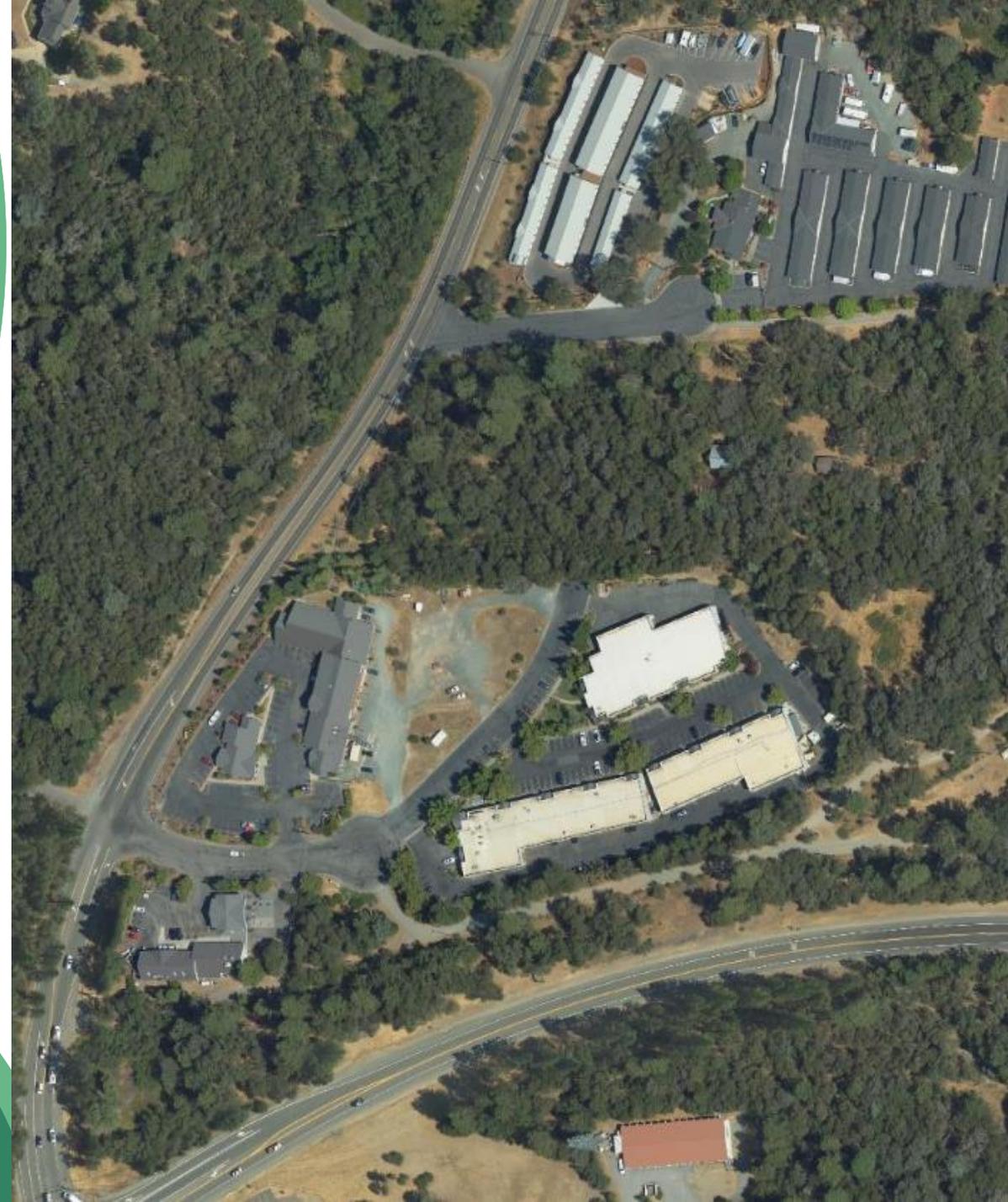


North State Grocery - Holiday Market Project

PLN24-0089; GPA24-0003; RZN24-0003;
DVP24-2; MGR24-0011; EIS24-0007

18805 & 18807 Pine Shadows Ln., Penn Valley

Nevada County Board of Supervisors
February 17, 2026
Project Planner: Steve Geiger



