

NEVADA COUNTY PLANNING COMMISSION
STAFF REPORT

HEARING DATE: October 26, 2017

FILE NO: DP15-004; MGT15-013; COC17-0001; LLA16-006; EIR15-001

APPLICANT: Simon CRE, Raylan V, LLC

OWNER(s): David and Christina Ott

PROJECT: A combined application proposing: 1) A Development Permit application proposing a 9,100 square foot Dollar General Retail Store (DP15-004) and associated improvements including parking, lighting, signage and landscaping; 2) a Management Plan (MGT15-013) for impacts to a wetland and encroachment into the non-disturbance buffer of a seasonal stream; 3) a Certificate of Compliance to recognize APNs 51-120-06 and 51-150-29 as separate legal parcels; and 4) a Lot-Line Adjustment between the two adjoining parcels to reconfigure APN 51-120-06 from 5.95-acres to 1.20-acres to contain the proposed Dollar General project, while maintaining road frontage on Penn Valley Drive for APN 51-150-29, which would increase from 3.10-acres to 7.85-acres.

LOCATION: 17652 (proposed Store parcel) and 17630 Penn Valley Drive (Lot-Line Adjustment and Certificate of Compliance) located between the Penn Valley Post Office and the Penn Valley Mini-Storage

ASSESSOR'S PARCEL NO(s): 51-120-06 (Store) and 51-150-29 (Lot-Line Adjustment and Certificate of Compliance).

PROJECT PLANNER: Tyler Barrington, Principal Planner

Region:	Penn Valley Village Center	Water:	NID
Sewage:	Public	Fire:	PV Fire
Flood Zone:	FEMA Panel #0608 Zone X	Schools:	PV Union/NUJHS
ZDM #:	16a	Recreation:	Western Gateway
Sup. Dist.:	IV		
Parcel Size:	(APN 51-120-06) 5.95-acres to be reduced to 1.20-acres and (APN 51-150-29) 3.10-acres to be increased to 7.85-acres		

Prev. File No(s): DP05-003; Z03-001; FM03-002; U03-003 "Penn Valley Oaks Project"

Date Filed: June 5, 2015

Receipt #: 61/272329

ATTACHMENTS:

1. Recommended Mitigation Measures and Conditions of Approval
2. Final EIR **Commissioner's Only available for public review at the County Planning Department and the Planning Department webpage*
3. Mitigation Monitoring and Reporting Program
4. CEQA Findings of Fact
5. Management Plan
6. Certificate of Compliance Justification/Exhibit
7. Lot Line Adjustment Exhibit
8. Architectural Drawings (Site, Sign, Lighting, Floor Plans) (Full Size Copies for PC)
9. Color Elevations
10. Civil Drawings (Full Size Copies for PC)
11. Landscape Plan (Full Size Copies for PC)
12. Public Comments Not Included with EIR (Same attachment as provided with Alta Sierra and Rough and Ready Highway Staff Reports)

RECOMMENDATION:

- I. Environmental Action: Certify the Final Environmental Impact Report (EIR15-001/SCH2016012009) subject to the recommended Mitigation Measures found in the Mitigation Monitoring and Reporting Program (*Attachment 3*) making the CEQA Findings of Fact (*Attachment 4*).
 - II. Project Actions:
 1. Approve the Management Plan (MGT15-013)
 2. Approve the Certificate of Compliance (COC17-0001)
 3. Approve the Lot Line Adjustment (LLA16-006)
 4. Approve the Development Permit (DP15-004)
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BACKGROUND:

In June of 2015, Simon CRE (SimonCRE Raylan V, LLC) on behalf of Dollar General, proposed a 9,100 square foot retail store with associated improvements including 46-parking spaces, landscaping, signage, lighting, and drainage improvements at property located at 17652 Penn Valley Drive. The Penn Valley project was the third Dollar General Store being proposed by Simon CRE. At 9,100 square feet, this project fell just short of the threshold for being considered a Planning Commission project (typically 10,000 square feet), however, the Planning Director in his role as Zoning Administrator determined that this project along with the Rough and Ready Highway Dollar General proposal should be reviewed and considered by the Planning Commission instead of the Zoning Administrator consistent with the provisions of Nevada County Land Use and Development Code (LUDC) Section L-II 5.5.E.4. The Zoning Administrator later on July 1, 2015 also elevated the Alta Sierra Dollar General project to the Planning Commission as allowed for by this Section of the Code.

In addition to the proposed Development Permit, this project includes a Biological Management Plan for disturbance to wetlands and encroachment into the non-disturbance buffer to a seasonal creek. This project much like the 2003 approved Penn Valley Oaks project on this site is proposing to fill in the onsite wetlands to create a building pad for the proposed structure. The

project also includes the consideration of a Certificate of Compliance to recognize both proposed parcels involved in the proposed Lot Line Adjustment as separate legal parcels and a Lot Line Adjustment to carve out 1.20-acres to contain the project. This project was reviewed under a single Environmental Impact Report (EIR) (EIR15-001), however the EIR is structured in a way that allows for the Planning Commission to take individual actions of each project independent of one another.

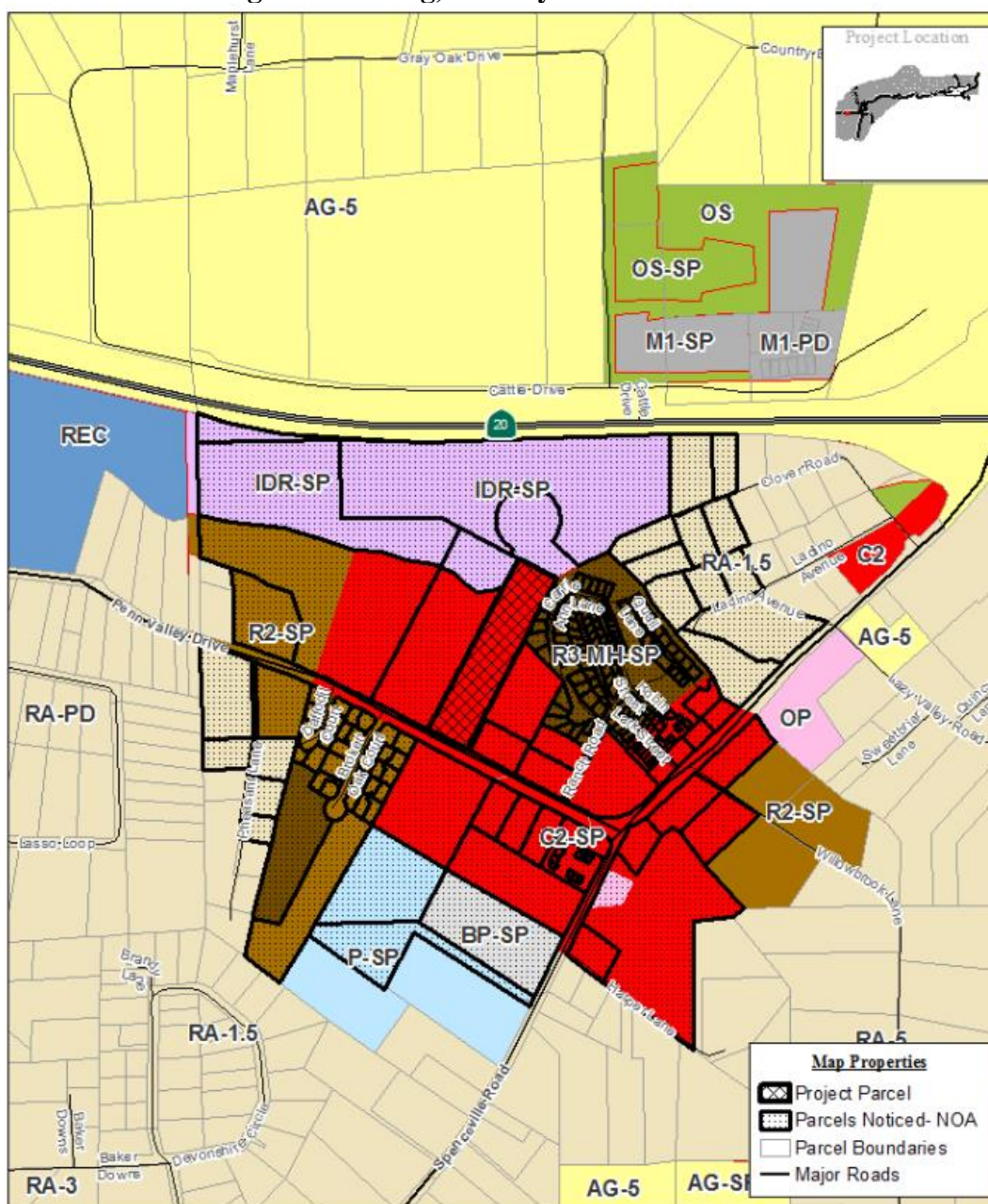
EXISTING AND SURROUNDING LAND USES:

The project area is surrounded by a mix of uses and zoning designations. The project site is bordered by the Penn Valley Mini-Storage to the west, the Penn Valley Post Office to the east, a large vacant parcel to the north (on the other side of Squirrel Creek) and Penn Valley Drive to the south. Immediately south of the project is the Penn Valley 7th Day Adventist Church, to the southwest is the Broken Oak Court residential development, to the southeast and east beyond the Post Office is the primary commercial core of the Penn Valley Village Center, consisting of shops, a gas station, restaurants and similar commercial uses. To the northeast is the Clear Creek Mobile Home Park. Moving farther west the area transitions into more rural residential uses and located approximately ½ mile to the west is the Western Gateway Park. The project site is within an area of Community Commercial (C2) zoning with some higher density residential (both R2 and R3) zoning in the immediate vicinity. The project property also has the Site Performance Combining District tied to it which requires adherence to the Penn Valley Area Plan. Figure 1 on the following page provides a zoning, vicinity and public notice map for the project. As mentioned above this project is within the Penn Valley Village Center which is a part of the larger Penn Valley Community Region as designated by the Nevada County General Plan.

PROJECT DESCRIPTION:

The proposed project is a combined application proposing: 1) A Development Permit application proposing a 9,100 square foot Dollar General Retail Store (DP15-004) and associated improvements including parking, lighting, signage and landscaping; 2) a Management Plan (MGT15-013) for impacts to a wetland and encroachment into the non-disturbance buffer of a seasonal stream; 3) a conditional Certificate of Compliance (COC17-0001) to recognize APNs 51-120-06 and 51-150-29 as separate legal parcels (*Attachment 6*); and 4) a Lot-Line Adjustment (LLA16-006) between two adjoining parcels to reconfigure APN 51-120-06 from 5.95-acres to 1.20-acres to contain the proposed Dollar General project, while maintaining road frontage on Penn Valley Drive from APN 51-150-29, which would increase from 3.10-acres to 7.85-acres (*Attachment 7*). The project proposes to fill approximately 7,000 square feet of wetlands and encroach into the non-disturbance buffer of a watercourse flowing through the site. The project would require an estimated 4,800 cubic yards of fill material, installation of an underground water detention system to capture storm water in excess of pre-project conditions and installation of a large underground water storage tanks to meet fire flow requirements. Project plans identify 46-parking stalls in conformance with County parking standards, as well as associated lighting (including goose neck wall/sign lighting and typical parking lot standards), landscaping, and signage, shown in Figure 2 and *Attachment 8*. The project would reconfigure two properties owned by the same owner to create the 1.2-acre subject parcel and merge the remainder with the neighboring parcel to the east/northeast (APN: 51-150-29) (*Figure 3/Attachment 7*).

Figure 1. Zoning, Vicinity and Public Notice



The proposed building design is a western theme with a rectangular façade and wood posts supporting an awning structure. Building materials including horizontal shiplap wood board with a 12-inch reveal in a “Cream Washed” (tan) color and an 8-inch reveal in a “Almond Latte” (darker tan) color, vertical board-and-batten wood siding with a 15” reveal in “Ruddy Oak” (burnt orange/reddish) color, wood plank barn doors in a “Draw your Sword” (grey) color, aluminum storefront windows in Dark Bronze color, composition shingle roof materials on the awnings, parapet wood trim and metal flashing in a “Castle Rock” (grey) color, a decorative gable roof wood element and exterior wood fascia in in a “Chester Brown” Color and trim accents in a “Pure White” color. At its tallest point (the decorative gable roof) the building is proposed to be 26-feet 9-inches tall with the predominant roof line (parapet roof) at 17 feet and 8

Figure 2. Site Plan

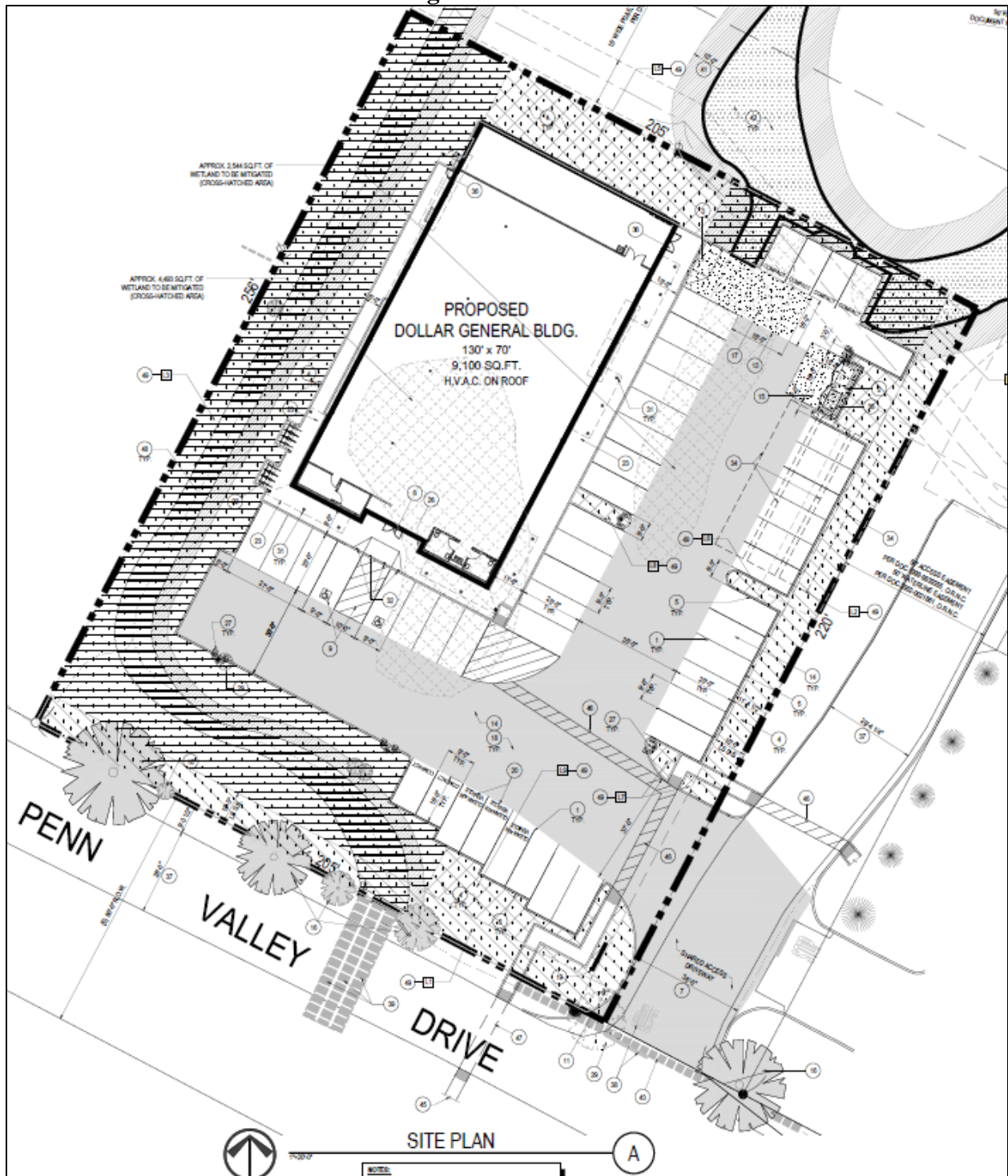


Figure 3. Lot Line Adjustment Exhibit

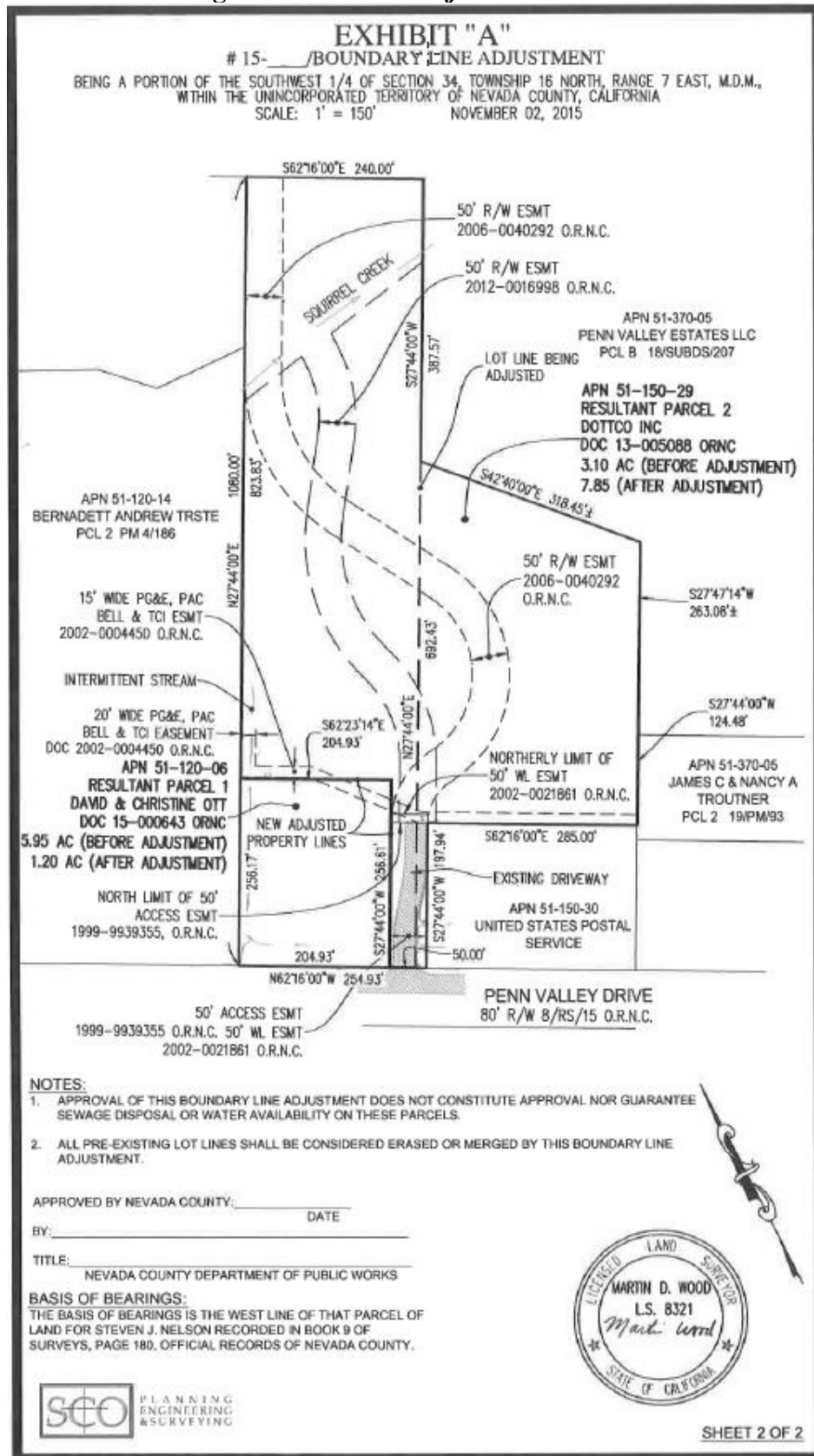


Figure 4. Architectural Rendering



Certificate of Compliance and Lot Line Adjustment: The property owner for the project site purchased the property (along with the adjacent property) through tax sale in February 2013 and it was later determined through the review of this project that these two properties were not separate legally created parcels and were created in violation of the Subdivision Map Act. Therefore, this project includes a Conditional Certificate of Compliance (COC17-0001), which if approved will legalize the project property and the neighboring property (*Attachment 6*). In reviewing the background deeds for the subject parcels, the County Surveyor determined that they have been conveyed as far back as 1972 (to Baroni) as one parcel, then to Casilli in 1982 as one parcel from which a portion was conveyed to the US Postal in 1999 (APN 51-150-30). In February 2013, the Nevada County Tax Collector's Office sold the parcels separately to Dotto, Inc as a Tax-Defaulted property by Casilli. Since the Tax Sale was after March 4,

1972, the subject parcels are considered not created legally in accordance with the California Subdivision Map Act, and thus, is in violation of the Act. Pursuant to Section 66499.35 of the Map Act, a Certificate of Compliance is required prior to obtaining any permits. Further Section 66499.35(b) and the Attorney General's Opinion No. 81-405 dated November 9, 1981 state that the *Local Agency may, as a condition to granting a conditional certificate of compliance, may impose any conditions that would have been applicable to the division of the property at the time the applicant acquired his interest therein.*

There are no existing building structures on the subject parcels and the parcels front on Penn Valley Drive, which is a County Road. However, APN 51-150-29 only has 15-feet of frontage, which less than the C2 Zoning minimum. Therefore, the County Surveyor recommended the issuance of a Conditional Certificate of Compliance for the subject parcels to meet the current Land Use and Development Code standards including the Minimum Road Frontage per Section L-II 2.4. Therefore, the Certificate of Compliance is conditioned to require the applicant provide a minimum 50-foot flag pole on the eastern property to ensure site development standards can be met on that property (Condition A.1.1) and requires that the County Surveyor to review and approve legal descriptions and exhibit maps for the properties (Condition A.1.3).

Both of these properties are included in the project's Lot Line Adjustment (LLA16-006) that will create the approximately 1.2-acre property that the project site will be built upon (if approved) and create the appropriate road frontage for the neighboring property which will increase from 3.10-acres to 7.85-acres as shown in Figure 3/Attachment 7. Standard County Lot Line Adjustment Conditions of Approval are provided as Conditions A.2.1-A.2.7. The Certificate of Compliance and Lot Line Adjustment are necessary for this project to first create the legal parcel and second create the lot for the proposed project. Condition A.4 is included which requires that the Certificate of Compliance and Lot Line Adjustment be recorded prior to issuance of any permits for the proposed project. The Certificate of Compliance and Lot Line Adjustment have been reviewed by the County Surveyor and found to be consistent with local, state and federal laws applicable to these types of land use entitlements.

