



**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**

February 11, 2016

To: See Attached Agency List

Re: **Notice of Preparation for an Environmental Impact Report** for the Dorsey Marketplace Project

The City of Grass Valley will prepare an Environmental Impact Report (EIR) for the **Dorsey Marketplace Project** (proposed project, project) and is issuing this Notice of Preparation (NOP) pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines. The City is requesting input from the public and your agency on environmental issues associated with development of the proposed project. As a responsible or trustee agency, your agency may need to use this EIR when considering issuance of a permit or other discretionary approval for the proposed project. Comments received during this public comment period will be used to focus the environmental analysis in the EIR.

**Project Location and Description**

The 26.9 acres are located at the southeast freeway interchange of Dorsey Drive and State Route 20/49 (SR 20/40) (**Figure 1, Regional Location Map**). Specifically in the southeast quarter of Section 23, and northeast quarter of Section 26, Township 16 North, Range 8 East, M.D.M The property contains three (3) Assessor Parcel Numbers, 35-260-62, 63, and 64.

The proposed Project consists of the following applications:

- 1) General Plan Amendment to change the land use 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 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 restaurants.

The commercial area is proposed to include nine buildings with multiple tenants ranging in size from 3,000 to 92,000 square feet. There would be four major tenant spaces ranging from 20,000 to 48,000 sq. ft. in size. The residential area is proposed to include six residential structures that are two or three stories in height, a 3,200 square foot clubhouse, and a pool.

### **Comment Period**

The NOP comment period commences on **February 16, 2016**, and will end on **March 17, 2016**. When submitting comments, please be specific in describing your environmental concerns. In particular, if there are changes to the project or measures you believe the City should take that would reduce the environmental impact of the project or address issues of concern, please include them in your response to this NOP. Please also include contact information so that the City can follow up with questions regarding comments if necessary. Comments must be sent to:

Thomas Last  
Community Development Director  
City of Grass Valley  
125 E. Main Street  
Grass Valley, CA 95945  
[toml@cityofgrassvalley.com](mailto:toml@cityofgrassvalley.com)

### **Scoping Meeting**

Two scoping meetings will be conducted on **March 2, 2016**, in the City of Grass Valley City Council Chambers at the address shown above. **The meetings will be at 3:00 p.m. (primarily for agencies) and 6:00 p.m. (primarily for the public)**. Two meetings are being held to provide the greatest opportunity for both agency staff and members of the public to attend/participate. The scoping meeting will provide public agencies and the public with the opportunity to learn more about the proposed project and to discuss environmental issues. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Comments provided during the scoping meeting will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR.

### **Probable Environmental Impacts of the Project**

The City has determined that the proposed project will require preparation of an EIR. As permitted by CEQA Section 15060(d), the City will not prepare an Initial Study. The EIR will evaluate all of the topics in the CEQA checklist. Based on experience with similar projects, the City anticipates the project may result in the following significant environmental impacts:

**Aesthetics:** Though the site did contain the former Springhill Mine operation and is a Brownfield site, much of the site is now covered with vegetation. The project will alter the present visual character and views of the property. The EIR will evaluate the change in character along with the light and glare issues associated with the project. The EIR will also consider whether the economic activity generated at the project site could adversely affect other businesses in the City to the extent that the project could lead to urban decay conditions.

**Air Quality:** The proposed project will result in additional traffic traveling to and from the project area. This will result in air emissions that could impact the environment. The EIR will evaluate both the construction and operational air quality impacts associated with the proposed project.

**Biological Resources:** The proposed project could impact biological resources. The site does not contain any wetland or creek resources, but could contain special status species or sensitive natural communities. The EIR will evaluate these potential resources.

**Cultural Resources:** A cultural resources evaluation will be prepared to determine if there are any archeological or historic resources onsite and the EIR will evaluate potential impacts on any identified cultural resources.

**Geology, Soils, Seismicity:** The EIR will identify geologic, soils, and seismic conditions in the project area and evaluate whether the proposed development could result in adverse environmental effects associated with these conditions. This will include consideration of the areas of grading, cut and fill amounts, slopes, road grades, retaining walls, and driveway grading.

**Greenhouse Gases:** Construction and operation of the project would generate greenhouse gas emissions. The EIR will estimate the proposed project's potential to generate greenhouse gases, including those associated with mobile sources, natural gas and electricity usage, water supply, wastewater conveyance and treatment, and solid waste disposal. The EIR will identify measures contained in the California Building Code as well as existing policies in the General Plan that may reduce the proposed project's impacts related to greenhouse gases, and evaluate the significance of the project's contribution to greenhouse gas emissions.

**Hazardous Materials:** A majority of this property previously contained the Springhill Mine operations. Portions of the project area are known to have contamination created from historic mining operations and the property owner has received approval of a Removal Action Plan from DTSC. The EIR will review the hazards associated with the past mining in the area and the potential serpentine rock (containing asbestos).

**Hydrology and Water Quality:** The EIR will address potential downstream storm drainage impacts on Caltrans and City facilities and analyze the proposed onsite storm water detention and water quality measures.

**Land Use:** The EIR will consider whether the project, which includes a General Plan amendment and rezone, could lead to any land use conflicts and incompatibilities or inconsistencies with General Plan policies adopted for the purpose of avoiding environmental impacts.

**Noise:** The project has the potential to expose the public (apartments, hospital, and elder care facilities in vicinity) to additional noise levels on a temporary and permanent basis. Increases in vehicle traffic and the addition of new residential and commercial uses may result in an increase in ambient noise near the project site and along transportation routes leading to the project site. The EIR will estimate noise impacts associated with the construction and operation of the proposed project.

**Population/Employment/Housing:** The EIR will evaluate the degree to which the project could alter population density and the jobs/housing balance and whether those changes could result in physical environmental effects.

**Public Services and Utilities:** The EIR will evaluate the impact on city services such as wastewater treatment and storm drainage. Water supply impacts will be evaluated with the Nevada Irrigation District. Impacts to educational and recreational facilities will also be evaluated.

**Transportation:** Traffic associated with the proposed project may result in impacts on area roadways, intersections, and transportation facilities. Improvements are planned for some of the area roadways, however the timing, extent of improvements and financing may be uncertain. The EIR will evaluate impacts to the transportation network resulting from construction and operational phases of the proposed project.

If you have any questions, please call me at the number listed above.

Sincerely,

Thomas Last  
Community Development Director

Figure 1, Regional Location Map  
[Agency Distribution List]