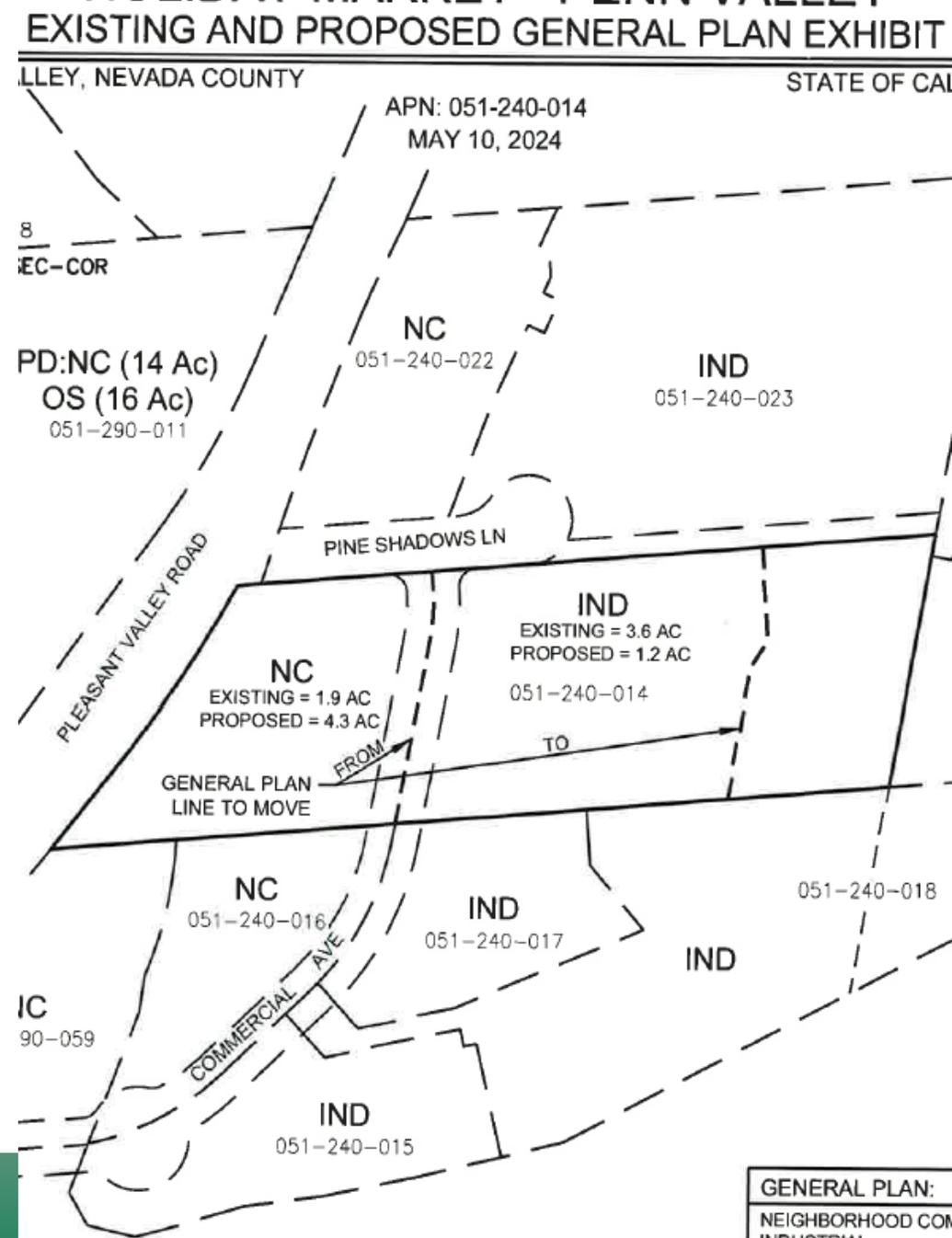
Site Description & Background

- 18805 & 18807 Pine Shadows Ln., Penn Valley
- East side of Pleasant Valley Rd., south side of Pine Shadows Ln., north of Pleasant Valley Rd./Highway 20 intersection
- 5.50-acres in size
- Zoning District: C1-SP; M1-SP
- General Plan Designation: NC; IND
- Located within Penn Valley Community Region, one mile south of entrance to Lake Wildwood subdivision
- Applicant currently operates existing grocery store within commercial area directly across from the entrance to Lake Wildwood



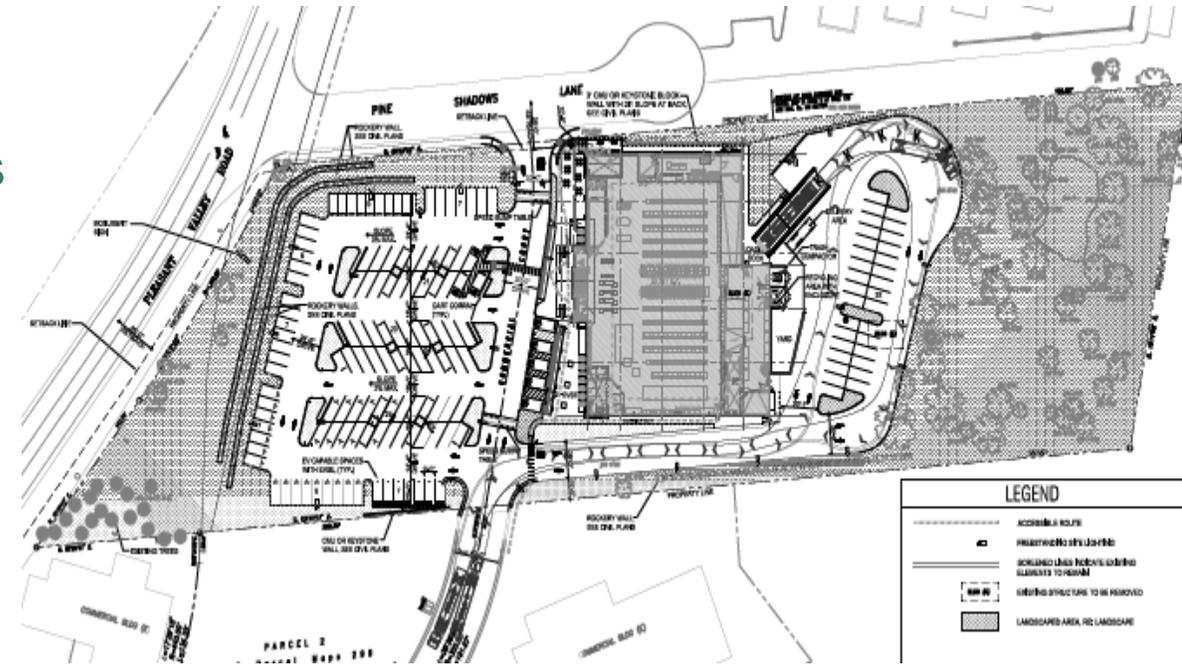
Project Description

- **General Plan Amendment/Zoning Map Amendment**
 - Increase amount of NC from approx. 1.9 to 4.3 acres; decrease amount of IND from approx. 3.6 to 1.2 acres
 - Rezone for 4.3 acres to C1-SP & 1.2 acres to M1-SP
 - No new General Plan or zoning designations proposed by the project
- **Development Permit**
 - Allow for the development and operation of 30,711 SF grocery store with approx. 750 SF interior area for Starbucks Coffee & outdoor seating area
- **Management Plan**
 - Required for removal of 4.64 acres of Landmark Groves including 5 Landmark Oak Trees
- **Initial Study/Mitigated Negative Declaration**
 - Pursuant to CEQA and Guidelines