Traffic and Circulation: The primary access to the Project site is from Penn Valley Drive, a County-maintained two-lane road identified as a "major collector" by the County's General Plan. The project proposes to create a single access point that will ultimately serve the project site, the neighboring post office and the remaining (assuming approval of the proposed lot line adjustment) 7.85-acre parcel for future use. Additionally, there are two existing 50-foot wide access easements that serve the northerly parcel (APN 51-370-02) that is located on the north side of Squirrel Creek, but not associated with this project, which will remain regardless of this project. The existing Level of Service (LOS) for this section of Penn Valley Drive is at LOS A with approximately 4,394 Average Daily Trips (ADT) measured in 2013 and would need an additional 3,306 ADT to be degraded to LOS B. Traffic counts taken by Kunzman and Associates (project traffic engineers) for this project found that intersections in the Penn Valley Area operate at varying LOS with the most impacted intersection operating at LOS C (Pleasant Valley Road at State Route 20/Penn Valley Drive) primarily the SR 20 leg of the intersection. According to the Traffic Study/Environmental Impact Report, the existing conditions (LOS) of all studies intersections will not be degraded by the proposed project plus existing approved projects in the area. The Traffic Study determined that the proposed project is projected to generate

approximately 583 daily vehicle trips, 35 of which would occur in the morning peak hour and 62 would occur in the evening peak hour.

Several measures have been incorporated into the project to reduce potential traffic impacts as follows: 1) the project is required to pay the applicable County regional and local traffic mitigation fee; 2) mitigation measure MM PV-15.2.2a requires that site distance be maintained by ensuring that vegetation, signs or other objects do not exceed 18 inches at the project access, including requiring that the applicant perform any necessary trimming or brush clearing and obtain an encroachment permit for this work; 3) mitigation measure MM PV-15.2.2b prohibits the use of Surface Transportation Assistance Act (STAA) 73-foot trucks for making deliveries to the site; and 4) mitigation measure MM PV-15.2.5 requires that a Construction Traffic Control Plan be submitted for review and approval by the County Department of Public Works prior to issuance of any grading permits for the project. These mitigation measures as well as the payment of the traffic mitigation fee will ensure that the project does not result in a significant impact to circulation and traffic on Penn Valley Drive and other intersections in the Penn Valley region.

Wetlands and Water Course Management Plan/Biological Resources: Greg Matuzak prepared a project site specific “Environmental Setting, Plant Community, and Special Status Species Evaluation: and a Management Plan (MGT15-013) for Encroachment into the 50-foot non-disturbance buffer of a Seasonal Stream and the 100-foot non-disturbance buffer to a Wetland in August 2015 (*Attachment 5*). A Wetlands Delineation Report was prepared for by Heal Environmental Consulting in 2010 for a different project but remains relevant to the proposed Dollar General Store project. The approximately 1.2-acre site is currently undeveloped and is generally flat with a slight elevation variance. The project site consists of mostly annual grasslands with a small wetland, scattered valley oak trees and a seasonal stream. Native and non-native grasses are the dominate vegetation type on the property. Jurisdictional wetlands were identified and outlined in two prior wetland delineations that were previously verified by the United States Army Corps of Engineers (USACE), but have since expired. The project EIR concluded that the proposed project would result in permanent impacts to the site’s wetlands totally approximately 0.16-acres. Subsequently, a project specific Management Plan was prepared as outlined above. Essentially the Management Plan identified that the wetland could not be avoided and still meet the objectives of the project. Therefore, mitigation measures have been identified that require a new wetland delineation to be prepared and submitted to USACE to verify and to determine any appropriate mitigation to ensure any loss of wetlands is adequately compensated for (MM PV-6.2.4). Mitigation measure MM PV-6.2.4 also includes several other standard best management practice measures intended to ensure protection of the wetlands and also includes specific measures to reduce impacts to the onsite seasonal stream.

The project site has been determined to potentially contain suitable habitat for nesting birds protected by the Migratory Bird Treaty Act (MBTA) and well as have potential suitable habitat in the vicinity for sensitive or protected animal species such as the California red-legged frog, the western pond turtle and the foothill yellow-legged frog. The project biologist determined that the site did not have the appropriate habitat for either frog species and only marginal habitat for the western pond turtle. To reduce impacts to nesting bird species, mitigation measure MM PV-6.2.2 requires preconstruction surveys if construction were to occur during the breeding season, which is standard mitigation. To reduce potential impacts to the western pond turtle, mitigation

measure MM PV 6.2.3 requires surveying for the presence of the turtle within 48 hours of any disturbance within suitable habitat and requires relocation of any individuals to a site within the same drainage by a qualified biologist. MM PV 6.2.3 also requires that a biological monitor be onsite during the initiation of construction activities if any turtles are found during the preconstruction surveys. With the incorporation of these standard methods to mitigate impacts to sensitive or protected nesting birds and the western pond turtle, the EIR concludes that the potential impacts to biological resources will be less than significant.

Grading: Project construction activities associated with building/building pad, the proposed parking lot and drive aisle, the surface and subsurface infrastructure, and the storm drainage system requires the use of cuts and fills. The project engineer, Andrew Mizerek of TTG Engineers, estimates that the project will require 800 cubic yards of cut and 5,045 cubic yards of fill, necessitating the importation of 4,245 cubic yards of materials. Standard grading permit best management practices, including erosion control measures and revegetation are also applicable to the project to ensure project grading activities are not allowed to result in offsite soil erosion. Since this project will result in disturbance to over one-acre a National Pollution Discharge Elimination System (NPDES) permit and a Storm Water Pollution Prevention Plan (SWPPP) are required as mitigation and must be approved by the State Water Quality Control Board, which will assist in assuring that this project does not pollute downstream water courses. The project has completed a project specific preliminary Geotechnical Engineering Report prepared by Holdrege and Kull dated June 1, 2015. The project specific geotechnical report expressed concerns with near surface seasonal groundwater and saturated soil conditions but concluded that the project could be completed as provide with the implementations of the recommendations (mitigation) of the report. Mitigation measures MM PV-8.2.1a and 8.2.1b ensure that the recommendations of the geotechnical report will be implemented during grading and construction activities. With implementation of the County standard grading ordinance, the approval of applicable state permits (NPDES/SWPPP), as well as the abiding by the recommended mitigation measures specific to geology and soils, the project EIR determined that the grading associated with this project will not have a significant impact on the environment.

Drainage: The site slopes from southeast to northwest and the change in grade over the site is approximately 7-feet. Existing drainage structures discharge offsite runoff to the site including three 42" x 36" arch culverts crossing Penn Valley Drive, a 30"x 24" arch culvert crossing the existing drive near the southeast property corner and an 18" storm drain pipe located at the southwest corner. Onsite and offsite flows are ultimately conveyed by an existing wash with an upstream end located at the existing three 42" x 36" arch culvert discharge point. The drainage continues along the southern and western property boundaries and exits the site near the northwest property corner. An existing berm is located along the eastern property boundary preventing offsite flows from entering the site.

Assuming the approval of the lot line adjustment, the project site will be approximately 1.2 acres and is proposed to be partially improved with commercial development that will occupy approximately 0.77-acres. The area proposed to remain unimproved is associated with an existing onsite wash that currently conveys a combination of onsite and offsite flows through the property. The proposed project intends to grade the site to achieve acceptable slopes for the parking area and building. Standard erosion control measures will be required for any disturbed areas to ensure site disturbance does not result in offsite siltation and erosion through the

application of the County Grading Ordinance and the mitigation measures contained within the project specific Environmental Impact Report. The project proposes to install an underground storm drain system and after passing through a bio-retention basin and passing through a series of water quality filters, storm water will be conveyed via pipe to the underground detention pipes, where it will be bleed off to the existing onsite drainage wash at pre-development levels. The onsite rainfall runoff will be routed via surface sheet-flow along concrete gutters or asphalt pavement and onsite asphalt pavement has been designed to have a minimum slope of 1% to avoid localized ponding. According to the project preliminary drainage study, the project has been designed to conform to Nevada County Storm Drainage requirements by ensuring post-project storm water releases are below pre-project outflows. As with all projects, the applicant will be required to provide a final drainage plan to be reviewed and approved by the County prior to issuance of grading and building permits.

Fire Protection: The proposed project is within the boundaries of the Penn Valley Fire Protection District who has reviewed the project for consistency with applicable fire codes. The project access and building materials are sufficient to meet these standards. Where the project is currently lacking is providing adequate fire flow at appropriate pressure levels to meet the California Fire Code standards. The project intends to meet the required fire flow through use of existing Nevada Irrigation District (NID) water and installation of water storage tanks onsite with a rated fire pump, hydrant, and Post Indicator Valve for the fire sprinkler system, which the Fire District is in support of. The Nevada Irrigation District is currently working on an improvement project in the area that may provide some relief to this issue, but under current circumstances, water pressure for fire flow purposes in Penn Valley is deficient. The Penn Valley Fire District has indicated that the project may require up to 180,000 gallons of fire water storage. In response the applicant has shown plans for underground water storage of 96,000 gallons with adequate room to add more as necessary. The Penn Valley Fire Protection District has conceptually accepted the design but has conditioned the project to provide the proper amount of stored fire water at the time that building permits are submitted for the project. The final review of this system will require review and approval of the Penn Valley Fire Protection District. With the application of appropriate conditions of approval/mitigation, this project will not result in increased fire risk in the Penn Valley Village Center.

Land Use: The proposed project is within the Penn Valley Village Center, which is within the larger Penn Valley Community Region as designed by the Nevada County General Plan. The site is zoned Community Commercial (C2)-Site Performance (SP) and has a Community Commercial (CC) General Plan Land Use Designation. As the project is within the Penn Valley Village Center, project design is required to adhere to the specific standards/guidelines of the Penn Valley Area Plan, as required by the SP Combining District. Surrounding property is zoned C2-SP to the west (Penn Valley Mini-Storage), east (Penn Valley Post Office/Penn Valley Mini-Mart/CFN), and south (Seventh Day Adventist Church). Located to the north of the site are unimproved parcels between Squirrel Creek and State Highway 20 that are zoned Interim Development Reserve. Parcels to the northeast and southwest are zoned for medium and high density residential (R2-SP-PD and R3-MH-SP) and consist of the Broken Oak Court residential development and the Creekside Village Mobile Home Park. Please refer to Figure 1 above for surrounding zoning designations.

Both of the parcels were reviewed as a part of the Nevada County Housing Element Rezone project for an increase in mixed use residential density and APN 51-150-29 (LLA/COC parcel) was included as a part of that project and has a zoning designation of C2-RH-SP. The RH combining district is the County's Regional Housing Need combining district and requires a minimum of 36 high density residential units as a part of a mixed-use development. A building envelope was designated as a part of the rezoning and future development of the remaining parcel (APN 51-150-29) must be compliant with the rezone project.

In addition, the two properties in question were the project parcels for the Penn Valley Oaks development approved by the County on August 11, 2005 (FM03-002; U03-003; DP05-003; EIS03-002). The Penn Valley Oaks Approval allowed for 12,100 square feet of commercial development in three buildings, 19 single-family residential lots, and a subdivision map to divide both parcels into 20 single family residential lots and three commercial lots. The approval of this project expired on August 22, 2017 and is therefore no longer valid.

The proposed project has frontage along Penn Valley Drive and is between two developed properties in an area with other small scale commercial uses and medium to high density residential uses. The store is viewed as a logical expansion/infill of this parcel within the village center. Adequate infrastructure is in place to serve this project and significant land use compatibility impacts are not anticipated as a result of this project. It is smaller in scope than the previous approval for the Penn Valley Oaks project, reducing the overall commercial square footage by 3,000 square feet and removing the horizontally mixed-use residential component from the property. Future development of the non-project parcels will need to be carefully considered as the original 3.10-acre property is required to provide a minimum of 36-units of residential development as a part of a mixed use development. As outlined above, the Housing Element Rezone Implementation project created a building envelope for this purpose and future projects will be subject to the rules, regulations and mitigation developed as a part of that project.

The project provides the required number of parking spaces (46) and the size of the parking spaces, drive aisles, and backup space is compliant with County requirements. All lighting is designed to be downward facing fully shielded lighting consistent with County regulations. The project proposes two signs, one externally lit monument size and one wall mounted sign. The monument sign incorporates a stone base and is set on 12" fiber cement lap siding colored to match the exterior of the building with trim that is also color matched to the proposed building. The monument sign showing on page 2 of *Attachment 10* is shown to have upward facing led lighting which is not allowed by the zoning regulations, subsequently the project Environmental Impact Report included mitigation (Mitigation Measures MM PV-4.2.2b) that requires that the project provide downward facing fully shielded lighting. The project will also be required to use a channel letter sign that is light by downward facing "gooseneck" lighting in lieu a cabinet wall mounted sign which is shown on some of the plans. With these changes, the project signage is consistent with the County's sign regulations.

The height of the building at 26-feet 9-inches is below the 45-feet allowed in the C2 zoning district and below the 35-feet which is the maximum allowed in the Penn Valley Village Center by the Penn Valley Area Plan. Approximately 22.6 percent of the site will remain as open space which is above the minimum of 15 percent required for the site. Landscaping has been designed to provide adequate exterior screening and parking lot shading pursuant to the County's

Landscape Regulations and 100% of the plant species are drought tolerate rated by Water Use Classification of Landscape Series (WUCOLS) to be compliant for moderate water use or low water use. Additionally, the parking lot shade tree species selected and location specified are designed to achieve 40-percent coverage of the parking lot within 15-years as required by County Code. No adverse impacts were identified in the project specific Environmental Impact Report and this project has been designed to adhere to the County's Comprehensive Site Development Standards (building height, open space, lighting, landscaping, parking, signage, etc.). With adherence to the mitigation and requirements of the Housing Element Implementation Rezone project regarding future development of the non-project parcels (Lot Line/Certification Parcel) and with adherence to the proposed preliminary design of the project, including the site layout, the proposed project is expected to be compatible with the Penn Valley Area Plan and other surrounding land use and no land use conflicts are anticipated.

Aesthetics/Design: The proposed building design is a western theme with a rectangular façade and wood posts supporting an awning structure, reminiscent of an old west trading post. Building materials including horizontal shiplap wood board with a 12-inch reveal in a "Cream Washed" (tan) color and an 8-inch reveal in a "Almond Latte" (darker tan) color, vertical board-and-batten wood siding with a 15" reveal in a "Ruddy Oak"(reddish) color, wood plank barn doors in a "Draw your Sword" (grey) color, aluminum storefront windows in Dark Bronze color, composition shingle roof materials on the awnings, parapet wood trim and metal flashing in a "Castle Rock" (grey) color, a decorative gable roof wood element and exterior wood fascia in in a "Chester Brown" Color and trim accents in a "Pure White" color. At its tallest point (the decorative gable roof) the building is proposed to be 26-feet 9-inches tall with the predominant roof line (parapet roof) at 17 feet and 8 inches tall. Figure 4 and *Attachment 9* provide the architectural renderings for the project and *Attachment 8* includes proposed elevations for the building prepared by MPA Architects, Inc.

The project site is currently undeveloped and consists primarily of low lying vegetation with oak trees lining Penn Valley Drive, the majority of which will be retained, and some wetland shrub vegetation that will be removed for this project. Development immediately to the east is the Penn Valley Post Office shown in Figure 5 and immediately to the west is the Penn Valley Mini-Storage shown in Figure 6. While there is not a consistent architectural theme in Penn Valley, the project attempts to mimic some of the western styles associated with a few existing prominent businesses in Penn Valley, such as the Penn Valley True Value (Figure 7), True Value Fence Supply (Figure 8) which invoke the trading post theme and the Tack Room Bar and Restaurant which has the appearance of a barn/stable (Figure 9).

Figure 5. Penn Valley Post Office



Figure 6. Penn Valley Mini-Storage



Figure 7. Penn Valley True Value



Figure 8. True Value Fence Supply



Per Section L-II 5.3, Design Review, of the Nevada County Zoning Regulations, the proposed project must be reviewed for consistency with applicable, adopted design standards, including the Western Nevada County Design Guidelines (WNCDG) and the Penn Valley Area Plan, prior to issuance of development permits. The WNCDG encourages environmentally sensitive site design that is consistent with the overall architectural character of the project and community. Consistent with the WNCDG, the Penn Valley Area Plan further refines the applicable design standards and guidelines for this project. The Planning Commission is responsible for approving the project design pursuant to LUDC Section L-II 5.3.D. Staff has reviewed the proposed design

Figure 9. Tack Room Bar and Restaurant



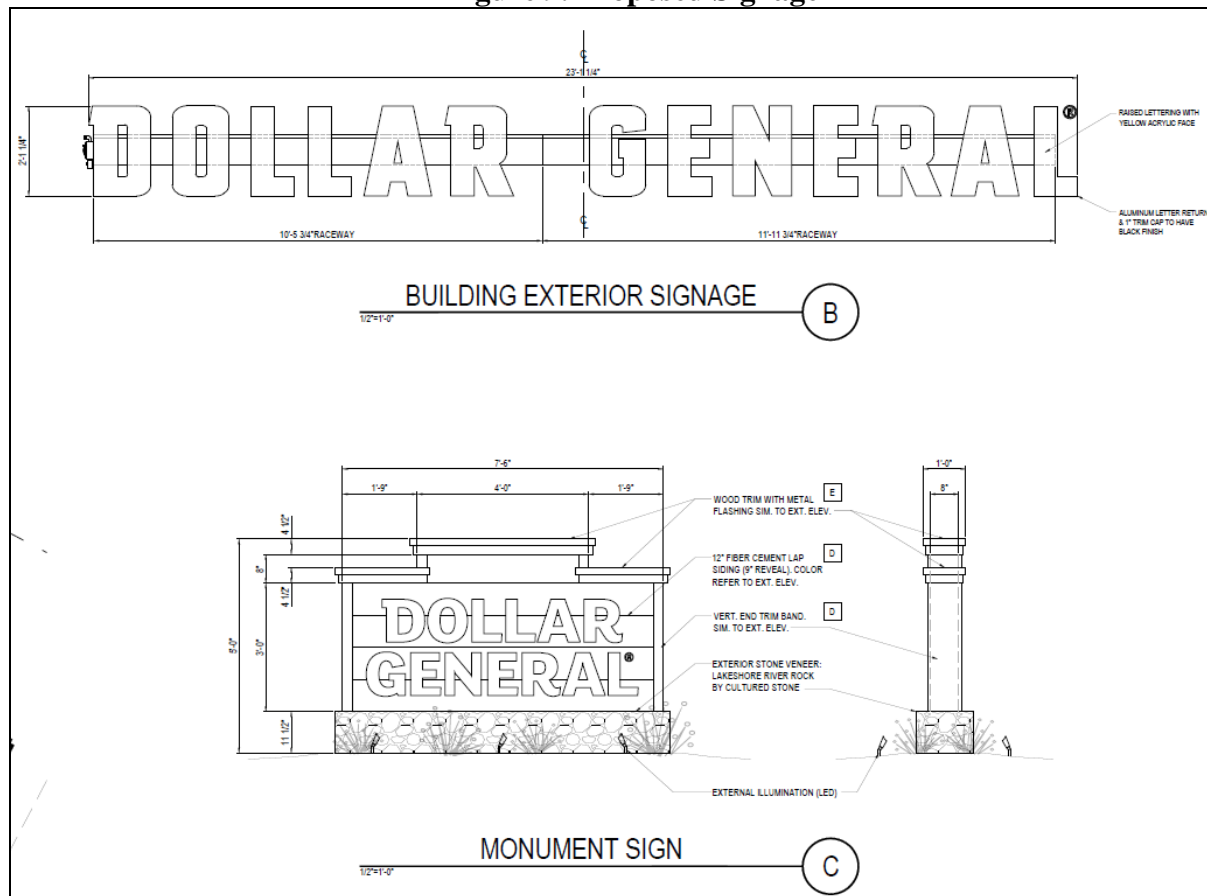
and as discussed above finds that the design is compatible with the theme of other commercial development in Penn Valley as conditioned/mitigated.

Lighting: The proposed project includes new lighting, landscaping and signage. The project proposes to install five parking lot light standards with double lights on each pole that are a maximum of 15-feet above grade as allowed by the Land Use and Development Code. The applicant has lighting plan that clearly demonstrates that project may result in potential light spill off of the project site (*Attachment 8*). Subsequently, Mitigation Measure MM PV-4.2.2a required that the project provide a final lighting pan that clearly demonstrates that all light spill be retained on the project site. The mitigation provides potential solutions such as replacing the 400-watt parking lot light fixtures with lesser wattage, relocating the fixtures or providing additional screening to reduce light spill. Other methods to reduce light spill include potentially removing or reducing the number of the decorative wall lights in those areas where light is shown to spill offsite. With this mitigation, the project will be consistent with the County's lighting requirements.

Signage: The project proposes two signs, one externally illuminated monument size and one channel letter wall mounted sign. As discussed above, the color rendering shows a cabinet wall sign, but the architectural renderings provide a channel letter sign which is encouraged by the Sign Regulations and will be required by the project conditions of approval. The letters of the wall mounted sign will be Dollar General corporate yellow in color with black 1' trim and will be centered on the front of the south facing wall of the building. The wall sign will be illuminated by downward facing "goose-neck" lights as encouraged by the County Zoning Code. The monument sign incorporates a stone base and is set on 12" fiber cement lap siding colored to match primary color of the exterior of the building (Ruddy Oak) with trim that is also color matched (Castle Rock) to the proposed building. The sign letters will be Dollar General corporate yellow with assumed black trim. As discussed above, since the plans show up lighting of the monument sign, which is not allowed, the project includes mitigation requiring downward facing fully shielded lighting for illumination. Consistent with LUDC Sec. L-II 4.2.12.K.4.b the project will be conditioned to ensure the monument sign does not exceed 25 square feet and 5

feet in height. Overall, with adherence to the project conditions of approval the proposed signs are compliant with size and height limitations of the County code requirements. Figure 10/Attachment 8 provides a graphic rendering of the proposed project signage.

