



# Notice of Preparation Scoping Meeting Dorsey Marketplace Project

- **Purpose of Scoping Meeting:**
  - Provide public agencies and the public with the opportunity to learn about the proposed project
  - Discuss expected environmental issues.
  - Comments provided during the scoping meeting and NOP process will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR.
  - NOP comment period - **February 16, to March 17, 2016**

# Dorsey Marketplace Project Description

- Four Applications Submitted to the City:
  1. General Plan Amendment to change the GP map designation on 26.9 acres from Business Park to 21.2 acres of Commercial and 5.7 acres of Residential Urban High Density;
  2. Rezone to change zoning map from Corporate Business Park to 21.2 acres of C-2 and 5.7 acres of R-3;
  3. Development Review application to review the site plan and architecture for 181,900 square feet of commercial and retail uses and 90 multifamily residential units: and
  4. Use Permit to allow three (3) drive-through facilities.



# Dorsey Marketplace Project Description

- Project Location - 26.9 acres located at the freeway interchange of Dorsey Drive and State Route 20/49 (SR 20/40) (southeast side)
- Brownfield Property – Former Mine Site
- Infill Lot – As defined by City General Plan
- Planned for Urban Development





# DORSEY MARKETPLACE

GRASS VALLEY, CA.

FEBRUARY 24, 2014

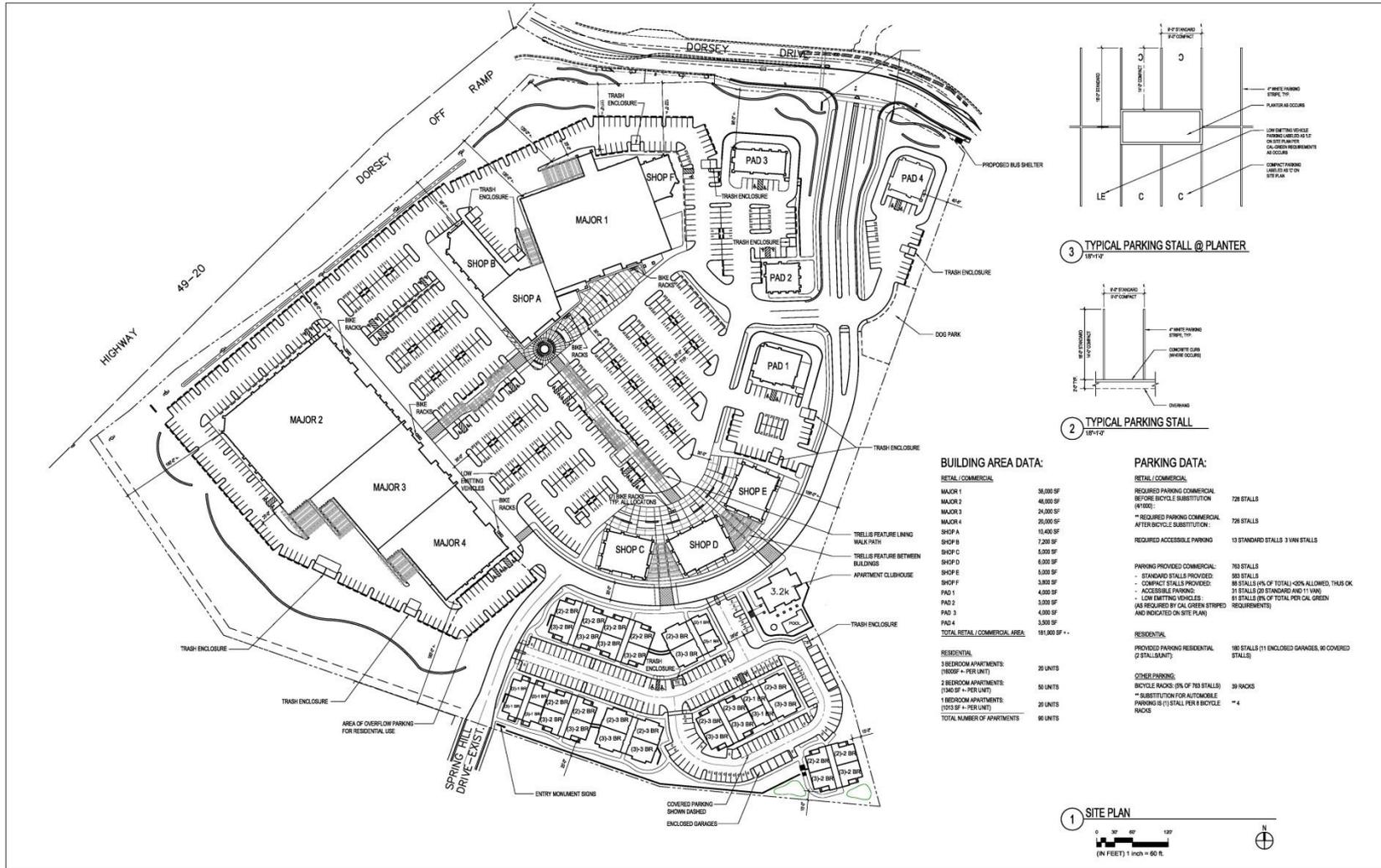