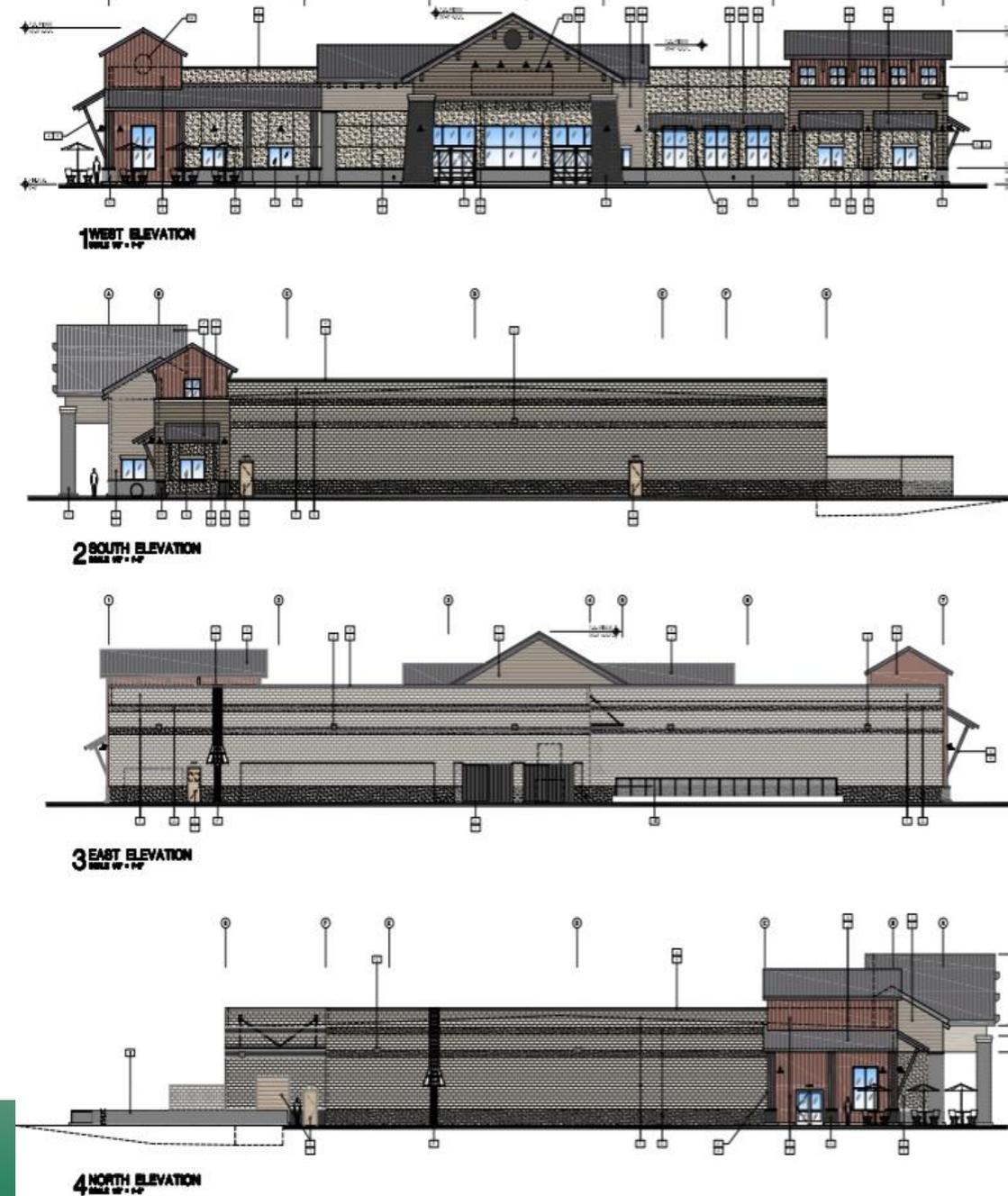
Development Permit

- Allow for development and operation of the 30,711 SF grocery store including approx. 750 SF interior area for Starbucks Coffee and outdoor seating area
- Project meets all C1 site development standards including setbacks, maximum impervious surfaces, and building height
- Total of 158 parking spaces proposed (154 required)
- Primary access from Pine Shadows Ln. to north. Commercial Ave. to be extended onto subject property to provide secondary access



Development Permit

- ❑ Front of building oriented to the west, facing Pleasant Valley Rd.
- ❑ Will utilize variety of earth tone colors & have varying building materials (metal roofing, cement plaster siding, smooth & split face CMU block, & river stone)
- ❑ Architectural treatments include wall variations with different colors and materials, varying roof lines & heights, metal roof overhangs above windows, & decorative wall light fixtures
- ❑ Consistent with Penn Valley Area Plan Design Guidelines & Western Nevada County Design Guidelines



Development Permit

Lighting: 25 parking lot pole lights proposed with 19 in front parking lot area 20 feet in height. 6 located behind building being 15 feet in height. Shorter 15 feet required due to rural AG zoning adjacent to east.

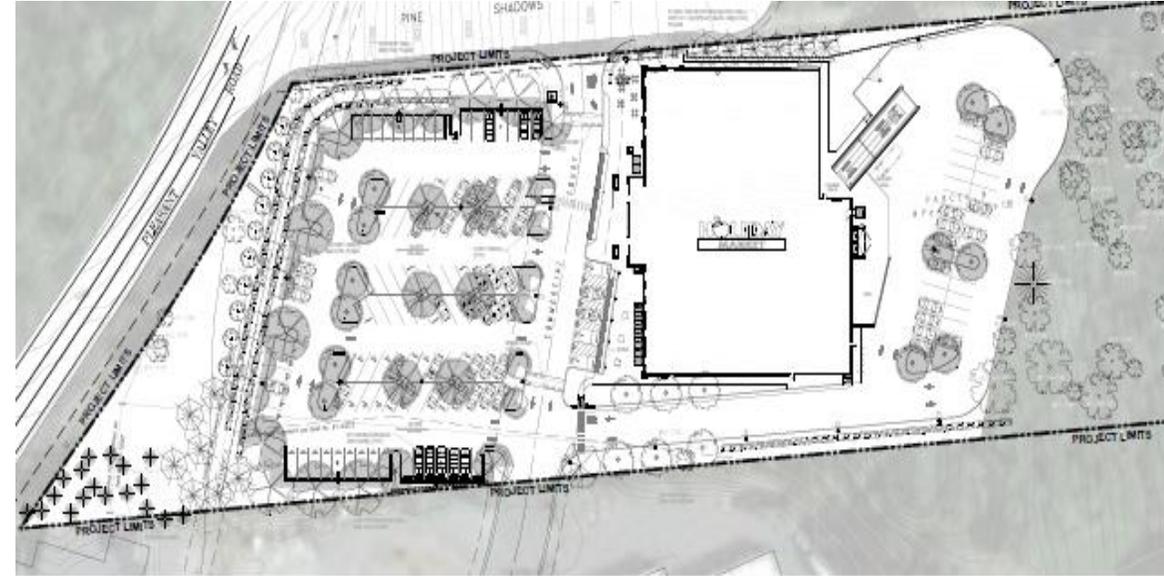
- Mitigation Measures - all outdoor light fixtures fully shielded and downward facing to eliminate glare and prevent light spillage onto neighboring properties. Final lighting/photometric plan submitted demonstrating all project lighting will be maintained on site