Figure 9. Proposed Signage



Landscaping: The proposed project includes an extensive preliminary landscape plan prepared by E.G.L.A. Landscape Architecture (Figure 11/Attachment 11). The Landscaping has been designed to provide adequate exterior screening and parking lot shading pursuant to the County's Landscape Regulations and 100% of the plant species are drought tolerate rated by Water Use Classification of Landscape Series (WUCOLS) to be compliant for moderate water use or low water use. Additionally, the parking lot shade tree specieses selected and location specified are designed to achieve 40-percent coverage of the parking lot within 15-years as required by County Code. The conceptual or preliminary landscape plan provides 18 fifteen-gallon trees (17 White Alders and 1 Pyramidal English Oak), 11 twenty-four-inch box trees (2 Crab Apple, 5 Ponderosa Pine, 4 Chanticleer Pear) as well as retaining 4 existing oak trees. In addition, the project proposes to install 569 five-gallon shrubs made up of 13 species and 9 five-gallon vines (Attachment 11). The project will utilize a fully automatic water efficient drip irrigation system. As with all projects, the applicant will be required to submit a final landscape plan, verification that all planting have been accomplished consistent with said plan and a letter of surety for the long term maintenance. The project as conditioned meets the County's landscape requirements.

[illegible]

This project has garnered a significant amount of public involvement throughout the processing of this project. The majority of these comments were received as public comments as a part of the EIR process and those are included as a part of the Final EIR provided *Attachment 2*. Several other letters were received after the public comment period for the Draft EIR or in response to other public noticing and those letters are attached to this staff report to be included as a part of the public record for the Planning Commission's consideration (*Attachment 12*).

On December 8, 2015, the Board of Supervisors approved a contract with Michael Baker International (amended in April 11, 2017) to prepare the Environment Impact Report (EIR) for all three projects. The Draft EIR was available for public review from December 14, 2016 to January 31, 2017 and a public comment meeting was held before the Planning Commission on January 26, 2017. No specific agency comments were received on this project. A total 291

comment emails or letters were provided on the three proposed projects during the public comment period. Each project specific comment has been responded to as required by the CEQA Guidelines. The project Final EIR includes an Executive Summary, the Response to Comments, the Revisions to the Draft EIR and a Memo from Kunzman and Associates responding to the original Caltrans letter for the Alta Sierra project. Some minor revisions to the Draft EIR for the Penn Valley project include a revision to the impact analysis discussion in the Aesthetics Section to point out the applicability of project specific mitigation measures related to light and glare and making it clear that STAA trucks are not allowed on Penn Valley Drive. The Final EIR includes the Draft EIR, the Technical Appendices, both volumes of the Final EIR and the Mitigation Monitoring and Reporting Plan, as described above. Based on the CEQA Initial Study checklist criteria, the DEIR did not identify any significant and unavoidable impact for the proposed Penn Valley Store, and all potential impacts have been mitigated to less than significant levels. As a result, should the Planning Commission elect to approve this project, the Planning Commission will be required to certify the EIR and make the specific CEQA Findings of Fact (*Attachment 4*) pursuant to CEQA Guidelines Section 15091.

ZONING AND GENERAL PLAN CONSISTENCY:

With the approval of the proposed Environmental Impact Report, Management Plan, Certificate of Compliance, Lot Line Adjustment and Development Permit, the use of the project site is consistent with the existing zoning district, the General Plan land use designation, and specifically with the Land Use and Development Code Commercial District standards (Section L-II 2.4). Additionally, the design of the proposed project has been reviewed for consistency with the applicable comprehensive site development standards contained in the LUDC as well as those provided in the Penn Valley Area Plan and found to be consistent with the County's standards, regarding parcel size, setback requirements, building height and through implementation of the project specific Wetland and Water Course Management Plan and the EIR/Mitigation Monitoring and Reporting Program, the protection of sensitive environmental resources.

Regarding the General Plan, the project furthers several of the goals and policies of the County's General Plan, which are provided below:

Land Use Element Goals and Policies: Policy 1.2.4.h which outlines the purpose of the Community Commercial Land Use Designation which is intended to provide a variety of commercial uses to serve large geographic areas with a wide range of goods and services within Community Regions, such as the Penn Valley Community Region where this project is proposed. Further, the project location is within a developed commercial center and is an infill parcel between the developed Penn Valley Mini-Storage and the Post Office with convenient controlled access to a major collector road as directed by this policy; Policy 1.4.3 which encourage that the core of the Village Center provide the principal commercial uses serving the community; Policy 1.4.6 which directs the County to designate a diversified compatible mix of land uses in close proximity to residential uses, as the Penn Valley Village Center provides for commercial uses and is immediately adjacent to residential uses along Penn Valley Drive, the Creekside Mobile Home Park, and other surrounding areas and serves as the core of the Penn Valley Community Region; Policy 1.5.4 which requires an applicant to provide professional field inventories of environmental resources, for which the applicant has provided several, including but not limited to an archeological survey, a biological inventory and an wetlands/watercourse

management plan; Policy 1.6.4 which directs development in areas that provide acceptable levels of public facilities and services as are available within the Penn Valley Village Center; Policy 1.7.4 which outlines specific impervious surface and maximum building height requirements per general plan designation for which the project is compliant with.

Economic Development Element Objectives and Policies: Goal 2.1 which directs the County to provide for a strong economic base while protecting and maintaining communities and neighbors, as this project is within a commercially designated Village Center where other commercial uses exist and does not break up a previously established community or neighborhood. Policy 2.5 which directs the County to provide a balance between land use designations as this site and area has been historically designated for commercial uses; Objective 2.5 which encourages economic development that increases the percentage of total personal income spent in the County as this use is intended to serve the residents of the Penn Valley Community Region; Objective 2.9 which encourages retail development that provides revitalization of historic downtown areas, as this project is within the core area of the Penn Valley Village Center and would encourage shoppers to conduct commerce at this and other retail establishments in the area instead of traveling to surrounding regional commercial centers such as Grass Valley, Marysville or Yuba City and, Objective 2.11 which encourages creating employment opportunities for county residents, which this project will do including potentially both construction and retail jobs.

Public Facilities and Services Element Policy: Policy 3.2 which encourages the County to encourage development within Community Regions where development can more efficiently be provided with a full range of public services; Policy 3.19A, which requires that onsite stormwater runoff resulting from a proposed development project does not increase over pre-project levels following construction and that the development provide retention/detention facilities designed by a registered engineer for which this project has provided.

Circulation Element Goals, Policies and Programs: Goal LU-4.3 which directs the County to ensure that a desired level of service that supports the current circulation system in Community Regions is maintained, this project will not exceed existing levels of service; Policy LU-4.1.2 which establishes Level of Service (LOS) D as the acceptable LOS for Community Regions, for which this project is compliant with; Program LU-4.1.4 which requires the payment of Traffic Mitigation fees, for which this project is required to pay; and, Policy MV-4.2.5 which requires the County to consider the effect of a proposed development on the area-wide transportation network. This project has provided a focused traffic study, which has been peer reviewed and accepted by the County Department of Public Works as being consistent with the policy of the General Plan; and Goals RD-4.1 and RD-4.4 by reducing the need to travel to Grass Valley, Marysville or Yuba City to purchase basic commodities as this store would provide those commodities closer to home for many residents of Penn Valley, effectively reducing dependence on the automobile.

Noise Element Policies: Policy 9.1.2 which requires projects to adhere to the County exterior noise limits. This project has been conditioned/mitigated to ensure the project meets these established noise limits.

Safety Element Policy: Policy FH-10.3.2 which directs the County to avoid potential increases in downstream flooding through project site plan review and the application of the County's Comprehensive Site Development standards. This project adheres to this policy by providing onsite water quality filtration and underground retention facilities, which have been documented to be adequate by the project specific drainage report, as reviewed and approved by the County Department of Public Works.

Water Element Policy: Policy 11.6A which requires that new development minimizes the discharge of pollutants into surface water drainages. The project will be held to this standard through the application of the County's Grading Ordinance, the design of the onsite drainage facilities and through the approval of a NPDES and SWPPP permits issued by the State Water County Control Board.

Soils Element Policy: Policy 12.4 which requires that discretionary projects implement erosion control measures. This will be accomplished through the application of the County's Grading Ordinance and by specific mitigation measures that have been applied to the project.

Wildlife and Vegetation Element Objective and Policy: Policy 13.3 which requires that drought tolerant native plant species be utilized for all new commercial development. The project is consistent with this policy as the project's preliminary landscape plan utilizes solely moderate and low water plants.

Air Quality Element Policy: Policy 14.1 which encourages the County to cooperate with the Air Quality Management District during the review of development proposals to address cumulative and long-term air quality impacts. This project is consistent with this policy as the County has consulted with the Northern Sierra Air Quality Management District (NSAQMD) and has incorporated specific mitigation into the project's environmental document based on the consultation comments provided to the County by NSAQMD.

With the adherence to proposed conditions of approval and mitigation measures, the project has been found to be compliant with both the Zoning Regulations and the County General Plan.

SUMMARY:

Simon CRE on behalf of Dollar General Corporation has proposed a Development Permit (DP15-004) for a 9,100 square foot Dollar General Retail Store and associated landscaping, parking, lighting and signage on property located at 17652 Penn Valley Drive within the Penn Valley Village Center. The project includes the consideration of a wetland/watercourse Management Plan (MGT15-013) prepared by a qualified biologist to mitigate anticipated impacts to 0.16-acres of wetlands and its surrounding setbacks. The proposed project includes the consideration of a Conditional Certificate of Compliance (COC17-0001) (requiring adequate road frontage be provided for both parcels) and a Lot Line Adjustment (LLA16-006) to create the proposed 1.2-acre project parcel. This project has been reviewed for potential environmental impacts through EIR15-001 and it has been determined that all project potential impacts are mitigated to less than significant levels with no significant and unavoidable impacts identified. Should the Planning Commission elect to approve this project the Planning Commission must make specific CEQA findings provided in *Attachment 4*.

The project has been designed to be consistent with the Western Nevada County Design Guidelines and is compliant with the policies and guidelines of the Penn Valley Area Plan. The project has been determined to be consistent with the sites underlying Community Commercial General Plan Designation and Zoning Districts (CC/C2) which allows for “retail sales conducted indoors” with a Development Permit. Additionally, the project as proposed is consistent with the site development standards including meeting setbacks, signage, lighting, landscaping and parking. Further, the project has been found to be consistent with several of the goals and policies of the General Plan. Therefore, staff recommends that the Planning Commission after reviewing and considering the proposed project and taking public testimony, approve the project specific environmental document, conditional certificate of compliance, lot line adjustment, wetland/watercourse management plan and development permit.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- I. Certify the Final Environmental Impact Report (EIR15-001/ SCH2016012009) subject to the recommended Mitigation Measures found in the Mitigation Monitoring and Reporting Program (*Attachment 3*) making the CEQA Findings of Fact (*Attachment 4*).
- II. Approve Management Plan (MGT15-013), to address impacts to a wetland and encouragement into the non-disturbance buffer of a watercourse as described and mitigated in the project Management Plan (*Attachment 5*), which have been incorporated into the Final EIR for the Development Permit, making the following Findings A-B pursuant to LUDC Section L-II 4.3.3.C and Section L-II 4.3.17:
 - A. That the issuance of this Management Plan is consistent with the provisions of Section L-II 4.3. Resource Standards of the Nevada County Land Use and Development Code; and
 - B. That potentially significant impacts water courses and wetlands located on the project site have been minimized through the incorporation of mitigation measures, including payment of compensatory mitigation in the form of a onetime in-lieu fee for wetland impacts, implementing best management practices during construction and minimizing post project erosion.
- III. Approve the Conditional Certificates of Compliance (COC17-0001) subject to the conditions included in *Attachment 1* and make findings A through D below:
 - A. The subject parcels were initially created when the Nevada County Tax Collector sold them in separate deeds in February 2013, after the 1972 approval of the Subdivision Map Act which requires a recorded map to create new property, and are therefore both in noncompliance with the Subdivision Map Act;
 - B. Section 66499.35(b) of the California Subdivision Map Act requires that a conditional certificate of compliance be issued whenever a local agency

determines that real property does not comply with the provisions of the Subdivision Map Act and local ordinances. The local agency may require, as a condition of granting the conditional certificate of compliance, any conditions that would have been applicable at the time the applicant acquired interest in the property (February 5, 2013). One of the proposed parcels is not compliant with local ordinances in that the parcel (APN 51-150-29) does not meet road frontage requirements;

- C. The parcels comply with the minimum parcel size requirement of the C2 zoning which is in effect for this area; and
 - D. The conditions attached to the Conditional Certificate of Compliance (COC17-0001) are the minimum necessary to protect the public health and safety and are necessary to the orderly development of surrounding area.
- IV. Approve the Boundary Line Adjustment (LLA16-0006) subject to the Conditions of Approval and Mitigation Measures shown in *Attachment 1*, making Finding A, pursuant to Nevada County Land Use and Development Code Sec. L-II 4.1.3.E:
- A. That this project, as approved, is consistent with Sec. L-II 4.1.3.E, Boundary Line Adjustment Standards for Approval, in that the adjustment does not result in conflicts with site development standards, that the adjustment will not result in additional parcels or additional density, that the subject parcels will meet the minimum Environmental Health standards contained in Chapters VI and X of the Land Use and Development Code, and that the adjusted parcels will conform to the minimum parcel sizes required by the zone district.
- V. Approve the Development Permit (DP15-004) to allow for the construction of a 9,100 square foot building and associated parking and infrastructure improvements, subject to the attached Conditions of Approval shown in *Attachment 1* and the Mitigation Measures provide in *Attachment 3* making Findings A through L pursuant to LUDC Section L-II 5.5.2.C:
- A. That this project as conditioned and mitigated is consistent with the General Plan goals, objectives and policies, and with the Community Commercial General Plan land use map designation applicable to this project site;
 - B. The proposed use is allowed within and is consistent with the purpose of the C2 zoning district within which the project is located, which allows commercial uses with an approved development permit;
 - C. The proposed use and any facilities, as conditioned, will meet all applicable provisions of the Land Use and Development Code, including design and siting to meet the intent of the Site Development Standards, as refined by the Penn Valley Area Plan, mitigating the impact of development on environmentally sensitive resources;

- D. The site for the proposed use is adequate in size, shape and location to accommodate the proposed use and all facilities needed for that use and reasonable expansion thereof, if any, and to make appropriate transitions to nearby properties and permitted uses thereon, without compromising site development standards;
- E. That Penn Valley Drive, which serve the project is a County-maintained Major Collector road that is adequate in size, width, and pavement type to carry the quantity and kinds of traffic generated by this project;
- F. The proposed use and facilities are compatible with, and not detrimental to, existing and anticipated future uses on-site, on abutting property and in the nearby surrounding neighborhood or area;
- G. Adequate provisions exist for water and sanitation for the proposed use;
- H. Adequate provisions exist for emergency access to the site;
- I. That this development permit, proposing a commercial building for commercial use, is consistent with the intent of the design goals, standards, and provisions of the Nevada County Zoning Ordinance and will be compatible with the design of existing and anticipated future uses on the nearby surrounding areas;
- J. That based on the comments received and conditions applied from the Nevada County Departments of Public Works, Planning, Environmental Health, Nevada Irrigation District, Penn Valley Fire District, and CalFire, adequate public services exist in the immediate area to support the project including adequate sewage disposal, domestic water service, fire flow, and safe and adequate roads;
- K. All feasible mitigation measures have been imposed upon the project to offset the impacts this project may have to the greatest extent possible on aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, land use, transportation and circulation, and utilities and service systems; and
- L. That the conditions listed are the minimum necessary to protect the public's health, safety and general welfare.

Respectfully submitted,

ORIGINAL SIGNED
BRIAN FOSS
Director of Planning

**ATTACHMENT 1
DOLLAR GENERAL
DP15-004; MGT15-013; COC17-0001; LLA16-006**

Development Permit Conditions of Approval and Mitigation Measures

A. PLANNING DEPARTMENT

1. This Development Permit authorizes the construction of a 9,100-square foot retail facility on the approximately 1.2-acre project site consistent with the approved set of final stamped plans kept on file at the Planning Department. The retail facility will have primary access from Penn Valley Drive. In addition to the proposed retail facility, construction includes the parking lot, trash enclosures, landscaping, lighting, signage, all subject to the Conditions required below. The project Conditional Certification of Compliance will establish legal lot status of the resultant project parcel and neighboring parcel and requires recordation of a Lot Line Adjustment to provide adequate road frontage for the neighboring parcel that will also serve as access to the project site. The Lot Line Adjustment creates the 1.2-acre project parcel with the remaining 3.10-acres combined with the neighboring parcel which will become approximately 7.85-acres in size. The Management Plan approval authorizes encouragement into onsite wetlands and their setbacks and an onsite drainage course subject to the required Mitigation Measures and Conditions required below. Any change in occupancy shall be subject to review and approval by the Planning Agency.
2. Construction pursuant to this permit approval must be completed and the use commenced thereon within three (3) years from the effective date of the approval of the Development Permit (DP15-004), unless an extension of time for reasonable cause is requested prior to the expiration date, and granted by the Planning Commission pursuant to Section 5.10 of the Nevada County Land Use and Development Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.
3. Pursuant to the requirements of the Land Use and Development Code, you are hereby notified that this development permit is not valid until the expiration of the ten (10) day appeal period from the date of the Planning Commission's final action on the project.
4. Prior to issuance of any permits for Development Permit DP15-004, the applicant shall record to Certificate for Compliance and Lot Line Adjustment for APNs 51-150-29 and 51-120-06.
5. Design of the commercial/retail building shall be in substantial conformance to that authorized in this approval, reflecting a western theme with a rectangular façade and wood posts supporting an awning structure. Building materials including horizontal shiplap wood board with a 12-inch reveal in a "Cream Washed" (tan) color and an 8-inch reveal in a "Almond Latte" (darker tan) color, vertical board-and-batten wood siding with a 15" reveal in "Ruddy Oak" (burnt orange/reddish) color, wood plank barn doors in a "Draw your Sword" (grey) color, aluminum storefront windows in Dark Bronze color, composition shingle roof materials on the awnings, parapet wood trim and metal flashing in a "Castle Rock" (grey) color, a decorative gable roof wood element and exterior wood

fascia in in a “Chester Brown” color and trim accents in a “Pure White” color. At its tallest point (the decorative gable roof) the building is proposed to be 26-feet 9-inches tall with the predominant roof line (parapet roof) at 17 feet and 8 inches tall. In addition to the design represented on the approved building elevations, final building plans shall represent the following design details: color, materials, and architectural features as described in the project staff report, or as may be modified at the public hearing and kept on file with the Planning Department.

6. Lighting included in this approval as shown in the proposed plans, as modified by Mitigation Measures MM PV 4.2.2a and PV 4.2.2.b, and are subject to and in conformance with Land Use and Development Code Section L-II 4.2.8. High pressure sodium, and mercury vapor light fixtures are prohibited, and flood lights and spot lights are prohibited. All proposed exterior lighting shall be shown on building plans. The standards used for the exterior lighting within the parking lot and outdoor areas shall be limited to no more than 15 feet in height. All new exterior lighting shall be screened and directed downward (with the exception of the monument sign light, which shall be directed toward the sign and shall only be permitted during business hours) to prevent off-site spill and night sky pollution. Lights mounted in outdoor yard areas shall be equipped with motion sensors to minimize any unnecessary night lighting. Lighting fixtures and location shall conform to Land Use and Development Code Section L-II 4.2.8. All exterior lighting shall be maintained as approved and installed.
7. The project signage, as modified by Mitigation Measure PV-4.2.2b, shall be designed and maintained consistent with the preliminary sign plan, (as provided as Figure 9 of the project staff report) and with Section L-II 4.2.12 of the Land Use and Development Code. Prior to building permit issuance the applicant shall provide a final sign plan that utilizes 1 wall-mounted channel letter sign located above the front entrance of the building that is illuminated by downward facing “goose-neck” lighting and one monument sign at the project entrance. The monument sign will be a maximum of 5 feet in height and cannot exceed 25 square feet in size. No signage shall be permitted to have internally illuminated features.
8. The applicant shall provide adequate off-street parking for business operations and at no time shall parking be allowed to obstruct roads and driveways on-site and/or off-site. The parking area shall be maintained consistent with the preliminary site plan which provide for 46-parking spaces with a minimum of two ADA accessible parking spaces. Parking areas shall be constructed in accordance with the design standards of Section L-II 4.2.9 of the Land Use and Development Code, including surfacing, curbing, slope, drainage, back-out area, driveway/aisle widths, and parking stall sizes. Consistent with LUDC Section L-II 4.2.9, shall be provided in substantial conformance with approved site plans and maintained for the life of the project. All parking areas shall be maintained free of flammable vegetation and consist of surfacing capable of supporting a 75,000-pound vehicle.
9. The landscaping plan shall be maintained consistent with the preliminary landscape plan and shall comply with the requirements of Sec. L-II 4.2.7 of the Land Use and Development Code. Landscaping shall be provided in accordance with County standards. Prior to issuance of any grading or building permits, the applicant shall submit a Final Landscape

Plan, prepared, signed and stamped by a licensed landscape architect, to the Planning Department for review and approval, including the following:

- a. All details depicted on the preliminary plans (including the substitution of native and drought tolerant species for non-native, water-demanding species) and any modifications included by these conditions of approval; and
- b. The location of all required plant materials, evenly dispersed within each required planting area (interior parking lot landscaping and residential buffers); and;
- c. A legend listing the type, number and size of plant materials, indicating both the both the required number and the provided number of each plant type. List plants for each required landscaped area. Include a listing of water usage type, or hydrozone, for each plant type. List plant materials in groupings of trees, shrubs, and ground cover plants. Show both common names and botanical names. Native vegetation must shall be included in all required plantings pursuant to subsection L-II 4.2.7.E.2.b of the Land Use and Development Code; and
- d. Irrigation plan per subsection L-II 4.2.7.E.3.c of the Land Use and Development Code; and
- e. A note on the plan, certified by a licensed landscape architect, landscape designer, or horticulturalist, that trees are located on the plan so as to cover 40% of the parking area with tree canopies within 15 years, consistent with Land Use and Development Code Section L-II 4.2.7.E.2.g; and
- f. A note that “All plantings and irrigation shall be maintained by the property owner and in any case where a required planting has not survived the property owner shall be responsible for replacement with equal or better plant materials.”
- g. The final landscape plan shall incorporate decorative planter boxes along the store front.

Prior to final occupancy of the building on the project site, the landscape architect/property owner shall verify that all plant materials have been established for said building and parking area(s) pursuant to the approved plan.

10. All solid waste receptacles shall be placed within a screened enclosure and constructed of colors and materials compatible with the building style. The construction detail shall be represented on the final building plans. The developer shall submit to the County a complete maintenance contract or letter of surety providing access and proper maintenance of solid waste receptacle.
11. All mechanical equipment, air conditioning units, heating units shall be screened from the view of adjacent properties or roadways. All rooftop equipment shall be screened from view by integral elements of the building. All gutters, screens, vents, and flashing shall be painted to prevent glare and to blend with adjacent building colors.
12. Prior to building permit approval, all existing and proposed easements shall be shown on the improvement plans, including but not limited to any access and utility easements.
13. Driveway improvements shall be designed to accommodate future sidewalk, curb, and gutter construction. This requirement shall be reflected on improvement plans and reviewed and approved by the Nevada County Planning and Public Works Departments.