# DORSEY MARKETPLACE

GRASS VALLEY, CA.  
FEBRUARY 24, 2014

# Proposed Site Plan



## DORSEY MARKETPLACE

GRASS VALLEY, CA.  
DECEMBER 09, 2015

REVISIONS	DATE	DESCRIPTION	BY

# Rendering looking south – Dorsey Dr. in foreground



# EIR Topics to be Studied

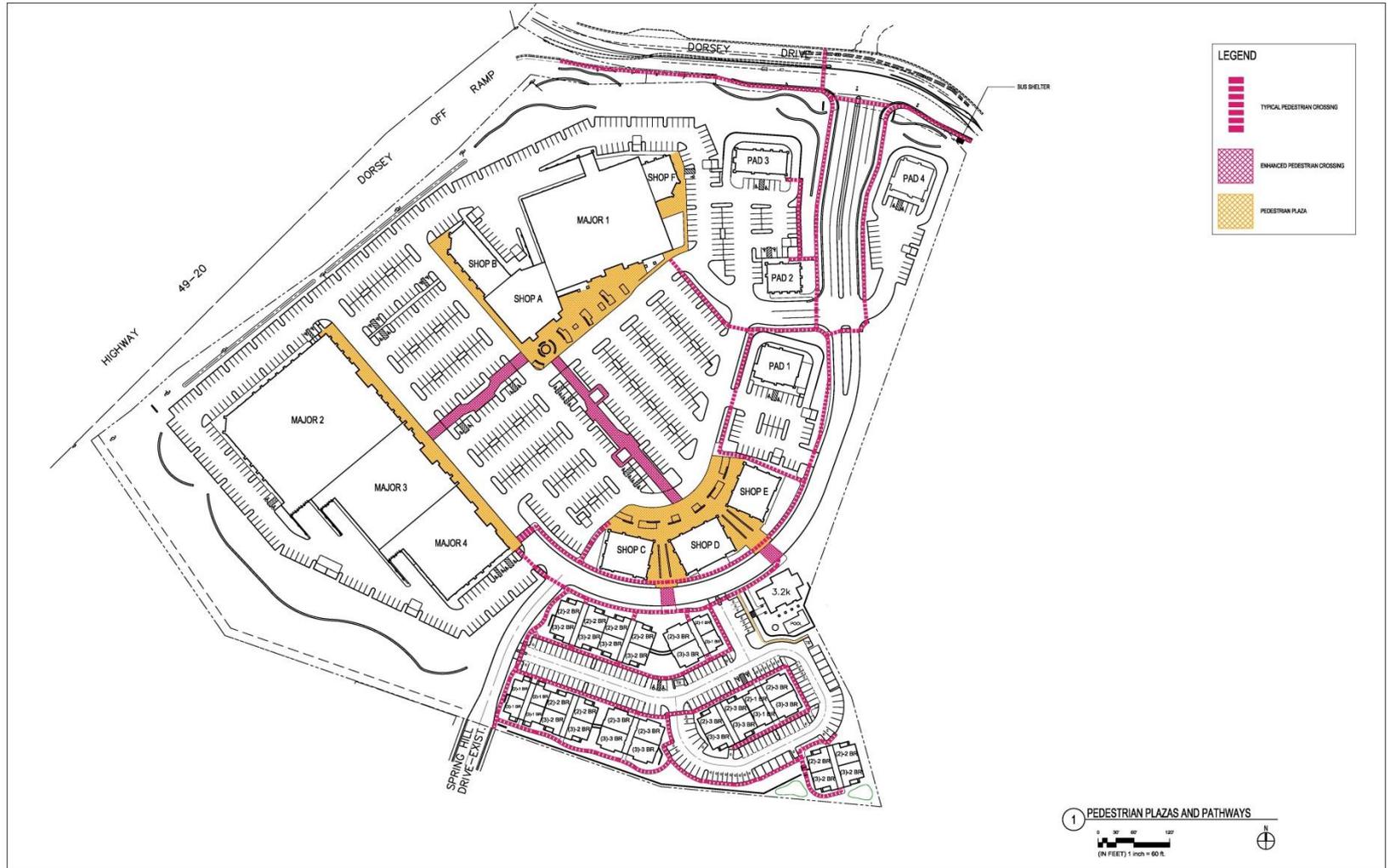
- Aesthetics – visual impacts
- Air Quality and Greenhouse Gases – construction and post construction
- Biological Resources
- Cultural and Archaeological Resources
- Geology, Soils, and Seismic
- Hazardous Materials – Site Cleanup
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services and Utilities
- Traffic



# Joint City Council and Planning Commission Study Session Dorsey Marketplace Project

- Next Steps
  - Written Comments must be received by March 17, 2016
  - Consultant beginning technical environmental studies
  - Future Meetings

# Proposed Plazas and Paths



**DORSEY MARKETPLACE**  
 GRASS VALLEY, CA.  
 DECEMBER 09, 2015



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# Rendering Locations on Site Plan



4 PUBLIC ART OPPORTUNITY - MURAL #2



1 PUBLIC ART OPPORTUNITY - ROCK GARDEN



2 PUBLIC ART OPPORTUNITY - SCULPTURE



3 PUBLIC ART OPPORTUNITY - MURAL #1



5 PUBLIC ART OPPORTUNITY - MURAL #3

**DORSEY MARKETPLACE**  
 GRASS VALLEY, CA.  
 DECEMBER 09, 2019



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# Pedestrian Plaza/Paths and Wall Art