Landscaping: Preliminary Landscape Plan submitted includes 6 different tree species and 10 different shrub species

- Proposed trees will meet the 40% parking lot shade coverage requirement
- Required buffer landscape areas along street frontages are provided

Water/Sewer:

- Parcel located within boundaries of NID. Water service available from Lake Wildwood Treatment Plant development
- Parcel currently outside boundaries of Nevada County Sanitation District & will require annexation into the District through LAFCo. District has capacity to serve the project



GENERAL NOTES:

1. THE LANDSCAPE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
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PRELIMINARY TREE PLANTING PALETTE				
TREE SPECIES	PLANTING CODE	PLANTING NAME	NO. OF TREES	PLANTING DATE
(Symbol)	TR001	TRUNKY TREE	10	2024
(Symbol)	TR002	SMALL TREE	15	2024
(Symbol)	TR003	SHRUB	20	2024
(Symbol)	TR004	SHRUB	10	2024
(Symbol)	TR005	SHRUB	10	2024
(Symbol)	TR006	SHRUB	10	2024
(Symbol)	TR007	SHRUB	10	2024
(Symbol)	TR008	SHRUB	10	2024
(Symbol)	TR009	SHRUB	10	2024
(Symbol)	TR010	SHRUB	10	2024

PRELIMINARY BERRY PLANTING PALETTE				
BERRY SPECIES	PLANTING CODE	PLANTING NAME	NO. OF TREES	PLANTING DATE
(Symbol)	BR001	BERRY TREE	10	2024
(Symbol)	BR002	BERRY TREE	10	2024
(Symbol)	BR003	BERRY TREE	10	2024
(Symbol)	BR004	BERRY TREE	10	2024
(Symbol)	BR005	BERRY TREE	10	2024
(Symbol)	BR006	BERRY TREE	10	2024
(Symbol)	BR007	BERRY TREE	10	2024
(Symbol)	BR008	BERRY TREE	10	2024
(Symbol)	BR009	BERRY TREE	10	2024
(Symbol)	BR010	BERRY TREE	10	2024

Management Plan

- Required to protect both Landmark Trees (oaks) and Landmark Groves
- Total of 125 Interior Live Oak and Blue Oak trees identified by arborist with diameter of 6" or greater
- Of these, 8 identified as Landmark Trees (36" or more DBH). Interior Live Oak Woodland on subject parcel has greater than 33% canopy closure and considered Landmark Grove by County Code
- 4.64 acres of project site will be impacted by grading and clearing for proposed project. Of 8 Landmark Trees identified, 5 will be removed to accommodate proposed building and other improvements.
- Applicant required to mitigate through payment into the in-lieu mitigation fund administered by Bear Yuba Land Trust (BYLT)



Environmental Review

❑ Project subject to California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration prepared
- Public Review Period (October 17, 2025 to November 17, 2025)

❑ Comments received from many individuals during and following the review period.

- No substantial revisions needed that require recirculation pursuant to CEQA and Guidelines.

❑ Potential Impacts to Environmental Factors Mitigated to Less Than Significant Levels:

❖ Aesthetics (2; MM 1A & MM 1B)

❖ Air Quality (5; MM 3A – 3E)

❖ Biological Resources (5; MM 4A – 4E)

❖ Cultural Resources (MM 5A)

❖ Geology & Soils (MM 7A)

❖ Hydrology & Water Quality (2; MM 10A & MM 10B)

❖ Noise (9; MM 13A – MM 13I)

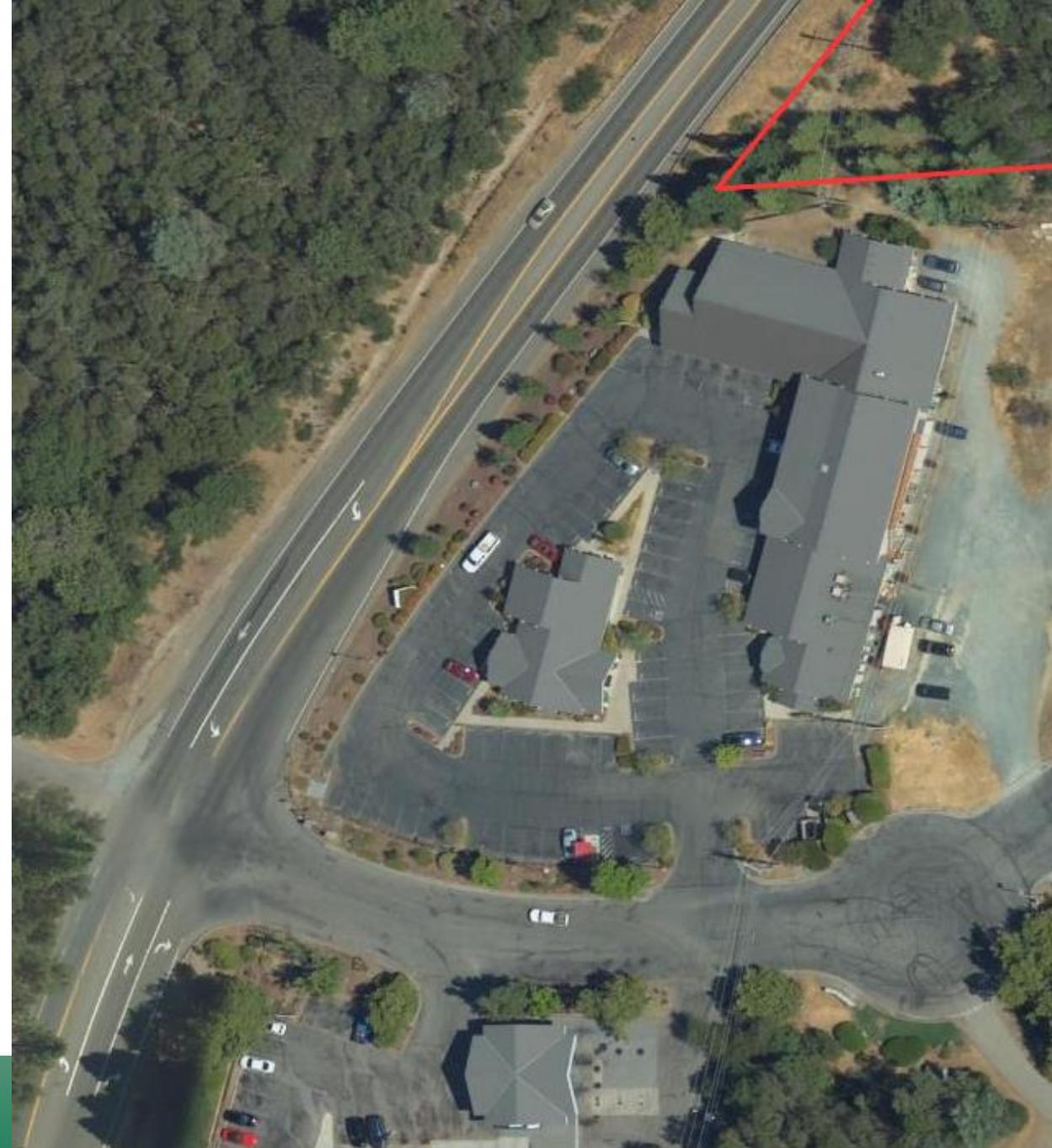
❖ Transportation (8; MM 17A – MM 17H)