14. Fixed construction equipment, including compressors and generators, shall be located as far as feasibly possible from residential properties. All noise-generating tools shall be shrouded or shielded, and all intake and exhaust ports on power construction equipment shall be muffled or shielded.
15. Prior to submittal of improvement plans, a minimum of 2 bike racks shall be shown on all site plans and specifications as required by LUDC Section L-II 4.2.9.C.6. Prior to issuance of occupancy, the bike racks shall be installed in the locations shown on the improvement plans.
16. Prior to issuance of building permit or infrastructure improvement plans, the applicant shall designate on the site plan the location of shopping cart areas located within the parking lot, outside of parking spaces, driving aisles and fire lanes. Said facilities shall be provided on the site and the Planning Department shall confirm the placement of the shopping cart parking locations during the final site visit prior to issuance of final occupancy.
17. Prior to final occupancy, the applicant shall contact the Planning Department for a field inspection to verify all Conditions of Approval and ordinance requirements have been satisfied. Fees for such inspection shall be applicable on the project-building permit or at the time of request if no building permit is required.
18. Within 15 days after project approval the applicant shall sign and file with the Nevada County Planning Department a defense and indemnity agreement, in a form approved by County Counsel. No further permits or approvals shall be issued for the project, including without limitation a grading permit, building permit, or recordation of the boundary line adjustment/record of survey and certification of compliance, unless and until the applicant has fully complied with this condition.

A.1 Certificate of Compliance Conditions of Approval

Prior to recordation of the Certificates of Compliance:

1. Both parcels must meet current site development standards including, but not limited to, a minimum of 50-feet of road frontage (flag-pole) on APN 51-150-29 and a minimum of 150-feet for APN 51-120-06.
2. Include a note on the exhibit maps for each parcel stating that there is no guarantee that potable water or on-site sewage disposal are available on either parcel, nor does the County guarantee legal or physical access.
3. The County Surveyor shall review and approve the legal descriptions and Exhibit Maps.

A.2 Lot Line Adjustment Conditions of Approval

Prior to boundary line adjustment recordation, the following conditions shall be completed:

1. Obtain Approval of Certification of Compliance application, COC16-006.
2. The boundary line adjustment shall provide a minimum 50-foot flag pole road frontage on the Penn Valley Drive for APN 51-150-29 and a minimum of 150-feet for APN 51-120-06.
3. A minimum 50-foot wide access easement shall be provided for ingress and egress to APN 51-120-06 and all other existing easements shall be shown and described on boundary line exhibits.
4. This boundary line adjustment is not effective until recorded in the Office of the County Recorder. Upon recordation of the boundary line adjustment all pre-existing lot lines are deemed erased by the newly recorded adjustment. Documents used to record the boundary line adjustment including the transfer deeds that reflect the new property descriptions shall be submitted to the County Surveyor for review and approval. **Any existing deeds of trust shall be revised to reflect the new property descriptions and shall be approved by the beneficiaries of said deeds of trust.** Boundary line adjustments shall be reflected in recorded documents in one of the two following ways:
 - a. The boundary description for the recorded documents that are used to legally convey the property for this boundary line adjustment shall be signed and sealed by a land surveyor or civil engineer licensed to practice land surveying in California and be in compliance with Subdivision Map Act, Section 66412(d). The boundary description shall include the following wording, unless the entire resulting parcel is described:

“NOTE: The herein described land area has not been approved as a separate building site, and is created as an approved boundary line adjustment for the express purpose of being combined with, and used in conjunction with, adjoining lands.”
 - b. If a Record of Survey is not prepared for the boundary line adjustment, the document used to convey the property shall be accompanied by a sketch map depicting the adjusted boundary. The sketch map shall be signed and sealed by a licensed land surveyor or civil engineer and shall include: 1) a statement that a Record of Survey is not required in conformance with Section 8762 of the Business and Professions Code; 2) the County File Number, **LLA16-006**; and 3) the following statement:

Approved by Nevada County: _____

Date

By: _____

Title: _____

Nevada County Department of Public Works

5. The following information shall appear on the exhibit map or Record of Survey map that is recorded for this adjustment:
 - a. Approval of this boundary line adjustment does not constitute approval nor guarantee sewage disposal or water availability on these parcels.

- b. All pre-existing lot lines shall be considered erased or merged by this boundary line adjustment.
6. A Tax Clearance Certificate from the Nevada County Tax Collector shall be provided to the Nevada County Department of Public Works prior to recording the boundary line adjustment.
7. Documents used to complete the lot line adjustment shall ensure that:
 - a. The grantor's name(s) are the same as they currently hold title to the parcel; and
 - b. The grantee's name(s) and vesting are the same as for the parcel with which the boundary line adjustment portion will be combined.

B. DEPARTMENT OF PUBLIC WORKS

1. Pedestrian Crossings: The project includes two pedestrian crossings: one to the east to the post office and one to the south across Penn Valley Drive. The pedestrian crossing across Penn Valley Drive shall include rectangular rapid flashing beacons to improve pedestrian and bicycle visibility. Prior to issuance of grading and improvement permits, the crossing shall be shifted to the east to align with the intersection of the Post Office driveway, with the final alignment to be reviewed and approved by the Department of Public Works prior to construction. All pedestrian and intersection improvements shall be constructed prior to the issuance of occupancy permits.
2. Onsite Traffic Signing/Striping: Prior to issuance of improvement permits, the applicant shall implement onsite traffic signing/striping in conjunction with detailed construction plans for the project site.
3. Driveway Design: Project driveways shall conform to County commercial approach standards, including meeting width, slope, and site distance requirements at all ingress and egress points.
4. Delivery Truck Access: STAA trucks are prohibited from accessing the project site unless Penn Valley Drive is designated as an STAA route. California Legal Trucks are allowed on County Roads up to the following specified size and weight criteria established in Section 35780 of the California Vehicle Code.
 - Height: 14'
 - Width: 8'
 - Length: 60'
 - Weight: 80,000 lbs

If the proposed retail facility proposes to use trucks that exceed any of these criteria, the applicant shall first obtain a Transportation Permit from the Nevada County Department of Public Works. The Department of Public Works will review the route and times of use and provide requirements for the use of any oversized vehicles, which may include route, day, and time restrictions and the use of an escort or pilot car(s).

5. Encroachment Permit: An encroachment permit, issued by the Department of Public Works, shall be required prior to commencement of any work in the public right-of-way, including the rectangular rapid flash beacon pedestrian safety system. Further as a part of the encroachment permit review, the developer shall prepare a before and after pavement analysis to document any damage to the project roadways that results from the project construction. Any damage to the roadways as the result of the project construction activities shall be repaired at the developer's cost.
6. Sewer Connection: APN 51-120-06 currently has 12 standby EDUs allocated to the site. Comparative flow data for other Dollar General locations was provided and will allow the EDU requirement for the proposed usage to be reduced to 3 EDUs. There are sufficient standby EDUs allocated to this site that would allow for the 3 EDUs to be connected and satisfy this usage requirement. Prior to issuance of the building permit, the applicant shall apply for a sewer connection permit to the Penn Valley Collection System. The construction of sewer facilities shall meet all specifications provided by the Division of Sanitation and shall pass all inspections prior to issuance of the building occupancy permit.
7. Improvement Plans: The applicant's engineer shall submit improvement plans for the approach and drainage improvements to the Department of Public Works through the Building Permit filed with the County Building Department. The applicant's engineer shall also provide certification at time of completion that the project improvements are constructed in accordance with the approved project plans.
8. Final Drainage Report: Prior to issuance of grading permits, the applicant shall provide a final drainage report prepared by a registered civil engineer. The report must demonstrate no net stormwater runoff from the proposed project, and storm water facilities shall be designed to maintain the peak storm discharge at pre-project conditions, as shown in the TTG Engineers drainage report dated November 2014. The drainage report shall include an analysis of net runoff from the project site and design for one-year, ten-year, and 100-year storms. Required retention/detention facilities, where necessary, shall be designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event per General Plan Policy 3.19A. Drainage plans shall also include the provision of oil, grease and silt traps designed by a registered civil engineer. All stormwater drainage shall be designed by a registered civil engineer, and the designer shall utilize County standard plans and specifications. Storm water facilities shall be constructed prior to October 1 in the year improvements are constructed.
9. Maintenance of Drainage Facilities: Pursuant to General Plan Policy 3.19C, the applicant shall maintain all drainage facilities, including oil, grease, and silt traps, constructed as part of the project through a permanent, legally enforceable mechanism such as, but not limited to, a CSA, CSD, or recorded covenant. Prior to grading or improvement permit issuance, the applicant shall demonstrate that a legally enforceable mechanism for long-term maintenance of such facilities has been provided.
10. Solid Waste and Recycling Accessibility: In compliance with LUDC Sec. L-II 4.2.11.C.2, the applicant shall provide either a) conformance with Waste Management's standard of 50 feet of backout between trash enclosures and parking and building areas, or, if that cannot be met, b) documentation of Waste Management's approval of the location of the

waste and recycling bins shown on the site plan. The trash bin shall be placed within a solid screen enclosure constructed of materials and colors compatible with the building style, at least one foot higher than the receptacle.

11. Solid Waste and Recycling Protections: Pursuant to LUDC Sec. L-II 4.2.13, the applicant shall provide solid waste and recycling area protection from adverse weather conditions which might render the collected materials unmarketable and shall be sufficient in capacity, number, and distribution to serve the project. Prior to approval of building permits, compliance with this condition shall be shown on plans. All solid waste and recycling areas shall be maintained as installed and in compliance with this condition.
12. Traffic Mitigation Fees: To ensure the project does not result in the operational degradation of the public roads surrounding the project, prior to the issuance of building permits the applicant shall pay appropriate traffic impact fees based on the trips generated by the project as identified in the focused traffic analysis. Payment shall be based on the latest fee schedule adopted by the Nevada County Board of Supervisors at time of building permit.

C. ENVIRONMENTAL HEALTH DEPARTMENT

1. Prior to approval of occupancy, the applicant shall submit Proof of Service from the agency supplying water to the area.
2. Prior to approval of occupancy, the applicant shall provide adequate construction, number, and size of solid waste receptacles. The applicant shall provide for at least weekly solid waste removal services.
3. The applicant shall provide retail establishment construction plans detailing the retail grocery areas. 2 sets of plans shall be submitted to the EH department, along with equipment specification sheets and construction of grocery areas for food retail sale shall not commence without approval by the EH Department. Construction shall comply with the California Retail Food Code, and a final construction inspection along with a Retail Food Permit is required prior to approval of occupancy.

D. BUILDING DEPARTMENT

1. Complete erosion control, construction and utility plans shall be submitted for review at time of building/grading permit submittal in conformance with Nevada County Land-Use Code Chapter V.
2. 2 sets of wet stamped/signed site drainage calculations shall be provided at time of building permit submittal.
3. 2 sets of wet stamped/signed geotechnical evaluation reports shall be submitted at time of building/grading permit submittal.
4. Any soil imported to the site shall be located at a project site that has an approved grading permit. Location of the soil import shall be shown/noted on the submitted set of grading plans.

5. If disturbing more than 1 acre of parcel area a state storm water pollution prevention permit and plan shall be obtained and submitted at time of building permit submittal.
6. All project plans shall be designed and wet stamped/signed by a California Licensed Design Professional for each prospective field of the project.
7. All exterior doors shall be accessible and be on an accessible route leading to accessible parking spaces unless complying with the exception per CBC 11B-206.4.1.
8. Show a minimum of three (3) temporary bike racks per the CA Green Building Standards Code.
9. Show a minimum of three (3) permanent bike lockers per the CA Green Building Standards Code.
10. Plans shall indicate the accommodation for the installation of required elements for the future installation of Electric Vehicle (EV) charging stations per CA Green Building Standards Code 5.106.5.3. A minimum of two (2) future EV charging station shall be provided.
11. Show a minimum of three (3) clean air/EV/ Van pool parking spaces per the CA Green Building Standards Code.
12. Complete exiting plans shall be provided showing maximum path of travel distances, common paths of travel, required number of exits, etc per the CA Building Code.
13. A complete code analysis shall be provided for the building showing allowable area, height, fire protection components, non-separated/separated uses, property setbacks, etc.
14. A plumbing fixture analysis/calculation shall be provided showing the minimum number/type of plumbing fixtures required for the building uses per the CA Plumbing Code.
15. The project shall meet all ignition resistant Wildland Urban Interface (WUI) construction requirements per Chapter 7A of the CA Building Code.
16. Any landscaping installed shall meet the State Model Water Efficient Landscape Ordinance and the CA Green Building Standards Code and complete plans shall be submitted for how this will be achieved.
17. Completion of the County of Nevada Special Inspection Agreement will be required at time of building permit submittal for all required special inspections.
18. Any racking or shelving over 54" in height shall be included as part of the building plans and structural calculations shall be provided showing how they will be seismically secured.
19. The project shall be submitted, reviewed and approved by the local fire protection district prior to submittal to the Building Department.

E. PENN VALLEY FIRE DISTRICT/CALFIRE

1. The minimum fire flow requirements shall be 1,500 gallons per minute for two hours. The applicant will be required to submit a code compliant plan, including meeting the minimum required fire flow, at the time that construction drawings are submitted. Also see Mitigation Measure MM PV-10.2.4.
2. The 2016 California Fire Code, with Nevada County amendments, shall be utilized for all design on the submitted construction drawings. All plans and work must conform to the current code at the time of the building permit application.
3. All address signs shall have 4" letter height numerals with a 1/2" stroke, reflectorized and be mounted or placed on a background with contrasting colors.
4. Defensible Space Nevada County Ord. L-II 4.3.18: Create defensible space by removing and reducing brush, flammable vegetation or combustible growth consistent with the provisions of Public Resources Code 4291 and the Nevada County Defensible Space Standard described in General Plan Policy FP10.11.1.1. Defensible space treatment shall be completed, and inspected by the County Fire Marshal or his/her designee, prior to the granting of any occupancy of new structures.

E. NEVADA IRRIGATION DISTRICT

The following shall be completed prior to building permit issuance, unless it can be documented that the conditions below apply later in the construction schedule.

1. The District will require a private fire service, with appropriate backflow prevention, for connection to the proposed 96,000 gall storage tank for fire protection.
2. Improvement plans shall be provided to and approved by NID for public water improvements.
3. Recorded easements, if required, will be required for all public water improvements.
4. Applicable connection fees will be required for the private fire service and domestic service, including required backflow as appropriate.

G. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

1. Pursuant to Section 21089 of the California Public Resource Code and Section 711.4 et. seq. of the California Fish & Game Code, a fee in the amount of \$3,078.25 must be paid as a condition of filing the Notice of Determination for this project. This fee must be submitted to the Planning Department within 5 days of the permit approval with the check made payable to the County Clerk, County of Nevada. Without payment of this fee, the 30-day Statute of Limitations on court challenges to this project's approved environmental document will remain open, which could affect the permit validity. This fee is required to

be collected on behalf of the State Department of Fish & Wildlife; it is not for County purposes.

Attachment 2. Final EIR*

**Commissioner's Only available for public review at the County Planning Department and the Planning Department webpage*

NEVADA COUNTY

PENN VALLEY DOLLAR GENERAL

MITIGATION MONITORING AND REPORTING PROGRAM

SCH No. 2016012009

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SEPTEMBER 2017

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MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Penn Valley Dollar General project. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." An MMRP is required for the proposed project because the Environmental Impact Report (EIR) has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this MMRP.

MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in the Draft EIR as well as any measures which were revised as part of the Final EIR.

Nevada County will be the primary agency, but not the only agency, responsible for implementing the mitigation measures. In some cases, other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the County's role is exclusively to monitor the implementation of the measures. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The County will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

Mitigation Measures: The mitigation measures are taken verbatim from the Draft EIR, as well as any measures which were revised as part of the Final EIR, in the same order that they appear in the Draft EIR.

Mitigation Timing: Identifies at which stage of the project mitigation must be completed.

Monitoring Responsibility: Identifies the department within the County, project applicant, or consultant responsible for mitigation monitoring.

Compliance Verification Responsibility: Identifies the department of the County or other State agency responsible for verifying compliance with the mitigation.

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
4.0 Aesthetics				
PV-4.2.2a	Prior to building permit issuance, the developer shall submit a final Site Lighting Plan/Photometric Detail that demonstrates that all light spill will be retained on the project site. Potential methods for reducing light trespass onto neighboring roads and properties include replacing the 400-watt parking lot light fixtures located on the south and east with light fixtures of lesser wattage, and/or providing additional screening of those features, and/or moving light poles farther into the interior of the site. The developer shall install and maintain all lighting consistent with the approved Final Site Lighting Plan. Prior to issuance of final occupancy, the Planning Department shall perform a site visit, during the dark hours, to verify that the installed lighting does not trespass onto neighboring roads or properties.	Nevada County Planning Department	Prior to issuance of building permit and prior to issuance of final occupancy	
PV-4.2.2b	All lighting for advertising must meet the County Lighting and Signage Ordinance requirements. Internally illuminated signage shall be prohibited. All lighting for exterior signage or advertising shall be top mounted light fixtures which shine light downward directly onto the sign. Said lighting shall be fully shielded consistent with International Dark Sky standards. Prior to building permit issuance, the applicant shall submit a final signage plan that eliminates any reference to internally lighted signage and provides details for establishing top mounted lighting for both the monument and wall signs. Additionally, any proposed sign lighting shall be shown and taken into account in the photometric detail in the revised project site lighting plan as required by mitigation measure MM	Nevada County Planning Department	Prior to issuance of building permit and prior to issuance of final occupancy	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	PV-4.2.2a. Prior to issuance of final occupancy, the Planning Department shall perform a site inspection to ensure that the sign lighting is installed consistent with this mitigation measure and the County Zoning Code standards.			
5.0 Air Quality				
PV-5.2.1a	<p>The construction contractor shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating the following:</p> <ul style="list-style-type: none"> • All off-road equipment (portable and mobile) meets or is cleaner than Tier 2 engine emission specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements. • Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule 202, Visible Emissions. • The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and 	Nevada County Building Department; Northern Sierra Air Quality Management District	The Off-Road Construction Equipment Emission Reduction Plan shall be submitted and approved prior to issuance of grading permits for the first phase of construction. The plan shall be implemented during all phases of construction.	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <ul style="list-style-type: none"> Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators (i.e. diesel generators), where feasible. Deliveries of construction materials shall be scheduled to direct traffic flow to avoid the peak hours of 7:00–9:00 AM and 4:00–6:00 PM. The primary contractor shall use architectural coatings for the proposed structure that have a volatile organic compound (VOC) content no greater than 50 grams per liter of VOC. 			
PV-5.2.1b	<p>To reduce impacts of short-term construction, the applicant shall obtain NSAQMD approval of a Dust Control Plan (DCP) which shall include, but not be limited to, the standards provided below to the satisfaction of the NSAQMD. Prior to issuance of grading permits, the developer shall provide a copy of the approved DCP to the County Planning and Building Department and shall include the requirements of DCP as notes on all construction plans. The Building Department shall verify that the requirements of the DCP are being implemented during grading inspections.</p> <p>Alternatives to open burning of vegetation material on the project site shall be used by the project applicant unless deemed infeasible to the Air Pollution Control Officer (APCO). Among suitable alternatives is chipping, mulching, or conversion to biomass fuel.</p>	Nevada County Building Department; Northern Sierra Air Quality Management District	Prior to grading permit issuance and throughout construction phase.	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ol style="list-style-type: none"> 1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction. 2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage. 3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions. 4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph. 5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads. 6. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas. 7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance. 8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to removed excessive accumulation of silt and/or mud which may have resulted from activities at the project 			

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>site.</p> <p>9. If serpentine or ultramafic rock is discovered during grading or construction the District must be notified no later than the next business day and the California Code of Regulations, Title 17, Section 9315 applies.</p>			
PV-5.2.1c	To ensure that the project will not result in the significant generation of VOCs, all architectural coatings shall utilize low-VOC paint (no greater than 50g/L VOC). Prior to building permit issuance, the developer shall submit their list of low-VOC coatings to the NSAQMD for review and approval. The developer shall then provide written verification from NSAQMD that all architectural coatings meet NSAQMD thresholds to be considered "low-VOC." Finally, all building plans shall include a note documenting which low-VOC architectural coatings will be used in construction.	Nevada County Building Department; Northern Sierra Air Quality Management District	Prior to building permit issuance and throughout construction phase	
PV-5.2.2	The project applicant shall obtain an Authority to Construct Permit from NSAQMD for any source of air contaminants that exist after construction that is not exempt from District permit requirements. All requirements of this permit shall be incorporated into standard operating procedure manuals or materials for the project. Prior to issuance of final occupancy, the developer shall submit written proof (i.e. a letter from NSAQMD and a copy of the permit) to the County Planning and Building Department documenting that they have obtained said permit from NSAQMD.	Nevada County Building Department; Northern Sierra Air Quality Management District	Prior to issuance of final occupancy and throughout project operation	
6.0 Biological Resources				
PV-6.2.2	If construction is proposed during the breeding season (February–August), a focused survey for raptors and other migratory bird nests shall be conducted within 14	Nevada County Planning Department	Prior to construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. This 500-foot construction prohibition zone may be reduced based on consultation with and approval by the California Department of Fish and Wildlife. Trees containing nests or cavities that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to January). If no active nests are found during the focused survey, no further mitigation will be required. To the extent feasible, necessary tree removal should occur outside of the typical nesting season to minimize or avoid adverse effects to all nesting birds.			
PV-6.2.3	If construction is proposed during the breeding season (February–August), a focused survey for raptors and other migratory bird nests shall be conducted within 14 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. This 500-foot construction prohibition zone may be reduced based on consultation with and approval by the California Department of Fish and Wildlife. Trees containing nests or cavities that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to January). If no active nests are found during the focused survey, no further mitigation will be required. To the extent feasible, necessary tree removal should occur outside of the typical nesting season to minimize or avoid adverse	Nevada County Planning Department	Prior to construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	effects to all nesting birds.			
PV-6.2.4	<p>The following measures shall be implemented prior to or during construction, as appropriate.</p> <ul style="list-style-type: none"> The project applicant shall either obtain a qualified biologist to conduct a preliminary delineation or shall resubmit the expired jurisdictional determination for reverification from the USACE. Prior to initiation of construction activities within jurisdictional features, construction best management practices (BMPs) shall be employed on-site to prevent degradation to on-site and off-site waters of the United States. Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering jurisdictional features, as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to initiation of any construction activities and shall remain until construction activities are completed. All erosion control methods shall be maintained until all on-site soils are stabilized. BMPs include, but are not limited to: <ul style="list-style-type: none"> a) Minimize the number and size of work areas for equipment and spoil storage sites in the vicinity of the stream. Place staging areas and other work areas outside of the 50-foot and 100-foot non-disturbance buffers. b) The contractor shall exercise reasonable precaution to protect this stream, wetlands, and adjacent non-disturbance buffers from pollution with fuels, oils and other harmful materials. Construction byproducts and pollutant such as oil, cement, and wash water shall 	Nevada County Planning Department	Prior to and during construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>be prevented from discharging into or near these resources and shall be collected for removal off the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.</p> <p>c) No equipment for vehicle maintenance or refueling shall occur within the 50-foot and 100-foot non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instruction on the label.</p> <p>d) Exposed bare soil along the stream embankment and including non-disturbance buffer should be protected against loss from erosion by the seeding of an erosion control mixture and restored with native grasses and mulching. Non-native species that are known to invade with lands, such as orchard grass, velvet grass, rose clover, winter and spring vetch, and wild oats should not be used as they displace native species. The contractor shall follow the permit requirements obtained from the USACE and Central Valley Regional Water Quality Control Board before, during, and after construction.</p> <ul style="list-style-type: none"> • Standard staging area practices for sediment-tracking reduction shall be implemented where necessary and may include vehicle washing and street sweeping. • All exposed/disturbed areas and access points left barren of vegetation as a result of construction activities shall be restored at the end of construction 			

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>using locally native grass seeds, locally native grass plugs, and/or a mix of quick-growing sterile non-native grass with locally native grass seeds. Seeded areas shall be covered with broadcast straw and/or jute netted (monofilament erosion blankets are not permitted).</p> <ul style="list-style-type: none"> • Protective silt fencing shall be installed between the adjacent wetland habitats and the construction area limits to prevent accidental disturbance during construction and to protect water quality within the aquatic habitats during construction. • The County shall ensure there is no net loss of wetlands or other waters of the United States through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction. • The applicant shall ensure no net loss of wetlands. Impacts on any wetland permanently or temporarily affected by the proposed project shall be offset through the dedication of mitigation credit(s) within a USACE-approved mitigation bank or through the payment of in-lieu fees to an approved conservation bank. • Construction periods shall be limited to periods of extended dry weather and dry summer seasons. • No fill or dredge material will enter or be removed from the stream channel during construction or thereafter. • Use appropriate machinery and equipment to limit disturbance in the area. 			

