

**NEVADA COUNTY, CALIFORNIA**  
**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO**  
**ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE**  
**CLEARINGHOUSE NO. 2005022022) FOR THE HIGGINS MARKETPLACE AND FUEL**  
**STATION PROJECT (PLN20-0087; AAP20-0005; DVP20-1; EIS20-0003)**

**TO:** Department of Public Works – Surveyor  
Department of Public Works – Engineering  
Department of Public Works – Sanitation  
Department of Public Works – Transit  
Environmental Health Department  
Building Department  
County Counsel\*  
Nevada County Transportation Commission  
Northern Sierra Air Quality Management Dist.  
Ag Commissioner / Weights & Measures  
Housing/Community Services  
CEO – Alison Lehman  
LAFCo  
PG&E  
Higgins Fire District  
Pleasant Ridge Union School District  
Placer County Planning  
US Army Corp of Engineers  
US Fish & Wildlife  
Nevada County Economic Resource Council  
General Plan Defense Fund  
Lake of the Pines HOA  
Shingle Springs Band of Miwok Indians  
CALFire, Nevada Yuba Placer Unit – Brian Estes  
Commissioner Duncan, District II  
Brian Foss, Planning Director  
Mali LaGoe – Acting CDA Director  
Property Owners w/in 300-Feet  
Caltrans Highways  
Fire Protection Planner  
CA Fish & Wildlife  
Central Valley Water Quality Control  
Department of Water Resources  
Native American Heritage Commission  
Nevada Irrigation District  
CA State Fire Marshal  
Air Resources Control Board  
Resource Conservation District  
CA Native Plant Society - Redbud  
Nevada County Association of Realtors  
Lake of the Pine HOA – Tom Wright  
Kevin Johnston  
Sierra Nevada Group/Sierra Club  
Federation of Neighborhoods  
Tsi Akim Maidu  
United Auburn Indian Community  
Bear Yuba Land Trust  
Friends of Nevada City  
Keep Nevada County Rural  
Nevada City Rancheria Nisenan Tribe  
Nevada County Contractor’s Association  
Andrew Grundman  
California State Clearinghouse  
Supervisor Scofield, District II  
Tyler Barrington, Principal Planner  
COB – Jeff Thorsby

*\*receives full report, others receive NOA/NOI only with report available online.*

**Date:** May 18, 2021

**Prepared by:** Matt Kelley, Senior Planner  
Nevada County Planning Department  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959  
(530) 265-1423  
Email: matt.kelley@co.nevada.ca.us

**File Number(s):** PLN20-0087; AAP20-0005; DVP20-1; EIS20-0003

**Assessor’s Parcel Number:** 057-260-024

**Applicant / Property Owner:** North State Grocery, Inc.  
KKP Lake of the Pines, LLC.  
P.O. Box 439  
Cottonwood, CA 96002

**Representative:** King Engineering  
Russell King  
200 Auburn Folsom Road, Suite 201  
Auburn, CA 95603

**Zoning Districts:** Community Commercial (C2) – Scenic Corridor Combining District (SC) – Site Performance Combining District (SP)

**General Plan Designation:** Community Commercial (CC)

**Project Location:** The proposed project site is located within the existing Higgins Marketplace and is located south of the existing approximately 30,000-square-foot Holiday Market Grocery Store (21656 Higgins Road) and is further located at the intersection of Higgins Road and Woodridge Drive. The project site is further located approximately 1,000 feet east of Highway 49 and south of the intersection of Combie Road and Higgins Road within unincorporated Southern Nevada County.

**Project Description:** The project as proposed is a combined application for a Development Permit (DVP20-1) to construct a proposed Fuel Station with four (4) self-service pump islands and eight (8) fueling positions adjacent the existing Holiday Market Grocery Store. Development would consist of the construction of a proposed approximately 4,524-square-foot Fuel Station canopy that would be approximately 22 feet in height for the Fuel Station and the installation of two (2) underground fuel storage tanks, consisting of one (1) 15,000-gallon tank for regular unleaded fuel and one (1) 12,000-gallon tank (split between 6,000 gallons for premium unleaded and 6,000 gallons for diesel). The proposed Fuel Station would be constructed within an existing approximately 20,000-square-foot area of the project site that has been graded, compacted with gravel and landscaped that is located south of the existing Holiday Market Grocery Store, which is contained within an existing approximately 50,000-square-foot building area that was approved for development as part of the Higgins Marketplace. Additional development of the Fuel Station would consist of the construction of associated signage for the proposed Fuel Station which would be located within the existing Higgins Marketplace. The project as proposed also includes a request to amend the previously approved Use Permit, U04-019 (AAP20-0005), to recognize the reduction in the size of the Holiday Market Grocery Store, from approximately 50,000 square feet to approximately 30,000 square feet. The Higgins Marketplace project was originally approved by the Nevada County Board of Supervisors on August 18, 2009 (EIR04-001, GP04-005, Z04-012, PM04-020, U04-019)

*For full Project Description please see the proposed Addendum to the Final Environmental Impact Report.*

**PUBLIC REVIEW:** As a Lead agency in accordance with CEQA, this Notice of Availability serves as public notice that the County of Nevada has prepared an Addendum to an EIR for the project identified above in accordance with CEQA Guidelines Section 15164. Nevada County is inviting comments and concerns regarding this Addendum to an EIR during the public review period as outlined below. The decision-making body shall consider the Addendum with the certified EIR, prior to making a decision on the project, pursuant to CEQA Guidelines Section 15164(d). Although not required, this Addendum to an EIR is being circulated for a 30-day public review period. Prior to approval of the project, the Planning Commission will consider comments received on this Addendum to an EIR. The Planning Commission will hold a public hearing before it considers certification of the Addendum with the certified EIR and approval of the proposed project at a duly noticed public hearing on a date to be determined.

The public review period for the proposed project is from **May 18, 2021 to June 16, 2021. Comments must be received by 5:00 p.m. on the last day of the comment period, June 16, 2021.** Written comments should be sent to the following address:

Matt Kelley, Senior Planner  
Nevada County Planning Department  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959  
Phone: 530-264-1423  
Email: matt.kelley@co.nevada.ca.us

**DOCUMENT AVAILABILITY:** The Addendum to the EIR prepared for this project and the documents used in preparation of this Addendum are available for review on the County's website at <https://www.mynevadacounty.com/512/Planning-Department>, under the Projects and Supporting Documents link. Hardcopies may be reviewed at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959.

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, an Addendum to a previously certified EIR has been prepared because none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred.

Prepared by:  
  
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Matt Kelley, Senior Planner

5/17/2021  
Date