❖ Tribal Cultural Resources (3; MM 18A – MM 18C)

Transportation/Traffic Safety

Primary issue voiced at October 8, 2025, Lake Wildwood Town Hall meeting and in comment letters received.

- Traffic study prepared by traffic consultant evaluated 5 primary intersections near project site for weekday AM and PM peak hour conditions, based on traffic counts from August 2022.
 - Intersections had existing AM and PM peak hour LOS ranging from LOS A to LOS D, operating at acceptable conditions (LOS D or better) required by General Plan.
 - Significant vehicle queuing observed for southbound left-turn movement from Pleasant Valley Rd. onto EB Highway 20 during AM peak hour. Vehicle queue dissipated after 15-30 minutes during AM peak hour.
 - With project trip generation added, 4 of the 5 study intersections would be operating at acceptable conditions (LOS D or better) during AM and PM peak hour. Pleasant Valley Rd./Commercial Ave. would operate at **LOS E** during peak PM hour.
 - To address drop in LOS, traffic study identified MM requiring the applicant to re-stripe westbound Commercial Ave. approach to Pleasant Valley Rd. to include shared left-through and separate right-turn lane.
 - With these improvements, the intersection overall LOS would improve from LOS E (46.5 seconds of delay) to LOS D (33.5 seconds of delay) during the PM peak hour – resulting in consistency with General Plan.
 - Seven additional MMs (8 total) are required to address potential transportation impacts, including requirement for applicant to pay County's Local Transportation Mitigation Fee (LTMF), to be applied to future County regional roadway improvements.



Transportation/Traffic Safety

Due to concerns regarding age of traffic count data used (August 2022), applicant had traffic consultant conduct new AM peak period (7-9am) and PM peak period (4-6pm) intersection traffic counts at all 5 project study intersections on Pleasant Valley Rd.

- New traffic counts conducted on **Tuesday, October 21st**, when schools in session, reflective of typical commute period for employees traveling to and from work.
- **Results show new 2025 intersection volumes are lower at every project study intersection with one exception: Pleasant Valley Rd./Highway 20. At this location, PM peak hour traffic volumes were 6.9% higher than previous 2022 volumes**
 - As result of increased volumes, operations at Pleasant Valley Rd./Highway 20 intersection would remain unchanged from previous 2022 levels with increases of 1.5 seconds of delay in overall intersection LOS.
- **To address potential traffic safety issues at Pleasant Valley Rd./Pine Shadows Ln. intersection, condition was added requiring applicant to stripe the westbound Pine Shadows Ln. approach to Pleasant Valley Rd. to include a separate left and right turn lane**



Planning Commission Action

- Planning Commission hearing held on December 2, 2025
- Public testimony provided by 13 speakers, including attorneys representing both the applicant and Lake Wildwood Association
- Potential impacts on Landmark Groves and wildlife, request for more native landscaping, adequacy of the MND, traffic impacts to Pleasant Grove Rd./Commercial Ave. intersection from large trucks making deliveries to store, impacts to evacuation routes, traffic impacts on residents of Branding Iron Rd.
- Speakers also expressed overall support for project
- Commission concurred with Planning Department recommendations supporting an approval recommendation. Voted 5-0 to recommend Board of Supervisors approve the project, subject to findings, mitigation measures, and conditions of approval recommended by staff with 2 additional conditions added:
 - 1) Applicant shall add or modify existing striping in center lane at Pleasant Valley Rd./Pine Shadows Rd. intersection to facilitate left turns from southbound traffic on Pleasant Valley to Pine Shadows Ln.
 - 2) Applicant shall incorporate more native landscaping in the Landscape Plan

Post Planning Commission

- ❑ Planning Commission's condition to add or modify existing striping in center lane at Pleasant Valley Rd./Pine Shadows Rd. intersection resulted from potential traffic safety concerns expressed to provide more defined left turn lane for southbound traffic accessing Pine Shadows Ln. and property.
- ❑ Since meeting, Public Works reviewed the lane striping along Pleasant Valley Rd.
 - ❖ After further review of traffic study and proposed left turn pocket design provided by the applicant, Public Works recommends leaving existing two-way left turn pocket as it is.
 - ❖ Will provide additional car stacking along Pleasant Valley Rd. and superior flexibility for traffic movements turning on to Pine Shadow Ln. and Donovan Rd., just to the north.
 - ❖ Dedicated turn pocket is not warranted at this location at this time. Public Works recommends leaving the striping as is with a two way left turn pocket.
 - ❖ This condition has been deleted, should the Board agree with this determination.