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> No dewatering of the stream will occur during construction or thereafter. 			
7.0 Cultural Resources				
PV-7.2.2	In the event cultural materials or human remains are discovered during project construction, the construction contractor shall halt work and contact the appropriate agencies. All equipment operators and persons involved in any form of ground disturbance at any phase of project improvements shall be advised of the possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately within 200 feet of the suspected resource and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to assess any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the grading and construction plans for the project.	Nevada County Planning Department	During project construction	
8.0 Geology and Soils				
PV-8.2.1a	Prior to grading permit issuance, the project applicant shall provide a final Geotechnical Engineering Report to the Nevada County Building and Planning Departments that reflects the final site plan. The Building Department shall be responsible for reviewing the final site plan and	Nevada County Building Department and Planning Department	Prior to grading permit issuance	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	final Geotechnical Engineering Report to ensure that they are consistent with both local and building code requirements.			
PV-8.2.1b	Prior to grading or building permit issuance, the developer shall include the grading and structural improvement design criteria recommendations of the Final Geotechnical Engineering Report as notes on improvement plans and incorporate those recommended actions into the final project design. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.	Nevada County Building Department and Planning Department	Prior to improvement plan approval	
PV-8.2.2a	Prior to issuance of grading permits, all grading and improvement plans shall include a note documenting the approved time of year for grading activities. Specifically, no grading shall occur after October 15 or before May 1 unless standard Building Department requirements are met for grading during the wet season.	Nevada County Building Department	Prior to grading permit issuance	
PV-8.2.2b	<p>Prior to issuance of grading permits or improvement plans for all project-related grading including road construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:</p> <p>1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation of BMPs for</p>	Nevada County Building Department	Prior to grading permit issuance	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.</p> <p>2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.</p> <p>3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding ecosystem.</p> <p>4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.</p>			
10.0 Hazards and Hazardous Materials				
PV-10.2.4	<p>Prior to issuance of grading and building permits for the project, the County shall ensure the following is completed:</p> <p>1. The applicant shall provide 180,000 gallons of water to provide the minimum fire flow of 1,500 gallons per minute. Prior to installation, the applicant shall provide a plan to the Penn Valley Fire Protection District for review and approval that demonstrates that minimum fire flow is being met and how any onsite water supply</p>	Nevada County Planning Department and Penn Valley Fire Protection District	Prior to issuance of grading and building permits	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>tanks integrate with the Nevada Irrigation District (NID) system to ensure adequate fire flow. Minimum fire flow may be met through a combination of existing NID water, underground water storage tanks with a rated fire pump, hydrant, and post indicator valve for the fire sprinkler system.</p> <p>2. An approved fire sprinkler system shall be installed throughout the entire building and shall be monitored by an approved fire alarm system.</p>			
11.0 Hydrology and Water Quality				
PV-11.2.1a	<p>The construction and grading permits shall comply with the applicable NPDES regulations. Prior to grading permit issuance, obtain a General Permit for Storm Water Discharges Associated with the construction activity and provide a copy of the permit to the County Planning, Building and Public Works Departments. Grading plans shall include verification that an NPDES permit, issued by the State Water Resources Board, has been issued for this project. To protect water quality, the contractor shall implement standard Best Management Practices during and after construction. These measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. At no time shall heavy equipment operate in flowing water. 2. Disturbed areas shall be graded to minimize surface erosion and siltation; bare areas will be covered with mulch; cleared areas will be revegetated with locally native erosion control seed mix. 3. The contractor shall exercise every reasonable precaution from adding pollution to offsite waterways with fuels, oils, bitumen, calcium chloride, and other 	Nevada County Planning Department	Prior to issuance of grading permit and approval of improvement plan; during and after construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>harmful materials. Construction byproducts and pollutants such as oil, cement, and washwater shall be prevented from discharging into the offsite drainages and shall be collected and removed from the site.</p> <p>4. Erosion control measures shall be applied to all disturbed slopes. No invasive non-native grasses shall be used for erosion control, such as velvet grass or orchard grass. A combination of rice straw wattles, a mulch of native straw or certified weed-free straw, and a planting of native plant species is recommended.</p> <p>5. Silt fencing (or filter fabric) shall be used to catch any short-term erosion or sedimentation that may inadvertently occur. Silt-fencing should be installed well above the offsite drainages and extend beyond the construction zone if necessary. The use of standard straw is prohibited to avoid introduction of noxious weeds, such as star thistle.</p> <p>6. To minimize water quality impacts to Squirrel Creek or other offsite drainages after the project is complete, no direct discharge of runoff from newly constructed impervious surface will be allowed to flow directly to the drainage. Runoff from surfaces should be directed through storm water interceptors constructed at discharge points. These interceptors will remove oil, sediment, and other pollutants that might otherwise flow to downstream waterways.</p>			
PV-11.2.1b	The following measures shall be required to reduce surface water drainage patterns, unless alternatives are approved that are recommended by the project's geotechnical engineers, the California Regional Water Quality Control Board or the Department of Public Works that will provide substantially the same or better	Nevada County Planning Department	Prior to issuance of grading permit and approval of improvement plan; during construction	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>management of surface drainage:</p> <ol style="list-style-type: none"> 1. Slope final grade adjacent to structural areas so that surface water drains away from building pad finish subgrades at a minimum 2 percent slope for a minimum distance of 10 feet. Where interior slabs-on-grade are proposed, the exterior subgrade must have a minimum slope of 4 percent away from the structure for a minimum distance of 10 feet. Additional drainage and slab-on-grade construction recommendations are provided in a geotechnical engineering report outlined in mitigation measure MM PV-8.2.1b. 2. Compact and slope all soil placed adjacent to building foundations such that water is not retained to pond or infiltrate. Backfill should be free of deleterious material. 3. Direct rain-gutter downspouts to a solid collector pipe which discharges flow to positive drainage and away from building foundations. 		activities	
PV-11.2.1c	<p>Drainage facilities for this project shall utilize County Standard Plans and Specifications and be designed by a registered civil engineer. Onsite storm drainage facilities shall be constructed in compliance with the design and analysis provided in the project specific Drainage Report prepared by TTG Engineers dated March 2016, and Sheet C2 date stamped February 2, 2016, which is to be kept on file with the Planning Department. Additionally, measures shall be incorporated into the improvement plans that reduce the offsite drainage flows to pre-project conditions as any additional net increase in stormwater runoff from the project site is prohibited. Features shall also be incorporated into the plans that minimize the discharge of pollutants in conformance with General Plan</p>	Nevada County Planning Department	Prior to issuance of grading permit and approval of improvement plan; during construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	Policy 11.6A, which include, but is not limited to, the use of curbs and gutters, and the use of oil, grease and silt traps. County engineering staff shall review future construction plans to verify that the final design meet the requirements of this mitigation measure.			
13.0 Noise				
PV-13.2.1	To ensure project operational noise levels do not exceed the County's Noise Standards, the project shall be conditioned to limit all truck deliveries to the Penn Valley project site to between the daytime hours of 7:00 a.m. and 7:00 p.m. Store management shall be educated regarding these restricted delivery hours and a small non-illuminated sign not to exceed 4 square feet shall be posted in the delivery loading and unloading area outlining these restrictions. Prior to issuance of final occupancy, the Planning Department shall perform a site visit to ensure this mitigation measure has been implemented.	Nevada County Planning Department and Code Compliance Division	Throughout project operation	
PV-13.2.2	<p>The project applicant shall ensure through contract specifications that construction best management practices (BMPs) are implemented by contractors to reduce construction noise levels. Contract specifications shall be included in the construction document, which shall be reviewed by the County prior to issuance of a grading or building permit (whichever is issued first). The construction BMPs shall include the following:</p> <ul style="list-style-type: none"> • Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction is permitted on Saturdays, Sundays, or legal holidays. • Ensure that construction equipment is properly muffled according to industry standards and is in good working 	Nevada County Planning Department	Prior to approval of improvement plans	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>condition.</p> <ul style="list-style-type: none"> Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. Use electric air compressors and similar power tools rather than diesel equipment, where feasible. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the County or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. 			
14.0 Public Services and Utilities				
PV-14.2.5	<p>Prior to issuance of grading or building permits the following shall be included as a Note on those plans: Toxic waste materials (ammunition, asbestos, biohazards, compressed gas cylinders, explosives, radioactive materials, treated wood waste, and medications) are accepted at the McCourtney Road Transfer Station and if encountered during construction, shall be properly</p>	Nevada County Planning Department and Environmental Health Department	Prior to issuance of grading or building permits	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	disposed of in compliance with existing regulations and at appropriate facilities. The County Department of Public Works-Solid Waste Division (organic waste) and Environmental Health Department (industrial toxic waste) are the local agencies with oversight over the disposal of these materials. Should the developer encounter these materials during grading or construction activities, the developer shall consult with these agencies to determine the appropriate methods for disposal and the appropriate facilities where these materials can be disposed.			
15.0 Traffic and Transportation				
PV-15.2.2a	No objects or vegetation within the site's frontage along the north side of the Post Office Driveway/project access at Penn Valley Drive shall exceed the maximum height of 18 inches to ensure a clear line of sight. The project applicant shall perform brush clearing and tree trimming within this area in consultation with the Nevada County Public Works and Planning Departments prior to operation. No topping of oak trees shall be permitted. The applicant shall obtain a standard encroachment permit from the County prior to initiating work within the public right-of-way.	Nevada County Planning Department and Public Works Department	Prior to issuance of a building permit and throughout project operation	
PV-15.2.2b	STAA trucks shall be prohibited from accessing the project site and will be strictly enforced, unless Penn Valley Drive is designated a STAA route.	Nevada County Planning Department and Code Compliance Division	Prior to issuance of a building permit and throughout project operation	
PV-15.2.5	Prior to the issuance of a grading permit for the Penn Valley project site, a Construction Traffic Control Plan (CTCP) shall be submitted for review and approval by the Nevada County Public Works Department. The CTCP shall	Nevada County Public Works Department	Prior to issuance of a grading permit	

MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	include a schedule of construction, the types of trucks accessing the site, and anticipated methods of handling traffic during construction activities to ensure the safe flow of traffic, pedestrian/bicycle crossing, and adequate emergency access, including maintaining an open lane for motorized and non-motorized travel at all times. All traffic control measures shall conform to County and Caltrans standards, as applicable.			

**PENN VALLEY DOLLAR GENERAL
ENVIRONMENTAL IMPACT REPORT
FINDINGS AND STATEMENTS REQUIRED UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**
(Public Resources Code, Section 21000 *et seq.*)

I. Introduction

On behalf of the County of Nevada (the "County"), and pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code Sections 21000, *et. seq.* Michael Baker International has prepared a Final Environmental Impact Report (the "FEIR") for the Penn Valley Dollar General Project and other related approvals described below (collectively, the "Project"). The County is the lead agency for the FEIR.

To support its certification of the FEIR and approval of the Project, the Planning Commission of the County of Nevada (the "Commission") makes the following findings of fact and statements of overriding considerations (collectively, the "Findings"). These Findings contain the Commissions written analysis and conclusions regarding the Project's environmental effects, mitigation measures, and alternatives to the Project, which, in the Planning Commissions view, justify the approval of the Project despite its potential environmental effects. These Findings are based upon the entire record of proceedings for the FEIR, as described below.

The Project proposes development of a 9,100 square foot Dollar General retail store on a 1.2-acre site in the community of Penn Valley. The exterior design would be based on a western motif. The Project proposes to provide 46 parking spaces which meets County standards. Lighting for the Project would be designed in accordance with the Nevada County Code. The Project would provide 7,039 square feet of landscaping and would set aside an 11,823 square foot portion (22.6 percent) of the site as permanent open space in accordance with Nevada County Code. Potable water would be provided by the Nevada Irrigation District (NID) for domestic use and fire flow, which will be augmented by onsite water storage. An existing water line is located on the Project site and no off-site construction for connection to water infrastructure would be necessary. Wastewater treatment and disposal would be provided through connection to the Nevada County Sanitation District-Penn Valley sewer system through existing sewer lines within Penn Valley Drive adjacent to the site. Storm drainage would include on-site detention, which would ultimately flow into an off-site storm drainage wash. The Project would be designed to maintain post-Project surface drainage flows at pre-Project levels.

The approvals necessary for implementation of Penn Valley Dollar General project include: approval by the Commission of the Development Permit, Building Permit, and Grading Permit; and, various approvals, permits, and entitlements from other public agencies including the California Department of Fish and Wildlife, Region 2; Central Valley Regional Water Quality Control Board, Region 5; Northern Sierra Air Quality Management District, State Water Resources Control Board, and US Army Corps of Engineers.

II. General Findings and Overview

A. Record of Proceedings and Custodian of Record

The record of proceedings for the County's findings and determinations is available for review by responsible agencies and interested members of the public during normal business hours at 950 Maidu Avenue, Nevada City, California. The custodian of these documents is the Nevada County Planning Department.

B. Preparation and Consideration of the FEIR and Independent Judgement Findings

The Planning Commission finds, with respect to the County's preparation, review and consideration of the FEIR, that:

- The County retained the independent firm of Michael Baker International to prepare the FEIR, and Michael Baker International prepared the FEIR under the supervision and at the direction of the County of Nevada Planning Department and Community Development Agency.
- The County circulated the DEIR for review by responsible agencies and the public and submitted it to the State Clearinghouse for review and comment by state agencies.
- The FEIR has been completed in compliance with CEQA.
- The Project will have significant, unavoidable impacts as described and discussed in the FEIR.
- The FEIR is adequate under CEQA to address the potential environmental impacts of the Project.
- The FEIR has been presented to the Planning Commission, and the Planning Commission has independently reviewed and considered information contained in the FEIR.
- The FEIR reflects the independent judgement of the County.

III. Findings Regarding Less-Than-Significant Impacts

By these Findings, the County Planning Commission ratifies and adopts the FEIR's conclusions for the following potential environmental impacts which, based on the analyses in the FEIR, the Planning Commission determines to be less than significant (Pub. Resources Code, §21002; CEQA Guidelines, §15126.4 subd. (a)(3), 15091).

1. Aesthetics

- **Impact 4.2.1(PV)** Development of the Penn Valley project site as proposed would convert vacant land to commercial development. Such a conversion would fundamentally alter the visual character of a portion of the site.
- **Impact 4.4.2(PV)** The Penn Valley Project site is located in an area developed with similar commercial uses along a major corridor. Cumulative development would contribute to the ongoing transition of the area to urban uses. Compliance with existing development standards and applicable design guidelines would reduce cumulative aesthetic and lighting impacts.

2. Air Quality

- **Impact 5.2.3(PV)** The Penn Valley project would not contribute to localized concentrations of mobile-source carbon monoxide that would exceed applicable ambient air quality standards.
- **Impact 5.2.4(PV)** The proposed Penn Valley project would not result in increased exposure of existing sensitive land uses to construction-source pollutant concentrations that would exceed applicable standards.
- **Impact 5.2.5(PV)** Operation of the Penn Valley project would not result in increased exposure of existing or planned sensitive land uses to operational-source toxic air contaminant emissions (i.e., diesel PM).
- **Impact 5.2.6(PV)** The proposed Penn Valley project would not include sources that could create objectionable odors affecting a substantial number of people or expose new residents to existing sources of odor.

3. Biological Resources

- **Impact 6.2.1(PV)** The project site does not provide suitable habitat for any special status plant species that may occur in the vicinity.
- **Impact 6.2.5(PV)** The proposed project would not interfere with the movement of native resident or migratory wildlife species.
- **Impact 6.2.6(PV)** Development of the project area would not result in the loss of protected trees or landscape grove or conflict with the Nevada County General Plan related to tree protection.

4. Cultural Resources

- **Impact 7.4.1(PV)** Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative cultural resource impacts.

5. Geology and Soils

- **Impact 8.4.1** Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative geologic and soils impacts.

6. Greenhouse Gas Emissions

- **Impact 9.2.1(PV)** The Penn Valley project would generate greenhouse gas emissions.

7. Hazards and Hazardous Materials

- **Impact 10.2.1(PV)** Construction and occupancy of the Penn Valley site would involve the use of hazardous materials.
- **Impact 10.2.2(PV)** Development of the Penn Valley site would not encounter known hazardous materials contamination.
- **Impact 10.2.3(PV)** Development of the Penn Valley site would not affect emergency response plans.

8. Hydrology and Water Quality

- **Impact 11.1.2(PV)** Saturated soil and groundwater seepage may be present seasonally at the Penn Valley site, but the project would have minimal effect on groundwater amount and quality.
- **Impact 11.4.1** Cumulative development, including the proposed projects, could affect water quality as a result of stormwater runoff containing pollutants.
- **Impact 11.4.2** Cumulative development, including the proposed projects, in areas not served by a public wastewater system would result in an increase in the number of septic tanks, which can affect water quality.

- **Impact 11.4.3** Cumulative development, including the proposed projects, could increase the rate and/or amount of stormwater discharged into local drainage systems and natural waterways, which could increase flood potential.

9. Land Use and Planning

- **Impact 12.2.1(PV)** Development of the Penn Valley site as proposed would not physically divide the surrounding community.
- **Impact 12.2.2(PV)** Development of the Penn Valley site as proposed would be consistent with applicable land use plans, policies and regulations and would be compatible with the surrounding uses.
- **Impact 12.4.1** Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative land use impacts.

10. Noise

- **Impact 13.2.3(PV)** Groundborne vibration levels associated with short-term construction activities at the Penn Valley project site would not exceed the applicable groundborne vibration criterion at adjacent land uses.
- **Impact 13.2.4(PV)** Implementation of the proposed project would not result in the exposure of sensitive receptors to excessive noise levels associated with airport operations.
- **Impact 13.4.1** Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County would result in a cumulative increase in noise. However, compliance with the policies contained in the Noise Element would ensure that noise levels do not exceed applicable County noise standards.

11. Public Services and Utilities

- **Impact 14.2.1(PV)** Development of the Penn Valley project site as proposed would not substantially increase demand for public safety services and would not trigger the need for any new or expanded facilities.

- **Impact 14.2.2(PV)** The Penn Valley project would increase demand for water supplies and water treatment capacity and would require construction of on- and off-site water conveyance improvements.
- **Impact 14.2.3(PV)** The proposed Penn Valley project would connect to a public sewer system, but would include an onsite effluent holding tank and associated improvements, the construction of which could result in impacts to the physical environment.
- **Impact 14.2.4(PV)** The proposed Penn Valley project includes an on-site stormwater drainage system, construction of which could result in impacts to the physical environment.
- **Impact 14.4.1** Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County could result in the need to expand or construct new public safety facilities in order to maintain adequate service levels.
- **Impact 14.4.2** Sufficient water supplies and water treatment facility capacity would be available to serve projected cumulative growth in western Nevada County.
- **Impact 14.4.3** Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, could result in the need to construct new water, wastewater, storm drainage, or solid waste facilities in order to maintain adequate service levels.
- **Impact 14.4.4** Existing solid waste transfer and disposal facilities have sufficient capacity to accommodate anticipated growth in western Nevada County.

12. Traffic and Transportation

- **Impact 15.2.1(PV)** Implementation of the proposed Penn Valley project would increase vehicular traffic on the local roadway system, potentially degrading intersection operations.
- **Impact 15.2.3(PV)** Development of the Penn Valley project site as proposed would not result in the need for private or public road maintenance or for new roads.
- **Impact 15.2.4(PV)** Development of the Penn Valley project site would have no substantial effects on pedestrian, bicycle, or transit circulation

in the area and would not conflict with adopted plans regarding alternative transportation.

- **Impact 15.5.1(PV)** When considered with existing, proposed, planned, and approved development in the region, implementation of the proposed Penn Valley project would contribute to cumulative traffic volumes that result in impacts to level of service and operations.

