications. The EIR evaluates two Project Alternatives with an equal weight environmental analysis. Both Alternative A and Alternative B require a General Plan Amendment to change the land use designation from Business Park to Commercial and Residential Urban High Density, and a rezone from Corporate Business Park to Commercial (C-2) and Multiple Dwelling Residential (R-3). Alternative A proposes to develop approximately 178,960 square feet of commercial building space and 90 multiple-family dwelling units. Alternative B proposes to develop approximately 104,350 square feet of commercial building space, 8,500 square feet of office space and 171 multiple-family dwelling units. The development review application covers the site plan and project design, while the use permit application is for the drive-through uses. The project site is located at the southeast corner of the Dorsey Drive and State Route 20/49 interchange.

Public Meetings and Comments: The Planning Commission will hold a public hearing to discuss, and take comments on, the Draft EIR on the following date:

Planning Commission Public Hearing – Tuesday, April 16, 2019, at 7:00 p.m.
in the Grass Valley City Council Chambers, 125 E. Main Street.

Copies of the Draft EIR are available for public review during regular business hours at the Nevada County Library, 980 Helling Way, Nevada City, the Grass Valley Library, 207 Mill Street, Grass Valley, and the Grass Valley City Hall at 125 E. Main Street in Grass Valley. The document can also be viewed on the City's web site at cityofgrassvalley.com.

If you, or your agency, have any comments on the DEIR they must be provided no later than 45 days from the date of receiving this notice or by May 6, 2019.

If you have any questions, please call me at (530) 274-4711.

Sincerely,

Thomas Last
Community Development Director