Recommendation:

- I. Environmental Action: Adopt the attached Resolution, adopting the proposed Mitigated Negative Declaration including a Mitigation Monitoring and Reporting Program pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines, making the findings contained within the attached Resolution (Attachment 1).
- II. Project Action: Adopt the attached Resolution, approving the proposed amendment to the Nevada County General Plan Land Use Map designation (GPA24-0003) to change the subject parcel's designation by increasing the amount of land designated Neighborhood Commercial (NC) from approximately 1.9 acres to approximately 4.3 acres and decreasing the amount of land designated Industrial (IND) from approximately 3.6 acres to approximately 1.2 acres, for Assessor's Parcel Number (APN) 051-240-014, based on the findings contained within the attached Resolution (Attachment 2).
- III. Project Action: Adopt the attached Ordinance for the proposed amendment to Zoning District Map No. 016a (RZN24-0003) to rezone Assessor's Parcel Number 051-240-014 to increase the amount of land zoned Neighborhood Commercial, Site Performance Combining (C1-SP) from approximately 1.9 acres to approximately 4.3 acres and decrease the amount of land zoned Light Industrial, Site Performance Combining (M1-SP) from approximately 3.6 acres to approximately 1.2 acres, based on the findings contained within the attached Ordinance (Attachment 3).
- IV. Project Action: Adopt the attached Resolution, approving the Development Permit (DVP24-2) and Oak Resources Management Plan (MGT24-0011) to allow for development and operation of a 30,711-square-foot grocery store including an approximate 750 square-foot interior area for a Starbucks Coffee restaurant and outdoor seating area on a 5.5 acre parcel, located on Assessor's Parcel Number 051-240-014, based on the findings and conditions of approval contained within the attached Resolution (Attachment 4).

DRAWING INDEX

- 01 ARCHITECTURAL SITE PLAN
- 02 LANDSCAPE DESIGN PLAN
- 03 FLOOR PLAN
- 04 EXTERIOR ELEVATIONS
- 05 BUILDING RENDER
- 06 BUILDING RENDER
- 07 SITE VIEWS
- 08 SITE LIGHTING PLAN
- 09 LIGHT FIXTURES
- 10 LIGHT FIXTURES
- 11 SITE PLAN SIGN LOCATIONS
- 12 WALL SIGNS
- 13 MONUMENT SIGN

DESIGN TEAM

OWNER	ARCHITECT	GM	LANDSCAPE	ELECTRICAL
NORTH STATE GROCERY, INC. 2063 FRONT STREET FLO BOX 439 COTTONWOOD, CA 95922 PHONE: (916) 448-1646 CONTACT: BRAD ASKELAND EMAIL: baskeland@nsgrocery.com	CSHGA 701 UNIVERSITY AVE, STE 210 SACRAMENTO, CA 95825 OWNER: BRAD ASKELAND CONTACT: STEVE WAGMAN EMAIL: steve.wagman@csgha.com	NSM ENGINEERING 203 ALUMINUM FOLDS RD, STE 201 ALBANY, CA 95603 PHONE: (916) 775-8998 CONTACT: RUSSELL KING EMAIL: russell.king@nsm-engineering.com	WATERS PLANNING & LANDSCAPE ARCHITECTURE PHONE: (916) 426-5226 CONTACT: DREW WATKINS EMAIL: drew@watersplanning.com	CSHGA 701 UNIVERSITY AVE, STE 210 SACRAMENTO, CA 95825 PHONE: (916) 447-8873 CONTACT: AMY DOCKERTY EMAIL: amy.dockerty@csgha.com

DEVELOPMENT CONTACTS

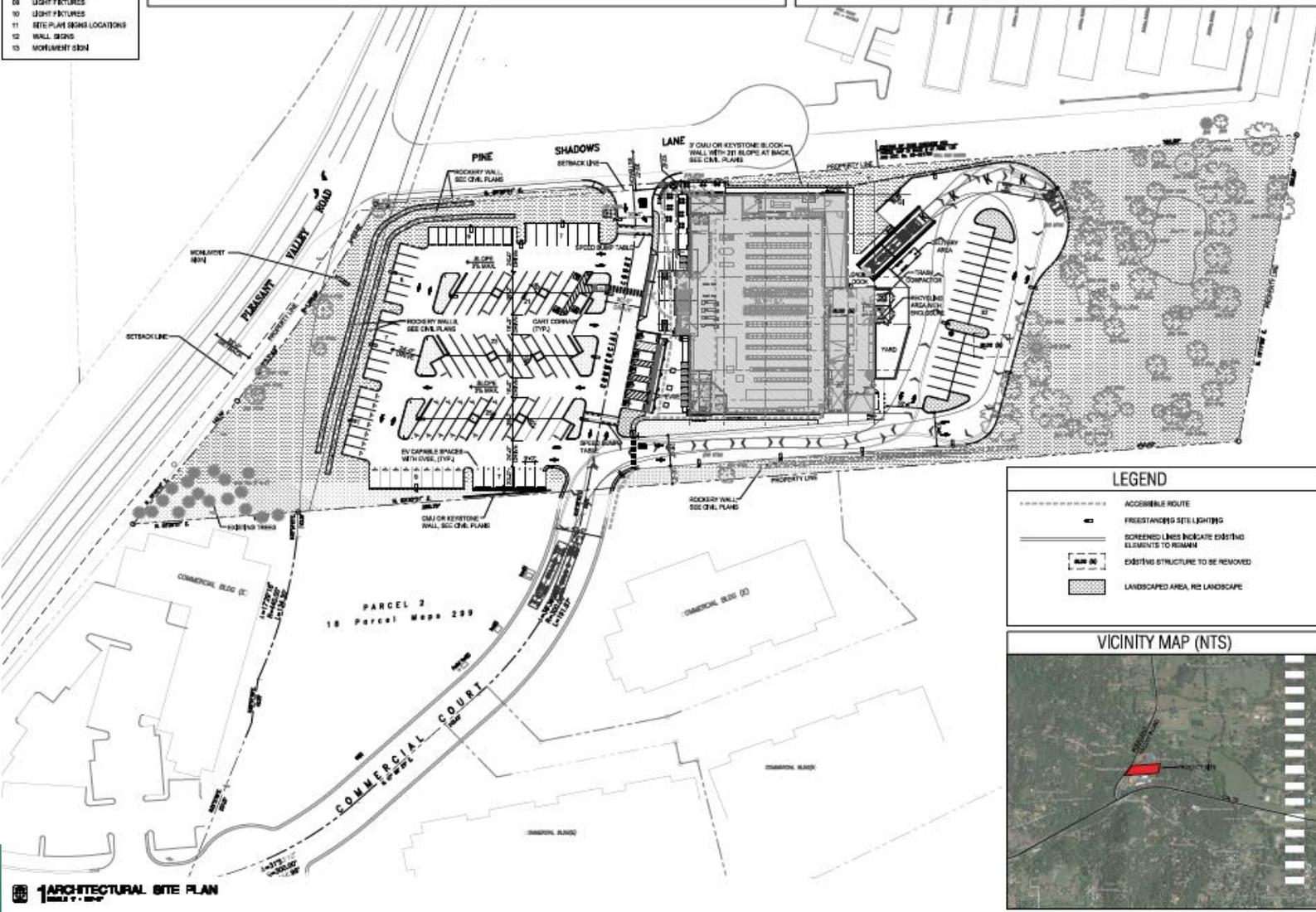
OWNER	SEWER	JEOP	SUBUTILITIES
NEVADA INNOVATION DISTRICT (NID) 1008 WEST MAIN STREET, GRASS VALLEY CA 95945 PHONE: (530) 271-0840 CONTACT: SHAMMUN WOOD	NEVADA COUNTY PUBLIC WORKS DEPARTMENT 926 WARD AVE, STE 173 NEVADA CITY, CA 95959 PHONE: (530) 266-1411 DISTRICT: MCD-1 ZONE 0 TREATMENT PLANT: LW WWTP	PENN VALLEY FIRE PROTECTION DISTRICT 10515 SPENCERVILLE RD, PENN VALLEY, CA 95946 PHONE: (530) 263-6336 CONTACT: JOHN WAGNER	NEVADA COUNTY PUBLIC WORKS DEPARTMENT 926 WARD AVE, STE 173 NEVADA CITY, CA 95959 PHONE: (530) 266-1411