IV. Findings and Recommendations Regarding Potentially Significant Environmental Impacts and Mitigation Measures

A detailed analysis of the potential environmental impacts and the proposed mitigation measures for the Penn Valley Dollar General Project is set forth in Chapters 4.0 through 15.0 of the DEIR, as incorporated into the FEIR. The Planning Commission concurs with the conclusions in the DEIR, as incorporated into the FEIR, that: (i) changes or alterations have been required, or incorporated into, the project which avoid or substantially lessen many of the significant environmental effects identified in the DEIR;

1. Aesthetics

- **Impact 4.2.2(PV)** Development of the Penn Valley project site as proposed would introduce new sources of light and glare.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-4.2.2a

Prior to building permit issuance, the developer shall submit a final Site Lighting Plan/Photometric Detail that demonstrates that all light spill will be retained on the project site. Potential methods for reducing light trespass onto neighboring roads and properties include replacing the 400-watt parking lot light fixtures located on the south and east with light fixtures of lesser wattage and/or providing additional screening of those features, and/or moving light poles farther into the interior of the site. The developer shall be utilized to ensure all new lighting and glare is kept on site. The developer shall install and maintain all lighting consistent with the approved Final Site Lighting Plan. Prior to issuance of final occupancy, the Planning Department shall perform a site visit, during the dark hours, to verify that the installed lighting does not trespass onto neighboring roads or properties.

MM PV-4.2.2b

All lighting for advertising must meet the County Lighting and Signage Ordinance requirements. Internally illuminated signage shall be prohibited. All lighting for exterior signage or advertising shall be top mounted light fixtures which shine light downward directly onto the sign. Said lighting shall be fully shielded consistent with International Dark Sky standards.

Prior to building permit issuance, the applicant shall submit a final signage plan that eliminates any reference to internally lighted signage and provides details for establishing top mounted lighting for both the monument and wall signs. Additionally, any proposed sign lighting shall be shown and taken into account in the photometric detail in the revised project site lighting plan as required by mitigation measure MM PV-4.2.2a. Prior to issuance of final occupancy, the Planning Department shall perform a site inspection to ensure that the sign lighting is installed consistent with this mitigation measure and the County Zoning Code standards.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures PV-4.2.2a and PV-4.2.2b which have been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: All Project lighting will be designed and installed consistent with the Nevada County Code which requires lighting to be shielded and directed downward to prevent light spillage to adjacent properties and the night sky. Implementation of Mitigation Measures PV-4.2.2a and PV-4.2.2b would further restrict Project lighting to ensure adjacent properties and roadways are not exposed to substantial light or glare (DEIR, p. 4.0-32 and -33).

2. Air Quality

- Impact 5.2.1(PV) Construction activities associated with the Penn Valley site such as clearing, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would temporarily affect local air quality for adjacent land uses.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-5.2.1a

The construction contractor shall submit to the NSAQMD for approval an Off- Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating the following:

- All off-road equipment (portable and mobile) meets or is cleaner than Tier 2 engine emission specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements.
- Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule 202, Visible Emissions.
- The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators (i.e. diesel generators), where feasible.
- Deliveries of construction materials shall be scheduled to direct traffic flow to avoid the peak hours of 7:00–9:00 AM and 4:00–6:00 PM.
- The primary contractor shall use architectural coatings for the proposed structure that have a volatile organic compound (VOC) content no greater than 50 grams per liter of VOC.

MM PV-5.2.1b

To reduce impacts of short-term construction, the applicant shall obtain NSAQMD approval of a Dust Control Plan (DCP) which shall include, but not be limited to, the standards provided below to the satisfaction of the NSAQMD. Prior to issuance of grading permits, the developer shall provide a copy of the approved DCP to the County Planning and Building Department and shall include the requirements of DCP as notes on all construction plans. The Building Department shall verify that the requirements of the DCP are being implemented during grading inspections.

Alternatives to open burning of vegetation material on the project site shall be used by the project applicant unless deemed infeasible to the Air Pollution Control Officer (APCO). Among suitable alternatives is chipping, mulching, or conversion to biomass fuel.

1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.
2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the

property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.

3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
6. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to removed excessive accumulation of silt and/or mud which may have resulted from activities at the project site.
9. If serpentine or ultramafic rock is discovered during grading or construction the District must be notified no later than the next business day and the California Code of Regulations, Title 17, Section 9315 applies.

MM PV-5.2.1c

To ensure that the project will not result in the significant generation of VOCs, all architectural coatings shall utilize low-VOC paint (no greater than 50g/L VOC). Prior to building permit issuance, the developer shall submit their list of low-VOC coatings to the NSAQMD for review and approval. The developer shall then provide written verification from NSAQMD that all architectural coatings meet NSAQMD thresholds to be considered "low- VOC." Finally, all building plans shall include a note documenting which low-VOC architectural coatings will be used in construction.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures PV-5.2.1a, PV-5.2.1b and PV-5.2.1c which have been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant

environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 5.0-19 through 24) notes “short-term daily construction emissions associated with the Penn Valley site would not exceed the Level B significance thresholds; however, the Level A significance threshold would be surpassed for NOx emissions.” To offset this impact the DEIR provides mitigation measures consistent with North State Air Quality Management District (NSAQMD) guidance to address generated NOx emissions, reduce particulate emissions by suppressing dust, and reduce VOC emissions by requiring the use of low-VOC architectural coatings, thus reducing the impact to a level of insignificance.

- **Impact 5.2.2(PV)** The Penn Valley project would not result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-5.2.2

The project applicant shall obtain an Authority to Construct Permit from NSAQMD for any source of air contaminants that exist after construction that is not exempt from District permit requirements. All requirements of this permit shall be incorporated into standard operating procedure manuals or materials for the project. Prior to issuance of final occupancy, the developer shall submit written proof (i.e. a letter from NSAQMD and a copy of the permit) to the County Planning and Building Department documenting that they have obtained said permit from NSAQMD.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-5.2.2 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the “Commission”) hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 5.0-24 and -25) notes “daily operational emissions associated with the Penn Valley site would not exceed Level A or Level B significance thresholds, and with implementation of mitigation measure MM PV-5.2.2, which would

ensure compliance with NSAQMD permitting requirements, operational air quality impacts would be less than significant.

- **Impact 5.4.1** The proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in the Mountain Counties Air Basin, would contribute to cumulative increases in emissions of ozone-precursor pollutants (ROG and NO_x) and PM₁₀ that could contribute to future concentrations of ozone and PM₁₀, for which the region is currently designated nonattainment.

Level of Significance Before Mitigation: Cumulatively Considerable Impact/ Significant Impact

Mitigation Measure(s):

Penn Valley Project: Implement mitigation measure MM PV-5.2.1a

Resulting Level of Significance: Less than Cumulatively Considerable Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-5.2.1a which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 5.0-38 and -39) notes that "due to the county's nonattainment status for ozone and PM₁₀, if project-generated emissions of either of the ozone precursor pollutants (i.e., ROG and NO_x) or PM₁₀ would exceed NSAQMD- recommended significance thresholds, a proposed project's cumulative impacts would be considered significant, and the project would be inconsistent with the SIP." As discussed under Impact 5.1.1(PV), the Project would result in construction-generated emissions that would surpass the NSAQMD Level A significance threshold for NO_x. To offset this impact, the DEIR provides mitigation measures consistent with North State Air Quality Management District (NSAQMD) guidance to address generated NO_x emissions, reduce particulate emissions by suppressing dust, and reduce VOC emissions by requiring the use of low- VOC architectural coatings, thus reducing the impact to a less than significant and less than cumulatively considerable level.

3. Biological Resources

- **Impact 6.2.2(PV)** Project-related activities could result in loss of nesting habitat for raptors and other birds protected by the MTBA.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-6.2.2

If construction is proposed during the breeding season (February–August), a focused survey for raptors and other migratory bird nests shall be conducted within 14 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. This 500-foot construction prohibition zone may be reduced based on consultation with and approval by the California Department of Fish and Wildlife. Trees containing nests or cavities that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to January). If no active nests are found during the focused survey, no further mitigation will be required. To the extent feasible, necessary tree removal should occur outside of the typical nesting season to minimize or avoid adverse effects to all nesting birds.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-6.2.2 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the “Commission”) hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 6.0-20) notes “construction activities could cause direct” and indirect impacts to nesting raptors and migratory birds, if birds are actively nesting during construction. To offset this potential impact, a focused pre-construction survey for raptors and other migratory birds nests shall be conducted if construction is proposed during the breeding season. If active nests are found, construction activities and tree removal shall be restricted, thus reducing the impact to a less than significant level.

- **Impact 6.2.3(PV)** Project-related activities could impact western pond

turtle.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-6.2.3

Within 48 hours prior to any disturbance within suitable habitat for western pond turtle, proposed disturbance areas shall be surveyed for this presence of this species by a qualified biologist. Surveys of the area shall be repeated if a lapse in construction activity of two weeks or greater occurs. If the species is detected, individuals shall be relocated to a suitable site within the same drainage by a qualified biologist. If the species is detected during the pre-construction survey, a monitoring biologist will be onsite during initiation of construction activities to ensure that no turtles are present during the onset of disturbance activities. If a western pond turtle is encountered during construction, activities shall cease until appropriate corrective measures have been implemented or it has been determined that the turtle will not be harmed. Any trapped, injured, or killed western pond turtles shall be reported immediately to the CDFW.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-6.2.3 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 6.0-20) notes Project "construction activities could impact western pond turtles if one were to be present during construction. To offset this impact, pre-construction surveys shall be conducted. If the species is detected, individuals will be relocated to a suitable site and biological monitoring shall be required at the onset of disturbance activities per MM PV-6.2.3, thus reducing this impact to a less than significant level.

- **Impact 6.2.4(PV)** One stream and associated wetlands that are considered Waters of the U.S. are present onsite. A portion of these features will be impacted by the project

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-6.2.4

The following measures shall be implemented prior to or during construction, as appropriate.

- The project applicant shall either obtain a qualified biologist to conduct a preliminary delineation or shall resubmit the expired jurisdictional determination for reverification from the USACE.
- Prior to initiation of construction activities within jurisdictional features, construction best management practices (BMPs) shall be employed on-site to prevent degradation to on-site and off-site waters of the United States. Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering jurisdictional features, as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to initiation of any construction activities and shall remain until construction activities are completed. All erosion control methods shall be maintained until all on-site soils are stabilized. BMPs include, but are not limited to:
 - a. Minimize the number and size of work areas for equipment and spoil storage sites in the vicinity of the stream. Place staging areas and other work areas outside of the 50-foot and 100-foot non-disturbance buffers.
 - b. The contractor shall exercise reasonable precaution to protect this stream, wetlands, and adjacent non-disturbance buffers from pollution with fuels, oils and other harmful materials. Construction byproducts and pollutant such as oil, cement, and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.
 - c. No equipment for vehicle maintenance or refueling shall occur within the 50-foot and 100-foot non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instruction on the label.
 - d. Exposed bare soil along the stream embankment and including non-disturbance buffer should be protected against loss from erosion by the seeding of an erosion control mixture and restored with native grasses and mulching. Non-native species that are known to invade with lands, such as orchard grass, velvet grass, rose clover, winter and spring vetch, and wild oats should not be used as they displace native species. The contractor shall follow the permit requirements obtained from the USACE and Central Valley Regional Water Quality Control Board before, during, and after construction.

- Standard staging area practices for sediment-tracking reduction shall be implemented where necessary and may include vehicle washing and street sweeping.
- All exposed/disturbed areas and access points left barren of vegetation as a result of construction activities shall be restored at the end of construction using locally native grass seeds, locally native grass plugs, and/or a mix of quick-growing sterile non-native grass with locally native grass seeds. Seeded areas shall be covered with broadcast straw and/or jute netted (monofilament erosion blankets are not permitted).
- Protective silt fencing shall be installed between the adjacent wetland habitats and the construction area limits to prevent accidental disturbance during construction and to protect water quality within the aquatic habitats during construction.
- The County shall ensure there is no net loss of wetlands or other waters of the United States through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction.
- The applicant shall ensure no net loss of wetlands. Impacts on any wetland permanently or temporarily affected by the proposed project shall be offset through the dedication of mitigation credit(s) within a USACE-approved mitigation bank or through the payment of in-lieu fees to an approved conservation bank.
- Construction periods shall be limited to periods of extended dry weather and dry summer seasons.
- No fill or dredge material will enter or be removed from the stream channel during construction or thereafter.
- Use appropriate machinery and equipment to limit disturbance in the area.
- No dewatering of the stream will occur during construction or thereafter.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-6.2.4 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 6.0-21) notes “1.02 acres of waters of the United States are present on the Project site” and would “result in permanent impacts to the palustrine emergent wetlands, totaling 0.16 acre. To offset this impact, the Project must submit a wetland delineation for verification by the USACE and implement construction best management practices (BMPs) to prevent degradation to on-site and off-site waters of the United States. are required per MM PV-6.2.4, thus reducing this impact to a less than significant level.

- **Impact 6.4.1** Cumulative development of the proposed projects could affect biological resources.

Level of Significance Before Mitigation: Cumulatively Considerable Impact/ Significant Impact

Mitigation Measure(s):
Implement mitigation as follows:

Penn Valley project: Implement mitigation **MM PV-6.2.4.**

Resulting Level of Significance: Less than Cumulatively Considerable Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-6.2.4 which have been required or incorporated into the Project, will reduce this impact to a less than significant level. The Planning Commission (the “Commission”) hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 6.0-29) notes “anticipated development and urban expansion in the county is expected to contribute to disturbance to special-status species, their habitat, and other sensitive biological habitats. As discussed in Impact 6.2.3(PV), the Penn Valley project site would contribute to this cumulative impact by resulting “in the fill of 0.16 acre of palustrine emergent wetlands. The County will ensure there is no net loss to wetlands or other waters of the United States as a result of the project with the implementation of” MM PV-6.2.4”, thus reducing this impacts to less than cumulatively considerable.

4. Cultural Resources

- **Impact 7.2.3(PV)** Ground-disturbing construction activities associated with development of the Penn Valley project site could inadvertently disturb human remains. Compliance with existing regulations would ensure proper management of any discovered human remains.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

Implement mitigation measure **MM PV-7.2.2**

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-7.2.2 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Commission hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 7.0-14) notes that “the proposed project would include ground-disturbing construction activities that could result in the inadvertent disturbance of undiscovered human remains.”

To offset this potential impact, protocol to ensure proper management of any human remains discovered during Project construction has been made a part of the Project per MM PV-7.2.2, thus reducing this impact to a less than significant level.

- **Impact 7.2.3 (PV)** Ground disturbing construction activities associated with development of the Penn Valley project site could inadvertently disturb human remains. Compliance with existing regulations would ensure proper treatment of any discovered human remains.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

Implement mitigation measure **MM PV-7.2.2.**

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-7.2.2 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 7.0-14) notes that "the proposed project would include ground-disturbing construction activities that could result in the inadvertent disturbance of undiscovered human remains."

To offset this potential impact, protocol to ensure proper management of any human remains discovered during Project construction has been made a part of the Project per MM PV-7.2.2, thus reducing this impact to a less than significant level.

5. Geology and Soils

- **Impact 8.2.1(PV)** The Penn Valley project site is located in an area that would be subject to seismic hazards.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-8.2.1a

Prior to grading permit issuance, the project applicant shall provide a final Geotechnical Engineering Report to the Nevada County Building and Planning Departments that reflects the final site plan. The Building Department shall be responsible for reviewing the final site plan and final Geotechnical Engineering Report to ensure that they are consistent with both local and building code requirements.

MM AS-8.2.1b

Prior to grading or building permit issuance, the developer shall include the grading and structural improvement design criteria recommendations of the Final Geotechnical Engineering Report as noted on improvement plans and incorporate those recommended actions into the final project design. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures PV-8.2.1a and PV-8.2.1b which have been required or incorporated into the Project will reduce this impact to a less than significant level. The Commission hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 8.0-10) notes “if not properly designed and constructed in accordance with local and state standards and the recommendations of a site-specific geotechnical study, the site could be affected by seismic ground shaking and seismic-induced ground failure.” To offset this potential impact, the final site plan and final Geotechnical Engineering Report shall be consistent with both local and building code requirements and all recommendations of the final Geotechnical Engineering Report shall be included in the Project’s improvement plans per MM PV-8.2.1a and P V -8.2.1b, thus reducing this impact to a less than significant level.

- **Impact 8.2.2(PV)** Development of the Penn Valley site could result in temporary erosion.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-8.2.2a

Prior to issuance of grading permits, all grading and improvement plans shall include a note documenting the approved time of year for grading activities. Specifically, no grading shall occur after October 15 or before May 1 unless standard Building Department requirements are met for grading during the wet season.

MM PV-8.2.2b

Prior to issuance of grading permits or improvement plans for all project-related grading including road construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:

1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation

of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.

2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.
3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding native ecosystem.
4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures PV-8.2.2a and PV-8.2.2b, which have been required or incorporated into the Project, will reduce this impact to a less than significant level. The Commission hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 8.0-11 and -12) notes “grading, excavation, removal of vegetation cover, and loading activities associated with construction at the Alta Sierra site could temporarily increase soil erosion by water or wind.” To offset this potential impact, measures to prevent erosion have been made a part of the Project per MM PV- 8.2.2a and PV-8.2.2b, thus reducing this impact to a less than significant level. These measures include restricting grading activities to the non-rainy season and incorporating numerous erosion and sediment control measures into all Project plans.

- **Impact 8.2.3(PV)** The Penn Valley site may include soils that may be subject to expansion potential.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

Implement mitigation measures **MM PV-8.2.1a** and **MM PV-8.2.1b**.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures PV-8.2.1a and PV-8.2.1b which have been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 8.0-13) notes "the alluvial land, loamy soils have variable expansion potential, which could pose a hazard. To offset this impact, requirements to ensure all recommendations of the geotechnical report are adhered too."

6. **Hazards and Hazardous Materials**

- **Impact 10.2.4(PV)** Development of the Penn Valley site would result in a new building in a moderate fire hazard severity zone.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-10.2.4

Prior to issuance of grading and building permits for the project, the County shall ensure the following is completed:

1. The applicant shall provide 180,000 gallons of water to provide the minimum fire flow of 1,500 gallons per minute. Prior to installation, the applicant shall provide a plan to the Penn Valley Fire Protection District for review and approval that demonstrates that minimum fire flow is being met and how any onsite water supply tanks integrate with the Nevada Irrigation District (NID) system to ensure adequate fire flow. Minimum fire flow may be met through a combination of existing NID water, underground water storage tanks with a rated fire pump, hydrant, and post indicator valve for the fire sprinkler system.
2. An approved fire sprinkler system shall be installed throughout the entire building and shall be monitored by an approved fire alarm system.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-10.2.4 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the “Commission”) hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 10.0-13) notes “the proposed Project would not increase wildland fire hazard risk, but there is the potential for a fire” and adequate water volume and flow must be provided. To offset this potential impact, requirements to ensure that the Project meets the Nevada County Consolidated Fire District’s fire flow requirements were made a part of the Project per MM PV-10.2.4, thus reducing this impact to a less than significant level.

7. **Hydrology and Water Quality**

- **Impact 11.2.1(PV)** Development of the Penn Valley site would result in an increase in the rate and amount of stormwater runoff and would contribute urban pollutants to stormwater runoff.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-11.2.1a

The construction and grading permits shall comply with the applicable NPDES regulations. Prior to grading permit issuance, obtain a General Permit for Storm Water Discharges Associated with the construction activity and provide a copy of the permit to the County Planning, Building and Public Works Departments. Grading plans shall include verification that an NPDES permit, issued by the State Water Resources Board, has been issued for this project. To protect water quality, the contractor shall implement standard Best Management Practices during and after construction. These measures include, but are not limited to, the following:

1. At no time shall heavy equipment operate in flowing water.
2. Disturbed areas shall be graded to minimize surface erosion and siltation; bare areas will be covered with mulch; cleared areas will be revegetated with locally native erosion control seed mix.
3. The contractor shall exercise every reasonable precaution from adding pollution to offsite waterways with fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and washwater shall be prevented from discharging into the offsite drainages and shall be collected and removed from the site.

4. Erosion control measures shall be applied to all disturbed slopes. No invasive non- native grasses shall be used for erosion control, such as velvet grass or orchard grass. A combination of rice straw wattles, a mulch of native straw or certified weed- free straw, and a planting of native plant species is recommended.
5. Silt fencing (or filter fabric) shall be used to catch any short-term erosion or sedimentation that may inadvertently occur. Silt-fencing should be installed well above the offsite drainages and extend beyond the construction zone if necessary. The use of standard straw is prohibited to avoid introduction of noxious weeds, such as star thistle.
6. To minimize water quality impacts to Squirrel Creek or other offsite drainages after the project is complete, no direct discharge of runoff from newly constructed impervious surface will be allowed to flow directly to the drainage. Runoff from surfaces should be directed through storm water interceptors constructed at discharge points. These interceptors will remove oil, sediment, and other pollutants that might otherwise flow to downstream waterways.

MM PV-11.2.1b

The following measures shall be required to reduce surface water drainage patterns, unless alternatives are approved that are recommended by the project's geotechnical engineers, the California Regional Water Quality Control Board or the Department of Public Works that will provide substantially the same or better management of surface drainage:

1. Slope final grade adjacent to structural areas so that surface water drains away from building pad finish subgrades at a minimum 2 percent slope for a minimum distance of 10 feet. Where interior slabs- on-grade are proposed, the exterior subgrade must have a minimum slope of 4 percent away from the structure for a minimum distance of 10 feet. Additional drainage and slab-on-grade construction recommendations are provided in a geotechnical engineering report outlined in mitigation measure MM PV-8.2.1b.
2. Compact and slope all soil placed adjacent to building foundations such that water is not retained to pond or infiltrate. Backfill should be free of deleterious material.
3. Direct rain-gutter downspouts to a solid collector pipe which discharges flow to positive drainage and away from building foundations.

MM PV-11.2.1c

Drainage facilities for this project shall utilize County Standard Plans and Specifications and be designed by a registered civil engineer. Onsite storm drainage facilities shall be constructed in compliance with the design and analysis provided in the project specific Drainage Report prepared by TTG Engineers dated March 2016, and Sheet C2 date stamped February 2, 2016, which is to be kept on file with the Planning Department. Additionally, measures shall be incorporated into the improvement plans that reduce the

offsite drainage flows to pre-project conditions as any additional net increase in stormwater runoff from the project site is prohibited. Features shall also be incorporated into the plans that minimize the discharge of pollutants in conformance with General Plan Policy 11.6A, which include, but is not limited to, the use of curbs and gutters, and the use of oil, grease and silt traps. County engineering staff shall review future construction plans to verify that the final design meet the requirements of this mitigation measure.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-11.2.1a, PV-11.2.1b and PV-11.2.1c which have been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that these mitigation measures be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 11.0-12 through -15) notes "development of the Penn Valley site would result in an increase in the rate and amount of stormwater runoff and would contribute urban pollutants to stormwater runoff." To offset this potential impact measures to ensure compliance with the applicable NPDES regulations as well as additional requirements to reduce alterations to surface water drainage patterns and ensure proposed drainage facilities meet County standards were made a part of the Project per MM PV-11.2.1a through PV-11.1.1c, thus reducing this impact to a less than significant level.

