

**Notice of Completion & Environmental Document Transmittal**

SCH# 2016022053

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Governor's Office of Planning & Research

Project Title: Dorsey Marketplace  
 Lead Agency: City of Grass Valley Contact Person: Thomas Last **MAR 22 2019**  
 Mailing Address: 125 east Main Street Phone: 530.274.4330  
 City: Grass Valley Zip: 95945 County: Nevada **STATE CLEARINGHOUSE**

**Project Location:** County: Nevada City/Nearest Community: Grass Valley  
 Cross Streets: SR 20/49 and Dorsey Drive Zip Code: 95945  
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 13 ' 41.3 " N / 121 ° 02 ' 33.8 " W Total Acres: 26.8  
 Assessor's Parcel No.: 035-260-062, -063, and -064 Section: 23, 26 Twp: 16N Range: 8E Base: MDB&M  
 Within 2 Miles: State Hwy#: 20/49 Waterways: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Bell Hill, Lyman Gilmore, Margaret G Scotten, Nevada Union High School, Silver Springs High, Bitney College Prep., Sierra College  
 Airports: Nevada County Airport

**MAR 22 2019**  
**STATE CLEARINGHOUSE**

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec  (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 90 Acres \_\_\_\_\_  
 or 171\*  
 Office: Sq. ft. 0 or 8,500\* Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq. ft. 179K Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 or 104K\*

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Vacant, abandoned former mine site with multiple mine related remnants/Business Park/ Corporate Business Park

**Project Description:** (please use a separate page if necessary)

The project site is currently designated under the General Plan as Business Park and zoned Corporate Business Park. This EIR evaluates two Project Alternatives with an equal weight environmental analysis. Both Alternative A and Alternative B require a General Plan Amendment and rezone to change land currently designated for 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.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 3-22-2019

SCH COMPLIANCE 5-6-2019

**Project Sent to the following State Agencies**

Resources  
 Boating & Waterways  
 Central Valley Flood Prot.  
 Coastal Comm  
 Colorado Rvr Bd  
 Conservation  
 CDFW # 2  
 Cal Fire  
 Historic Preservation  
 Parks & Rec  
 Bay Cons & Dev Comm.  
 DWR

**Cal EPA**  
 ARB: Airport & Freight  
 ARB: Transportation Projects  
 ARB: Major Industrial/Energy Resources, Recycl.& Recovery  
 SWRCB: Div. of Drinking Water  
 SWRCB: Div. Drinking Wtr # \_\_\_\_\_  
 SWRCB: Div. Financial Assist.  
 SWRCB: Wtr Quality  
 SWRCB: Wtr Rights  
 Reg. WQCB # 53  
 Toxic Sub Ctrl-CTC

**Yth/Adlt Corrections**  
 Corrections

**Independent Comm**  
 Delta Protection Comm  
 Delta Stewardship Council  
 Energy Commission  
 NAHC  
 Public Utilities Comm  
 Santa Monica Bay Restoration  
 State Lands Comm  
 Tahoe Rgl Plan Agency  
 Conservancy  
 Other: \_\_\_\_\_

**CalSTA**  
 Aeronautics  
 CHP  
 Caltrans# 3  
 Trans Planning

**Other**  
 Education  
 Food & Agriculture  
 HCD  
 OES  
 State/Consumer Svcs  
 General Services

Please note State Clearinghouse Number (SCH#) on all Comments

**2016022053**

SCH#: \_\_\_\_\_  
 Please forward late comments directly to the Lead Agency

AQMD/APCD 21

(Resources: 3/23)

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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Local Public Review Period (to be filled in by lead agency)

Starting Date March 22, 2019 Ending Date May 6, 2019

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Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>R Jeter Family Trust, representative Warren Hughes</u>
Address: <u>853 Lincoln Way</u>	Address: <u>Gallelli Real Estate, 3005 Douglas Blvd, #200</u>
City/State/Zip: <u>Auburn, CA 95603</u>	City/State/Zip: <u>Roseville CA 95661</u>
Contact: <u>Katherine Waugh</u>	Phone: <u>916.997.0110</u>
Phone: <u>530.863.4642</u>	

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Signature of Lead Agency Representative:  Date: 3/19/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.