LOT DATA

PROPOSED USE: GROCERY MARKET
APN NUMBER: 051-040-014
PARCEL: 3391 5.40 ACRES (208,686 SQ. FT.)
EXISTING ZONE: C1-GP (COMMERCIAL NEIGHBORHOOD - SITE PERFORMANCE)
M1-SF (LIGHT INDUSTRIAL - SITE PERFORMANCE)

PROPOSED ZONE: SAME ZONING AS EXISTING WITH ZONING LINE ADJUSTMENT

PROPERTY OWNER: NORTH STATE GROCERY, INC.
APPLICANT NAME: RUSSELL KING ENGINEERING
APPLICANT REPRESENTATIVE: RUSSELL KING ENGINEERING



LOT COVERAGE

REQUIRED:

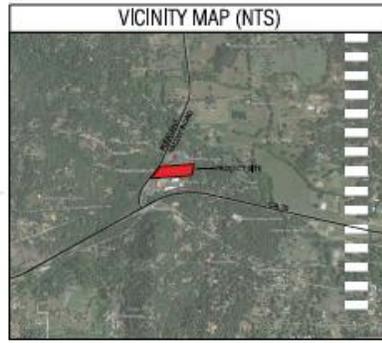
LANDSCAPED AREA (TABLE 1.4.4.2.2)	7,110 SF.
INTERIOR PARKING (15 SQ. FT. X 150 STALLS)	N/A
RESIDENTIAL BUFFERS	8,896 SF.
STREET SPACES (TOP & BOTTOM - 100)	14,875 SF.
TOTAL REQUIRED LANDSCAPING AREA	14,875 SF.
PERMANENT OPEN SPACE (TABLE 1.4.4.2.3.1)	47,707 SF.
MINIMUM REQUIRED LANDSCAPING AREA (REQUIRED 20% MIN.)	29,754 SF.

PROVIDED:

REQUIRED LANDSCAPING AREA	14,875 SF. (50%)
PERMANENT OPEN SPACE AREA (MINIMUM REQUIRED LANDSCAPING AREA)	30,818 SF. (30.9%)
IMPERVIOUS SURFACE AREA	131,240 SF. (33.2%)
TOTAL SITE AREA	298,836 SF. (100%)

LEGEND

- ACCESSIBLE ROUTE
- ☀️ FIRESTANDING SITE LIGHTING
- SCREENED LINES INDICATE EXISTING ELEMENTS TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED
- ▨ LANDSCAPED AREA, NO LANDSCAPE



PARKING REQUIREMENT

VEHICLE PARKING:

REG. 1.4.4.2.4.2 PARKING
GROSS BUILDING AREA: 367,115 SQ. FT.

REQUIRED:

RETAIL STORES (1 PER 200 SF.)
TOTAL PARKING SPACES REQUIRED: 184

PROVIDED:

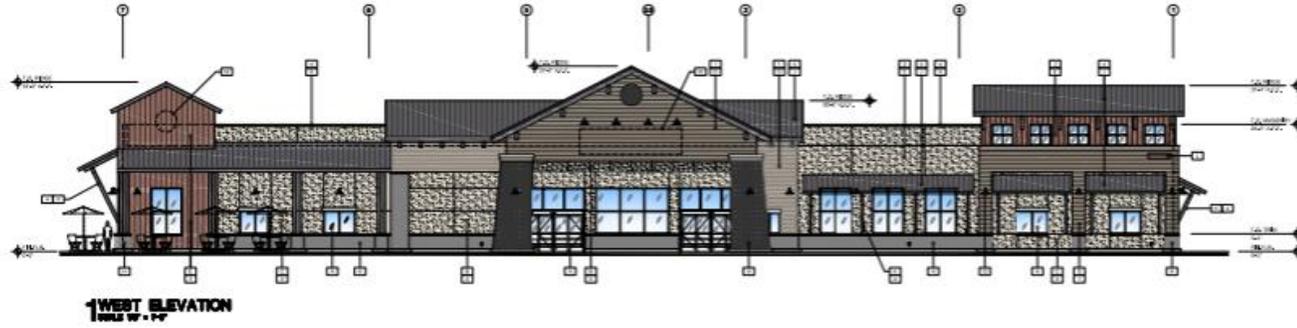
STANDARD PARKING SPACES (SPSP)	84 SPACES
COMPACT PARKING SPACES (SPXC)	23 SPACES
TOTAL VEHICLE SPACES	107 SPACES
STANDARD ACCESSIBLE STALLS	3 SPACES
VAN ACCESSIBLE STALLS	1 SPACE
REG. 1.4.4.2.4.3 (100 A.D.)	1 SPACE
BY STANDARD ACCESSIBLE STALL WITH EVSE	1 SPACE
BY VAN ACCESSIBLE STALL WITH EVSE	1 SPACE
BY CAPABLE SPACES WITH EVSE	7 SPACES
BY CAPABLE SPACES	20 SPACES
TOTAL PARKING SPACES PROVIDED:	138 SPACES