8. Noise

- Impact 13.2.1(PV) The proposed project could expose sensitive receptors to stationary sources of noise in excess of established standards.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-13.2.1

To ensure project operational noise levels do not exceed the County's Noise Standards, the project shall be conditioned to limit all truck deliveries to the Penn Valley project site to between the daytime hours of 7:00 a.m. and 7:00 p.m. Store management shall be educated regarding these restricted delivery hours and a small non-illuminated sign not to exceed 4 square feet shall be

posted in the delivery loading and unloading area outlining these restrictions. Prior to issuance of final occupancy, the Planning Department shall perform a site visit to ensure this mitigation measure has been implemented.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-13.2.1 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 13.0-13 through -15) notes evening and nighttime truck delivery noise levels at the Penn Valley site are predicted to exceed the County's evening and nighttime noise level standards. To offset this impact, the Project will be conditioned to limit all truck deliveries to the site to between the daytime hours of 7:00 a.m. and 7:00 p.m. per MM PV-13.2.1, thus reducing this impact to a less than significant level.

- **Impact 13.2.2(PV)** Project construction would result in a temporary increase in ambient noise levels in the vicinity of the Penn Valley project site.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-13.2.2

The project applicant shall ensure through contract specifications that construction best management practices (BMPs) are implemented by contractors to reduce construction noise levels. Contract specifications shall be included in the construction document, which shall be reviewed by the County prior to issuance of a grading or building permit (whichever is issued first). The construction BMPs shall include the following:

- Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction is permitted on Saturdays, Sundays, or legal holidays.
- Ensure that construction equipment is properly muffled according to industry standards and is in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.

- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the County or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-13.2.2 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the “Commission”) hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 13.0-15) notes “construction activities could result in a temporary increase in ambient noise levels in the vicinity.” To offset this potential impact, construction best management practices (BMPs) were made part of the Project per MM PV-13.2.2. These BMPs include limiting hours of construction activities, muffling equipment, locating equipment far from sensitive receptors, and turning equipment off when not in use. Implementation of these measures would reduce this impact to a less than significant impact.

9. Public Services and Utilities

- **Impact 14.2.5(PV)** Construction and operation of the Penn Valley project would generate solid waste requiring collection and disposal.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-14.2.5

Prior to issuance of grading or building permits the following shall be included as a Note on those plans: Toxic waste materials (ammunition, asbestos, biohazards, compressed gas cylinders, explosives, radioactive materials, treated wood waste, and medications) are accepted at the McCourtney Road Transfer Station and if encountered during construction, shall be properly disposed of in compliance with existing regulations and at appropriate facilities. The County Department of Public Works-Solid Waste Division (organic waste) and Environmental Health Department (industrial toxic waste) are the local agencies with oversight over the disposal of these materials. Should the developer encounter these materials during grading or construction activities, the developer shall consult with these agencies to determine the appropriate methods for disposal and the appropriate facilities where these materials can be disposed.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-14.2.5 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 14.0-29 and -30) notes "construction and operation of the Project would generate solid waste requiring collection and disposal" potentially including hazardous waste materials which are not accepted at the McCourtney Road Transfer Station. To offset this potential impact a note on Project grading or building plans will be added stating that hazardous waste materials are not accepted at the transfer station and must be disposed of at an appropriate alternative facility consistent with existing regulations, thus reducing this impact to a less than significant level.

10. Traffic and Transportation

- **Impact 15.2.2(PV)** Development of the Penn Valley project site could introduce incompatible uses that could affect safety on roadways and could negatively affect emergency access in the project vicinity.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-15.2.2a

No objects or vegetation within the site's frontage along the north side of the Post Office Driveway/project access at Penn Valley Drive shall exceed the maximum height of 18 inches to ensure a clear line of sight. The project applicant shall perform brush clearing and tree trimming within this area in consultation with the Nevada County Public Works and Planning Departments prior to operation. No topping of oak trees shall be permitted. The applicant shall obtain a standard encroachment permit from the County prior to initiating work within the public right-of-way.

MM PV-15.2.2b

Unless and until Penn Valley Drive is designated a STAA Route, STAA delivery trucks shall be prohibited from accessing the project site.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Mitigation Measures PV-15.2.2a and PV-15.2.2b which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 15.0-23 and -24) notes "adequate stopping sight distance could be provided" at the Project driveway on Penn Valley Drive; "however, it is necessary to restrict the height of objects in the area to ensure a clear line of sight." To offset this potential impact, restrictions on the height of objects and vegetation along the Project site's frontage area and requirements for regular brush clearing and trimming of trees along the frontage area were made part of the Project per MM PV-15.2.2a and PV-15.2.2b, thus reducing this impact to a less than significant level.

- **Impact 15.2.5(PV)** Construction at the Penn Valley project site would not have substantial effects on pedestrian, bicycle, or transit circulation in the area.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM PV-15.2.5

Prior to the issuance of a grading permit for the Alta Sierra project site, a Construction Traffic Control Plan (CTCP) shall be submitted for review and approval by the Nevada County Public Works Department. The CTCP

shall include a schedule of construction, the types of trucks accessing the site, and anticipated methods of handling traffic during construction activities to ensure the safe flow of traffic, pedestrian/bicycle crossing, and adequate emergency access, including maintaining an open lane for motorized and non-motorized travel at all times. All traffic control measures shall conform to County and Caltrans standards, as applicable.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure PV-15.2.5 which has been required or incorporated into the Project will reduce this impact to a less than significant level. The Planning Commission (the "Commission") hereby directs that this mitigation measure be adopted. The Commission therefore finds that changes or alterations have been required in or incorporated into the Project that avoid the potentially significant environmental effect as identified in the DEIR.

Explanation: The DEIR (p. 15.0-25 and -26) notes that construction activities "may require lane closures, periodically slow traffic as equipment is moved, or block access to adjacent sites. To offset this impact, a requirement to submit a Construction Traffic Control Plan (CTCP) for County review and approval was made part of the Project per MM PV-15.2.5, thus reducing this impact to a less than significant level.

V. Findings Regarding Project Alternatives

A. Basis for Alternatives Feasibility Analysis

Under CEQA, where a significant impact can be substantially lessened (i.e. mitigated to an acceptable level) by adoption of mitigation measures, the agency has no obligation to consider the feasibility of project alternatives with respect to those impacts, even if an alternative would mitigate the impact to a greater degree than the proposed project. Basically, CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant impacts that would otherwise occur. Project modifications or alternatives are not required, however, where such changes are considered infeasible or where the responsibility for modifying the project lies with some other agency (CEQA Guidelines 15091).

As is evident from the text of the EIR, all impacts identified above for the Penn Valley Dollar General Project have been mitigated to a level of less than significant. Thus, the DEIR and these findings consider the four alternatives identified in the DEIR and determine whether any alternatives are environmentally superior with respect to each of its potential impacts. The Commission is required to determine whether the alternatives are

feasible. If the Commission determines that no alternative is both feasible and environmentally superior, then the Commission may approve the project as mitigated after adopting a Statement of Overriding Considerations.

Under CEQA, “feasible” means *capable of being accomplished in a successful manner within the reasonable period of time, taking into account economic, environmental, legal, social, and technological factors (CEQA Guidelines 15364)*. The concept of feasibility permits an agency’s decision-makers to consider whether an alternative is able to meet some or all of the projects objectives. In addition, the definition of “feasibility” encompasses “desirability” to the extent that an agency’s determination of infeasibility represents a reasonable balancing of competing economic, environmental, social, and technological factors supported by evidence.

B. Alternatives Considered

The Final EIR identified and compared the significant environmental impacts of the project alternatives listed below in accordance with the provisions of the CEQA Guidelines Section 15126.6. The following project alternatives were evaluated:

- **Alternative 1a – No Project/No Build Alternative.** CEQA Guidelines Section 15126.6(e)(1) requires that a No Project Alternative be analyzed. If the No Project Alternative were implemented, the proposed project would not be constructed and the site would remain in its current condition.
- **Alternative 1b – No Project/Other Commercial Development Alternative.** Under Alternative 1b, the analysis assumes each project site could be developed with another use consistent with each site’s existing General Plan land use designation and zoning. The County has not received an application for any other type of development, and if an application for a different project were submitted for a project site, environmental review pursuant to CEQA would be required. The impacts of any other type of project would be speculative. The purpose of considering this alternative is to illustrate the general types of potential environmental impacts that might be associated with a different type of development for disclosure and informational purposes only. This analysis is also included to be responsive to comments on the Notice of Preparation (NOP) suggesting that uses other than the proposed projects should be considered for the sites.
- **Alternative 2 – Reduced Project Alternative.** Under Alternative 2, the size of each store would be reduced from 9,100 square feet to approximately 7,200 square feet¹ and the height of the building would be less than the proposed stores. It is also assumed that the reduction in building size, and thus store inventory, would result in a corresponding reduction in daily patrons at the stores. Under this scenario, fewer parking spaces would be required, which would reduce the amount of paved parking area required.

¹ 7,200 square feet is the size of a conventional or standard store: <http://supermarketnews.com/retail-amp-financial/dollar-general-boosts-store-size>.

- **Alternative 3 – Off-Site Alternative.** CEQA Guidelines Section 15126.6(f)(2) addresses the evaluation of alternative locations for proposed projects as part of an EIR alternatives analysis. This discussion falls under the guidelines’ explanation of the “rule of reason” governing the selection of an adequate range of alternatives for evaluation in the EIR. The key question concerning the consideration of an alternative location to the proposed projects is whether any of the significant effects identified for a given project would be avoided or substantially lessened by putting the project in another location. It should be noted that the County is not proposing development at any of the alternative sites but the alternative is included to demonstrate how development on a different site could potentially reduce identified project impacts.

These four alternatives were determined to be an adequate range of reasonable alternatives as required under CEQA Guidelines Section 15126.6 (DEIR, p. 16.0-2). The environmental impacts of each of these alternatives are identified and compared with the “significant” and “potentially significant” impacts resulting from the Project. That comparison is shown on **Table 16.0-1** starting on DEIR page 16.0-4. Also, in that same section the “environmentally superior” alternative is identified (DEIR, page 16.0-3).

In addition, the Project identified the following Project Objectives (DEIR, page 2.0-11):

- Expand and provide new retail options in close proximity to local consumers by providing shopping opportunities in a safe and secure environment.
- Enhance the commercial retail offerings in Nevada County.
- Develop each commercial development in a way that is compatible in design with the surrounding neighborhood.
- Provide commercial developments that serve the local market area for each development in Nevada County.

C. Alternatives Analysis

The Commission finds that the range of alternatives studied in the EIR along with recognition of the Project Objectives reflects a reasonable attempt to identify and evaluate various types of alternatives that would potentially be capable of reducing the Project environmental impacts, while accomplishing most of the Project Objectives.

The Commission is required to determine whether any alternative identified in the EIR is environmentally superior with respect to the project impacts that cannot be reduced to less than significant through mitigation measures. As described above, the Penn Valley Dollar General Project would not result in any significant and unavoidable impacts. However, the Commission finds that each of the alternatives evaluated would further lessen project impacts and would not result in any new or more severe environmental impacts.

The following summarizes each of the project alternatives and Project Objectives that were evaluated to determine feasibility:

Alternative 1a (No Project)

CEQA Guidelines Section 15126.6(e)(1) requires that a No Project Alternative be analyzed. If the No Project were implemented, the Project would not be constructed and the site would remain in its current condition. This alternative assumes that the Project area would generally remain in its existing state and would not be subject to any new development. Existing uses on the project site would continue and no new structures would be constructed.

This alternative would not meet any of the Project Objectives and provides no economic benefits to the County. The Project Objectives are based on development of a commercial retail development on this site to expand and enhance retail shopping opportunities and serve the local Penn Valley market. Given the existing commercial zoning and surrounding commercial center in the area, it's unreasonable to assume that no new development would ever occur on this property. If any level of development did occur on this property, the same impacts identified above would also occur because the baseline condition in the region will not change with or without the project. The Planning Commission thus considers this alternative undesirable, unreasonable, infeasible and inconsistent with the Project Objectives.

Alternative 1b (No Project/Other Commercial Development Alternative)

Under Alternative 1b, the current C2-SP zoning at the Penn Valley site, the parcel size (assuming the project lot line adjustment is not approved) and County site development standards (which would limit building size), would reasonably allow the following uses to be developed on the property with County approval of a use permit or development permit: auto repair in an enclosed structure, auto and truck sales and leasing, bar, building supply sales and storage, car wash, convalescent home, equipment rental and leasing, fitness center, kennel (commercial), medical support services (e.g., ambulance, laboratory), retail plant nursery, offices and services, restaurants (including fast food), retail sales (this category applies to the proposed project), service station, or veterinary hospital/clinic. Any of these uses would also be subject to Site Performance Combining District development standards and the Penn Valley Village Area Plan design guidelines for commercial development.

If any of these other types of commercial uses were developed, they would require site preparation, including tree removal and grading. Construction activities would generate air and GHG emissions and would temporarily increase noise levels. Impacts on biological resources and cultural resources would be the same as with the proposed project because there would be ground disturbance. Hydrology and water quality (drainage) impacts would be similar to the proposed Alta Sierra project because new impervious surfaces would generate stormwater runoff that would drain to the on-site wash that discharges to Squirrel Creek. Aesthetics impacts would depend on the type of use and building. It should be noted that C2 zoning allows building heights of 45 feet or three stories. The proposed project building is proposed at approximately 27 feet high at its maximum point (roof parapet).

Regardless of the type of use, there would be a permanent change in the visual character of the site.

Different land uses have different trip generation rates. Some uses could result in more trips than the proposed Penn Valley project, while some could result in fewer trips. Trucks could also make deliveries to the site, depending on the use, and the type of trucks and frequency of delivery would also depend on the use. Any occupied use on the site would require connection to public water and sewer service. Noise levels during operation may be more or less than with the proposed project. For example, a car wash or auto repair shop could generate periodic noise from equipment, but an office-type use likely would not.

The No Project/Other Commercial Development Alternative is not expected to result in environmental impacts or mitigation measures that differ substantially from those of the proposed project. Depending on the use and scale of the proposed alternative project, the environmental impacts, may or may not be reduced; however, any development of the site consistent with the existing zoning and site development standards will significantly alter the site. Depending on the use, Alternative 1b could meet some of the Project's Objectives related to developing commercial sites in a way that is compatible in design with the surrounding neighborhood and providing developments that serve the local market area for the development, but may not meet Project Objectives related to enhancing commercial retail opportunities and expanding new retail options in close proximity to local consumers.

In summary, since this alternative does not reduce the cumulatively considerable impacts to less than significant and does not meet some of the Project Objectives the Planning Commission rejects Alternative 1b as undesirable, infeasible, and inconsistent with the Project Objectives.

Alternative 2 (Reduced Project Alternative)

Under Alternative 2, the size of each store would be reduced from 9,100 square feet to approximately 7,200 square feet² and the height of the building would be less than the proposed stores. It is also assumed that the reduction in building size, and thus store inventory, would result in a corresponding reduction in daily patrons at the stores. Under this scenario, fewer parking spaces would be required, which would reduce the amount of paved parking area required.

Environmental Impacts That Would Be Reduced Compared to the Proposed Project

A smaller project footprint could reduce the amount of ground disturbance, which could result in fewer construction-related impacts such as grading, air quality and GHG emissions, and noise.

Impacts on biological resources and cultural resources would be less than with the proposed Project because there would be less impervious surface generating stormwater runoff.

² 7,200 square feet is the size of a conventional or standard store: <http://supermarketnews.com/retail-amp-financial/dollar-general-boosts-store-size>.

However potential impacts to the onsite biological resources, including the wetland area and seasonal stream would remain. Potable water demand and demand for fire suppression water may be less for the Reduced Project Alternative. Wastewater disposal requirements may be less for the Reduced Project Alternative as well.

As noted above, it is assumed that a smaller store would carry less inventory and result in reduced patronage. Using the same trip generation rate as for the proposed Project (64.03 trips per 1,000 square feet), this alternative would generate 448 daily trips compared to 583 daily trips for the proposed Project. The reduction in trips would result in corresponding decreases in air quality and GHG emissions, project traffic-generated noise, and parking lot noise.

Environmental Impacts That Would Be Similar to the Proposed Project

The traffic hazards and emergency access impact identified for the proposed Project (Impact 15.2.2[PV]) would be the same for the Reduced Project Alternative. Although there would be fewer trips, customers and delivery trucks would still make the same turning movements onto Penn Valley Drive. The Reduced Project Alternative would also result in the need for a construction traffic control plan.

Environmental Impacts That Would Be More Severe than the Proposed Project

There would be no environmental impacts of a Reduced Project Alternative that would be greater than those of the proposed Project.

Alternative 2 could meet most of the Project's Objectives related to developing commercial sites in a way that is compatible in design with the surrounding neighborhood, providing developments that serve the local market area for the development, enhancing commercial retail opportunities in Nevada County and expanding new retail options in close proximity to local consumers, but at a lesser scale than the proposed Project would provide.

In summary, this alternative could lessen project impacts but only those that are already less than significant with or without mitigation. Since this alternative does not reduce the impacts to less than significant and does not satisfy the Project Objectives to the same degree as the proposed Project, the Planning Commission rejects Alternative 2 as undesirable, infeasible, and inconsistent with the overall Project Objectives.

Alternative 3 (Off Site Alternatives)

As noted above, all of the environmental impacts at the Penn Valley site would be less than significant or could be mitigated to less than significant levels. As such, most of the environmental impacts at the five alternative sites would be similar to those of the proposed Project, with some exceptions, which are described below. The off-site alternative locations evaluated for the Penn Valley project are shown in DEIR **Figure 16.0-2**).

Penn Valley Site 1 is in a commercial area surrounded by nonresidential development. Aesthetics impacts would be reduced compared to the proposed project. The site is sloped and would require cut and fill, which would not occur with the proposed project. This could

result in more construction air quality and GHG emissions impacts than with the proposed project. There are no apparent wetland features. The site has more trees than the project site, and tree removal would result in the need for mitigation (as with the proposed project) for nesting birds and raptors. There would be no sensitive receptors that could be exposed to construction air emissions or noise, or noise from customer traffic and delivery trucks. The site is accessible from SR 20 via Pleasant Valley Road, which provides access to the immediate area where truck traffic serving the mix of commercial and industrial uses already occurs. No intersection operational impacts were identified for the proposed project at that intersection (**Table 15.0-5**), but additional study would likely be required to address truck turning movements into and out of the site.

Penn Valley Site 2 is a highly disturbed site with a combination of gravel parking areas and grass with a few shrubs. It is in the same commercial area as Site 1. Aesthetics impacts would be reduced compared to the proposed project. Biological resources and cultural resources impacts would be reduced compared to the proposed project because of existing site disturbance. There would be no sensitive receptors that could be exposed to construction air emissions or noise, or noise from customer traffic and delivery trucks. As with Site 1, no intersection operational impacts were identified for the proposed project (**Table 15.0-5**), but additional study would be required to address truck turning movements into and out of the site.

Penn Valley Site 3 is a flat, mostly grass-covered site with direct access from Penn Valley Drive, similar to the proposed project site. Surrounding uses are a combination of residential and nonresidential uses, similar to the proposed project site. Environmental impacts at this site would generally be similar to the proposed project. Additional study would be required to evaluate site access and turning movements.

Penn Valley Site 4 is a flat, partially vegetated site that adjoins the proposed project site to the northeast behind the post office. It is closer to the mobile home park than the project site, and therefore construction-related air emissions and noise could have a greater (but still temporary) impact. Aesthetics impacts may also be greater, but could be mitigated through design review and appropriate lighting. Depending on the site layout, delivery trucks would likely be closer to the residential use, which could result in a greater noise impact than the proposed project. All other environmental impacts would generally be similar to those of the proposed project.

Penn Valley Site 5 is a flat, predominantly grass-covered site surrounded by a sparse mix of residential and nonresidential development and vacant land along Spenceville Road. Environmental impacts at this site would generally be similar to those of the proposed project. Additional study would be required to evaluate delivery truck travel on Spenceville Road.

In summary, Penn Valley Sites 1-5 may reduce, and may avoid, the significant impacts identified for the Project but would still result in similar impacts and would move those impacts to other areas in the same region. Therefore, the cumulative aesthetic impacts of the Project would not be avoided for any of the alternative sites. Development of the

proposed Project on the alternative sites would likely meet most of the Project Objectives. However, in addition to the ability to reduce significant effects compared to the Project, the assessment of the feasibility of alternatives may also take into consideration economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control (Section 15126.6(f)(1)). In the case of the proposed Project, the Project applicant does not control any of the alternative sites, but has entered into a contract to purchase the project site; therefore, the ability to develop the project on any of the alternate sites is not economically feasible. The Planning Commission therefore rejects Alternative 3 as undesirable and infeasible.

**MANAGEMENT PLAN FOR ENCROACHMENT WITHIN THE NON-DISTURBANCE 50-FOOT
BUFFER OF A SEASONAL STREAM AND NON-DISTURBANCE 100-FOOT BUFFER OF WETLANDS**

**DOLLAR GENERAL PROPERTY AN APPROXIMATELY 1.2 ACRE STUDY AREA LOCATED WITHIN
SECTION 2, TOWNSHIP 16 NORTH, RANGE 7 EAST. ROUGH AND READY USGS QUADRANGLE,
NEVADA COUNTY, CALIFORNIA (PROPERTY APN: 51-120-06)**

AUGUST 2015

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INTRODUCTION

This Management Plan contains recommendations for minimizing and mitigating for impacts to the 50-foot non-disturbance buffer of a seasonal stream, which connects to the north of the subject parcel connecting Squirrel Creek. In this report, the seasonal stream is addressed as stream, which is a seasonal stream that runs along the western and southern edges of the subject property and contains sparse riparian and wetland vegetation associated with the stream. Given the small incised stream channel, there is sparse wetlands vegetation associated with the stream and there is little to no riparian vegetation associated with the stream channel. The stream is located along the western and southern edges of the subject parcel and flows from south to north. A new access road/driveway into the site from Penn Valley Drive will also be constructed along the southern edge of the subject parcel. In addition, parking spaces, an underground storage tank, and landscaping will be included in the development. Development will occur within 15 feet of the stream and therefore, specific mitigation measures are outlined in the mitigation section at the end of this Management Plan.