BICYCLE:

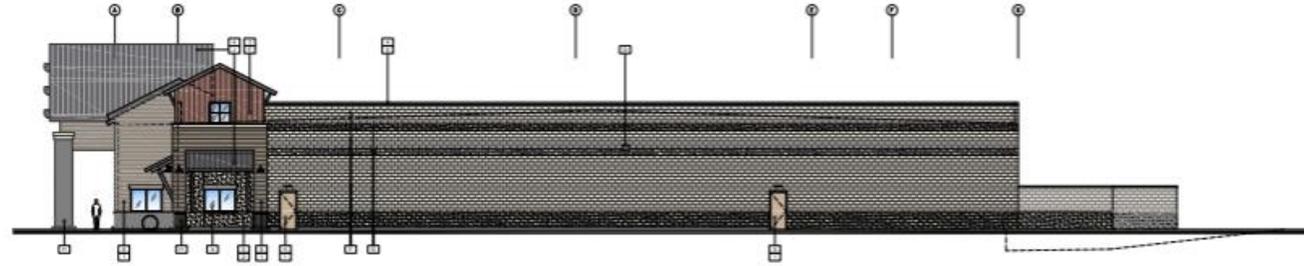
REG. 1.4.4.2.4.4
BICYCLE RACKS REQUIRED:
(A MIN. OF 4 BICYCLE SPACES IN CA. RACK)
TOTAL BICYCLE RACKS PROVIDED: 9 RACKS/36 BICYCLES

1 ARCHITECTURAL SITE PLAN

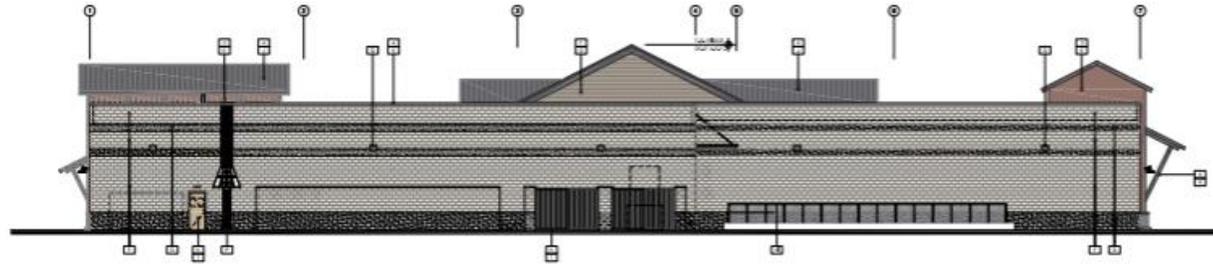
Scale: 1" = 30'-0"



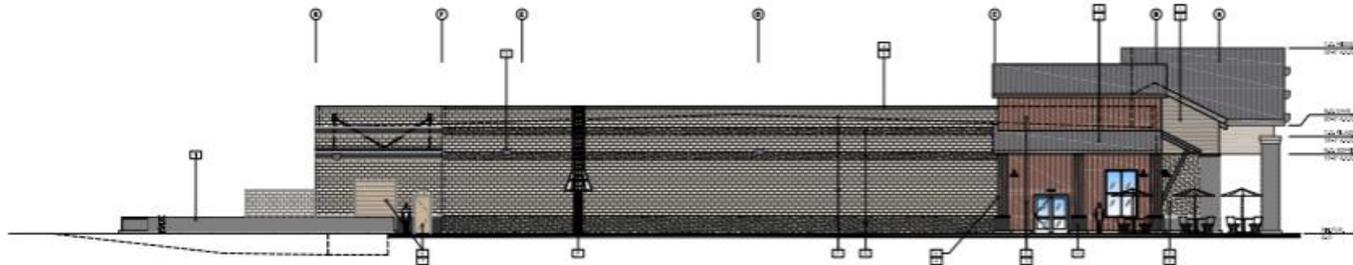
1 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



3 EAST ELEVATION
SCALE 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL LEGEND

- ALUMINUM STOREFRONT WITH LOW-E INSULATED GLASS WITH DARK BRONZE ANODIZED ALUMINUM STOREFRONT.
- EXTERIOR CEMENT PLASTER SYSTEM
- GRS SINGLE COAT SYSTEM
- CEMENT FIBER BOARD PAINTED
- METAL WALL PANEL PAINTED
- SMOOTH FACED CHALK PAINTED
- BASALTES STANDARD COLOR "113" - "REDIRON"
- SPLIT FACE CHALK PAINTED
- BASALTES STANDARD COLOR "128" - "SPLIT FACE" RIVER STONE
- METAL ROOFING
- METAL - PARAFET CAPPAINTED STEEL GATES/DOORS
- ADDRESS NUMBER
- SIGN BY OTHERS
- GUARDRAIL
- ROOF ACCESS LADDER
- WALL LIGHT FIXTURE
- SHERWIN WILLIAMS - SW # 6107 "NOMADIC DESERT"
- SHERWIN WILLIAMS - SW # 6147 "YANTRA WHITE"
- SHERWIN WILLIAMS - SW # 6050 "REDDENED EARTH"
- SHERWIN WILLIAMS - SW # 6078 "CLAY GRAY"