In addition, this report addresses the presence of wetlands within the subject parcel that have been formally delineated and verified by federal regulators (U.S. Army Corps of Engineers - Corps). The existence of wetlands within the subject parcel requires a 100-foot non-disturbance buffer. Some of these wetlands will be filled (up to 0.16 acres) during the development of the site and will be subject to permitting requirements under the Clean Water Act.

The subject site is located at 17652 Penn Valley Drive, Penn Valley, California 95977, an area of Nevada County, California. The property parcel identification is APN: 51-120-06. There are currently no structures within the site or within the 50-foot or 100-foot non-disturbance buffers of the stream and wetlands. No vegetation clearing or other disturbance has occurred within the parcel. The stream contains a defined bed and bank and an ordinary high water mark (OHWM), which is required to define the stream and to incorporate a 50-foot non-disturbance buffer of the stream into development plans. In addition, the presence of wetlands was identified and mapped in 2010 and require a 100-foot non-disturbance buffer.

The proposed activity at the site is to construct a Dollar General store (commercial development approximately 70 feet by 130 feet for a total of approximately 9,100 square feet) within the southern area of the subject parcel where it fronts Penn Valley Drive. In addition, the development will include a driveway/entrance, several parking spots (46 spots at 200 square feet each), landscaping, and a proposed 60,000 gallon underground storage tank. Please see the attached Project Location Figure and attached Site Plan that identifies the proposed location of the development.

The stream and associated parcel wetlands meet the definition of a "waters of the United States" given the stream feature contains a defined bed and bank, as well as clearly defined ordinary high water marks, and the wetlands meet the three parameter (hydrology,

soils, vegetation) criteria for regulated wetlands. The stream connects downstream to the South Yuba River, which connects with the Feather River, a navigable waterway regulated under the Clean Water Act. The Corps regulates any fill or dredged material to streams and wetlands that connect to navigable waters. Since the stream and wetlands within the subject parcel meet the criteria of a "waters of the United States" the project applicant will be required to seek coverage under Sections 404 and 401 of the Clean Water Act given that fill of up to 0.16 acres of wetlands is proposed as part of the project. The stream will not be filled or dredged as part of this project. The project applicant will seek coverage under an existing Nationwide Permit #39 for Commercial Developments and will require a Section 401 Water Quality Certification from the state.

The Nevada County Land Use and Development Code, Chapter II; Zoning Regulations, Section L-II 4.3 17C.3 (Ordinance Number 2033) requires a Management Plan be prepared for projects in non-disturbance buffers, including areas that are within 100 feet of wetlands and riparian areas (Nevada County 2000. Land Use and Development Code, Chapter II: Zoning Regulations. Effective July 27, 2000).

This analysis of impacts and mitigation are based on the Site Plan included in this report. This report fulfills the requirements of the policies and ordinances for biological resources protection contained in the relevant Nevada County Ordinances (Nevada County 2000).

PROPOSED PROJECT DESIGN

The proposed project design includes construction of a Dollar General store (commercial development approximately 9,100 square feet) within the southern area of the subject parcel where it fronts Penn Valley Drive. The proposed Dollar General Building will be 70 feet by 130 feet. In addition, the development will include a driveway/access at the entrance along Penn Valley Drive, several parking spots (46 spots at 200 square feet each), and landscaping. The project also includes a proposed 60,000 gallon underground storage tank, which would be approximately 12.5 feet by 60.5 feet. Please see the attached Project Location Figure and attached Site Plan that identifies the proposed location of the development.

The project has been designed to not impact the existing stream along the western edge of the subject parcel; however, development will occur within the 50-foot non-disturbance buffer of the stream. Specific mitigation measures have been developed to minimize impacts to the stream given that development is proposed up to 15 feet from the edge of the stream. In addition, the project has been designed to minimize impacts to existing wetlands; therefore, a required 100-foot non-disturbance buffer of site wetlands is assessed within this Management Plan. The project applicant will be unable to avoid all of the wetlands within the site and therefore, up to 0.16 acres of wetlands will be filled as part of the project. For a more detailed understanding of where the project will be constructed within the subject property in relation to existing wetlands within the parcel, see the attached Site Plan.

METHODS

Two previous formal delineations of “waters of the United States, including wetlands” have been conducted as part of the investigation of the site. The first delineation was conducted in 2000 and a follow up delineation was conducted in 2010, both of which were approved by the Corps. The wetlands within the subject parcel and subject to regulatory permitting requirements were mapped in 2010 and were approved by the Corps. Two wetlands are located within the development footprint. One is approximately 2,544 square feet and meets the criteria of a wetland and is subject to Clean Water Act regulation and appropriate mitigation. The second wetland is approximately 4,493 square feet and is considered an isolated wetland and thus is not subject to Clean Water Act regulation and compensatory mitigation. Both wetlands have been incorporated into the Site Plan and this Management Plan. The Corps regulates any fill or dredged material to streams and wetlands that connect to navigable waters. Since the stream and wetlands within the subject parcel meet the criteria of a “waters of the United States” the project applicant will be required to seek coverage under Sections 404 and 401 of the Clean Water Act given that fill of up to 0.16 acres of wetlands, depending on the parameters of permit requirements. The stream will not be filled or dredged as part of this project. The project applicant will seek coverage under an existing Nationwide Permit #39 for Commercial Developments. The Corps has been contacted regarding the existing wetland delineation and the local Corps representative, Kathy Norton, stated that the existing wetland delineation will cover the project until the end of November of 2015.

A site investigation was conducted by Greg Matuzak on June 12, 2015 to identify the presence of wetlands and riparian vegetation, as well as habitat for special-status species, within the 50-foot non-disturbance buffer of the stream and within the wetlands and drainage pattern that runs generally from south to north within the subject parcel. Additional information was collected in relationship to the distance of the proposed facilities to the centerline of the stream and any wetlands/riparian vegetation associated with the stream and existing wetlands. The areas of the property outside of the 50-foot and 100-foot non-disturbance buffers of the stream and existing wetlands were covered on foot and therefore, general habitat characterization of the property was identified throughout the property.

EXISTING CONDITIONS

Environmental Setting

The subject parcel lies in the Sierra Nevada foothills. The general topography of the property is characterized by slightly rolling and flat terrain. Average elevation in the project area is approximately 1,400 feet above mean sea level (MSL).

The subject parcel consists mostly of Annual Grassland and associated Wetlands with scattered small stands of valley oaks. The dominant vegetation is non-native annual grasses occurring throughout the site. The property also contains a seasonal stream. The area between

the stream and proposed new facilities includes flat terrain that is vegetated primarily with non-native grass species. The adjacent trees include large valley oaks. Along the edge of the stream, riparian and wetland vegetation is sparse.

Water flows onto the site under Penn Valley Road via culverts and along the stream, an unnamed tributary to Squirrel Creek. The stream was not flowing when it was observed on June 8, 2015. The drainage area of the sub-basin that flows into the stream is small, approximately 300 acres in size. Water also flows across the site in the stream channel and connects to Squirrel Creek. The Ordinary High Water Mark (OHWM) within the stream was defined by scour lines, changes in vegetation and wrack lines.

Squirrel Creek is a perennial stream, and Squirrel Creek is a tributary of Deer Creek. Deer Creek is a tributary of the main stem of the Yuba River; the confluence is below Englebright dam. The distance from the subject parcel to the Yuba River is approximately 7 river miles. The Yuba River is the nearest downstream navigable waterway.

Plant Communities

Plant communities have been classified based on the California Wildlife Habitat Relationships System developed by the California Department of Fish and Wildlife (CDFW). The CDFW also manages the California Natural Diversity Data Base (CNDDDB), which is a database inventory of the locations of rare and endangered plants, wildlife, and natural communities in California. See the attached figure showing the results of the CNDDDB search for this Management Plan. A list of plants and wildlife documented within the site are attached in Appendix A and B to this Management Plan.

The dominant plant communities are annual grasslands, wetlands, and streams with associated wetlands and riparian vegetation.

Annual Grasslands

Vegetation on the site is dominated by Annual Grassland, which is comprised of various native and non-native grasses and forbs. Annual Grassland occurs throughout the project site. They are not isolated to one specific plant community and are primarily dominated by non-native grasses and forbs. Within the subject property they are located in areas dominated by valley oak and the majority of the open part of the property. The valley oak understory and grassland dominated plant community is dominated by wild oats (*Avena fatua*), riggut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), medusa head (*Taeniatherum caput medusae*), and filaree (*Erodium cicutarium*). Orchardgrass (*Dactylis glomerata*) and wild rye (*Elymus glaucus*) were also identified in these grassland areas within the property. Non-native grasslands are known to out-compete native grasses and forbs throughout the valley and foothill regions. A number of plant species were difficult to identify because of the season, and a list of plant species found on the site during previous surveys is found in Appendix A.

Riparian and Wetland Vegetation

Emergent vegetation in the wetland areas was dominated by sedges (*Carex sp.*), rushes (*Juncus sp.*), and other grasses and forbs that are hydrophytic. Other plant communities include valley oaks (*Quercus lobata*) and riparian areas dominated by valley oaks and Oregon ash (*Fraxinus latifolia*), white alder (*Alnus rhombifolia*), and arroyo willow (*Salix lasiolepis*). A number of plant species were difficult to identify because of the season, and a list of plant species found on the site during previous surveys is found in Appendix A.

The stream meets the definition of a “waters of the United States” given these features contain a defined bed and bank, as well as clearly defined ordinary high water marks. The stream connects downstream to the South Yuba River, which connects with the Feather River, a navigable waterway regulated under the Clean Water Act. The Corps regulates any fill or dredged material to streams and wetlands that connect to navigable waters. Since the stream and other wetlands within the subject parcel meet the criteria of a “waters of the United States” the project applicant will be required to seek coverage under Sections 404 and 401 of the Clean Water Act given that fill of up to 0.16 acres of wetlands.

The stream will not be filled or dredged as part of this project. The project applicant will seek coverage under an existing Nationwide Permit #39 for Commercial Developments. With the implementation of Best Management Practices (BMPs) listed below, the proposed facilities will not directly or indirectly affect the stream. A formal delineation of “waters of the United States, including wetlands” was conducted for the existing or proposed facilities since fill or dredge material is associated with the proposed facilities planned for the property (submitted to and approved by the Corps in November 2010). Please see the attached letter from the Corps and copy of the wetland delineation for the site.

Most of the oaks on the subject property do not exceed 60 feet tall. Several of the oak trees would be considered landmark oak trees per the definition in Nevada County Ordinances as most have a diameter at breast height of 24 inches or greater. The few oak trees that would meet the definition of a landmark tree and oak trees that would be considered oak woodlands (33% canopy cover or greater) will not be impacted by the proposed facilities for the property. The project applicant will maintain the existing landmark oaks and oaks with a canopy of 33% intact on the property.

SPECIAL STATUS SPECIES

Special status species were considered for this Management Plan based on a current review of the California Natural Diversity Data Base (CNDDB) and database information provided by the United States Fish and Wildlife Service for the Rough and Ready 7.5 minute USGS Quadrangles. The database searches did reveal three species, California black rail, Brandegee’s clarkia, and Scadden Flat checkerbloom that have been documented within 3 miles of the project area. In addition, foothill yellow-legged frog, CA red-legged frog, and the western

pond turtle were evaluated within this Management Plan to determine the potential of any of these species to occur within the subject property. However, none of these species were observed during field surveys and the property does not contain suitable habitat for any of these species given the lack of appropriate soils and stream conditions that occur within the subject property. The lack of riparian habitat and wetlands associated with the edges of the stream preclude the subject property from providing suitable habitat for the CA black rail. The subject parcel does not contain suitable habitat for Brandegee's clarkia, Scadden Flat checkerbloom, foothill yellow-legged frog or CA red-legged frog. See attached figure documenting the mapped results of the special-status species database search.

California Black Rail (*Laterallus jamaicensis coturiculus*) – CA State Threatened

California black rail inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. The species requires water depths of about 1 inch that does not fluctuate during the year and dense vegetation for nesting habitat. This species has been identified within 2 to 3 miles of the subject property to the east and southwest of the subject property. The species was not identified during field surveys and suitable habitat for this species does not occur within the subject property.

Brandegee's Clarkia (*Clarkia biloba ssp. brandegeae*) – California Native Plant Society List 4.2

Brandegee's clarkia inhabits chaparral, cismontane woodland, and lower montane coniferous forest. It is most often found in road cuts between 75 and 915 meters above MSL. The species has not been documented within 3 miles of the subject property. During field surveys this species was not identified on the subject property and no suitable habitat for this species is located within the subject parcel. Given that this species is most likely found on or near road cuts on north facing slopes, the likelihood of this species occurring within the proposed project activities is considered very low.

Scadden Flat Checkerbloom (*Sidalcea stipularis*) – CA State Endangered and California Native Plant Society List 1B.1

Scadden Flat checkerbloom inhabits marshes and swamps. It is found in wet montane marshes fed by springs, normally between 700 and 740 meters above MSL. This species has not been identified within 3 miles of the subject property. The species was not identified during field surveys and marginal suitable habitat for this species occurs within the subject parcel and therefore, it is unlikely the species would occur within the site.

Western Pond Turtle (*Emys marmorata*) – CA State Species of Concern

Western pond turtles associates with permanent ponds, lakes, streams, irrigation ditches, and permanent pools along intermittent streams. They are most commonly associated with permanent or nearly permanent water in a wide variety of habitats. This species requires basking sites such as partial submerged logs, rocks, mats of floating vegetation, or open mud

banks. During the spring or early summer, females move overland for up to 100 m (325 ft) to find suitable sites for egg laying. This species has not been identified within 3 miles of the subject property. The species was not identified during field surveys and marginal suitable habitat for this species occurs within the subject property.

Foothill Yellow-legged Frog (*Rana boylei*) – CA State Species of Concern

Foothill yellow-legged frogs inhabit partly shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. The species requires at least some cobble-sized substrate for egg laying. The species requires at least 15 weeks to attain metamorphosis. This species has not been identified within 3 miles of the subject property. The species was not identified during field surveys and suitable habitat for this species does not occur within the subject property given the lack of flowing water within the stream.

CA Red-legged Frog (*Rana aurora draytonii*) – Federal Threatened and CA State Species of Concern

CA red-legged frog (CRLF) is known in Nevada County in the North Bloomfield USFS Quadrangle within the Rock Creek watershed. CRLF has not been identified within 3 miles of the subject property. The species was not identified during field surveys and suitable reproductive habitat for this species does not occur within the subject property. If suitable breeding locations are located within 1.25 miles of the subject property and connected by barrier-free dispersal habitat that is at least 300 feet in width, then suitable dispersal habitat could be located within the subject property; however, since CRLF have not been identified in the Rough and Ready USGS Quadrangle or the watershed associated with the subject property, the potential for this species to occur is extremely low.

Nesting raptors and other migratory birds species - Protected under MBTA, Protected under CA State DFG Code Sections 3503, 3503.5, and 3800

There is a low to moderate potential for nesting raptors and other nesting migratory bird species protected under the MBTA to occur within the subject parcel. The proposed Project area represents potential habitat for bird species protected under the MBTA, including cavity-nesting species such as the northern flicker (*Colaptes auratus*), tree-nesting species such as black-headed grosbeak (*Pheucticus melanocephalus*), and ground nesting species such as spotted towhee (*Pipilo maculatus*) and dark-eyed junco (*Junco hyemalis*). However, active and inactive nests within and adjacent to the proposed building sites were not identified during field surveys and therefore, the potential for these species to nest within and adjacent to the proposed building sites is considered low.

Critical Deer Habitat

Known migratory deer ranges outlined in the Nevada County General Plan was reviewed for deer migration corridors, critical range, and critical fawning areas. The subject property is

not located in any known major deer corridors, known deer holding areas, or critical deer fawning area. Per the Migratory Deer Ranges Nevada County General Plan map, the subject property is located in an area of potential Resident Deer Herd (includes some areas of migratory deer winter range). The field survey did not record any observations of deer though deer trails were detected while walking the property. The property does not contain any known major deer migration corridors, known deer holding areas, nor critical deer fawning areas.

ENCROACHMENT INTO THE NON-DISTURBANCE BUFFERS

Temporary impacts include soil disturbance and potential erosion along the slopes adjacent to the stream from proposed site grading and construction could occur. The project applicant intends to construct the new structures in compliance with Nevada County. The new development, including permanent structures and parking spaces will be constructed entirely outside the stream and therefore the project does not propose to fill in any part of the stream. However, grading and construction will occur within the 50-foot non-disturbance buffer to the stream, potentially within 15 feet of the stream. No vegetation clearing or development has occurred within the site or the 50-foot non-disturbance buffer to the stream to date. Grading and construction activities could generate soil disturbance and increase the potential to cause erosion into the stream if mitigation measures and soil erosion control measures are not implemented during construction. Mitigation measures will include several soil erosion control methods and are detailed in the mitigation section at the end of this Management Plan. With the implementation of the mitigation measures, soil erosion and sedimentation into the stream should not occur during construction of the project. In addition, Clean Water Act Section 404 and Section 401 permits detailed below will also include specific measures to avoid and minimize potential water quality impacts to the stream and site wetlands during construction.

Permanent structures will be constructed within the 100-foot non-disturbance buffer of wetlands within the subject parcel, including fill of up to 0.16 acres of wetlands (see attached Site Plan and wetland map). The remaining wetlands within the subject parcel will not be filled by the development and temporary impacts from soil disturbance will be minimized through the implementation of the mitigation measures outlined below and through the conditions of the Clean Water Act Section 404 and Section 401 permits that will be required to fill up to 0.16 acres of wetlands. The Corps will require compensatory mitigation for the filling of up to 0.16 acres of wetlands and the project applicant will be required to pay an in-lieu fee for full compensation of the filling of wetlands within the subject parcel.

REGULATORY REQUIREMENTS – ORDINANCE REQUIREMENTS

A number of state and federal agencies, including the Corps, the Regional Water Quality Control Board (RWQCB), U.S. Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife (CDFW) have regulatory authority over special status species and sensitive habitats.

The regulatory aspects include:

- The United States Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA) regulate the discharge of dredge or fill material into waters of the United States under Section 404 of the CWA ("waters of the United States" include wetlands and lakes, rivers, streams, and their tributaries). Wetlands are defined for regulatory purposes as areas "...inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated solid conditions." Project proponents must obtain a permit from the Corps for all discharges of fill material into waters of the United States, including wetlands, before proceeding with a proposed action.
- The U.S. Fish and Wildlife Service (USFWS) has jurisdiction over species listed as threatened or endangered under Section 9 of the Federal Endangered Species Act (ESA). The act protects listed species from harm or "take" which is broadly defined as "...the action of harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting, or attempting to engage in any such conduct." For any project involving a federal agency in which a listed species could be affected, the federal agency must consult with the USFWS in accordance with Section 7 of the ESA. The USFWS issues a biological opinion and, if the project does not jeopardize the continued existence of the listed species, issues an incidental-take permit.
- The California Department of Fish and Wildlife (CDFW) has jurisdiction over species listed as threatened or endangered under section 2080 of the CDFW Code. The California Endangered Species Act (CESA) prohibits take of state-listed threatened and endangered species. The state Act differs from the federal Act in that it does not include habitat destruction in its definition of take. The CDFW defines take as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The CDFW may authorize take under the CESA through Sections 2081 agreements. If the results of a biological survey indicate that a state-listed species would be affected by the project, the CDFW would issue an Agreement under Section 2081 of the CDFW Code and would establish a Memorandum of Understanding for the protection of state-listed species. CDFW maintains lists for threatened, endangered, and candidate species. California candidate species are afforded the same level of protection as listed species. California also designates Species of Special Concern (SSC), which are species of limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational or educational values. These species do not have the same legal protection as listed species, but may be added to official lists in the future.

- Compliance with Section 401 of the CWA is required for any project requiring a federal action (i.e. Corps) permit or federal funding) with construction that could have an impact to surface water quality. The Regional Water Quality Control Board (RWQCB) is a responsible for administering the Section 401 permitting program in California.
- California Native Plant Society (CNPS) is a non-profit group dedicated to preserving the state's native flora. It has developed lists of plants of special concern in California. The special-status plant species discussed above is listed as CNPS List 4.2, which characterizes "Plants of Limited Distribution."
- Nevada County Land Use and Development Code, Chapter II; Zoning Regulations, Section L-II 4.3 17C.3 (Ordinance No. 2033) requires a Management Plan be prepared for projects in non-disturbance buffers, including areas that are within 100 feet of wetlands and riparian areas and from the high water mark of perennial streams and watercourses, and within 50 feet from the high water mark of seasonal watercourses.

MITIGATION FOR ENCROACHMENT INTO THE NON-DISTURBANCE BUFFERS

The Management Plan for the encroachment into the non-disturbance buffers, including areas within 50 feet of the stream and 100 feet of wetlands, as detailed below, includes measures to minimize potential impacts to the stream and sparse riparian and wetland vegetation adjacent to the stream. In addition, measures will be implemented to compensate for the filling of up to 0.16 acres of wetlands and to minimize temporary disturbances within the 100-foot non-disturbance buffer for the remaining wetlands within the subject parcel. These measures are intended for inclusion into the existing and proposed development within the non-disturbance buffers during and after construction to minimize direct and indirect impacts to water quality during and following construction. This will be accomplished by implementing the following during and following construction:

- Limit construction to periods of extended dry weather and the dry summer season;
- Establishing the area around the stream active stream channel and wetlands as Environmentally Sensitive Areas (ESAs) where those areas will not be impacted by construction or thereafter;
- No fill or dredge material will enter or be removed from the stream channel during construction and thereafter;
- For up to 0.16 acres of fill material planned within existing site wetlands, compensatory mitigation in the form of a one time in-lieu fee, as approved by state and federal permitting entities, will be required prior to ground disturbance;
- Use appropriate machinery and equipment to limit disturbance in this area;
- No dewatering of the stream will occur during construction or thereafter; and

- Implement Best Management Practices (BMPs) during and following construction to avoid and minimize potential soil erosion and sedimentation that could impact water quality within the stream and downstream within Squirrel Creek (see additional measures below in the BMP section of the Management Plan).

IMPLEMENTATION OF BEST MANAGEMENT PRACTICES DURING CONSTRUCTION

To protect the stream and the non-disturbance buffer areas, water quality and downstream wetland resources, the contractor shall implement standard Best Management Practices (BMPs) during and after construction. These measures should include, but are not limited to:

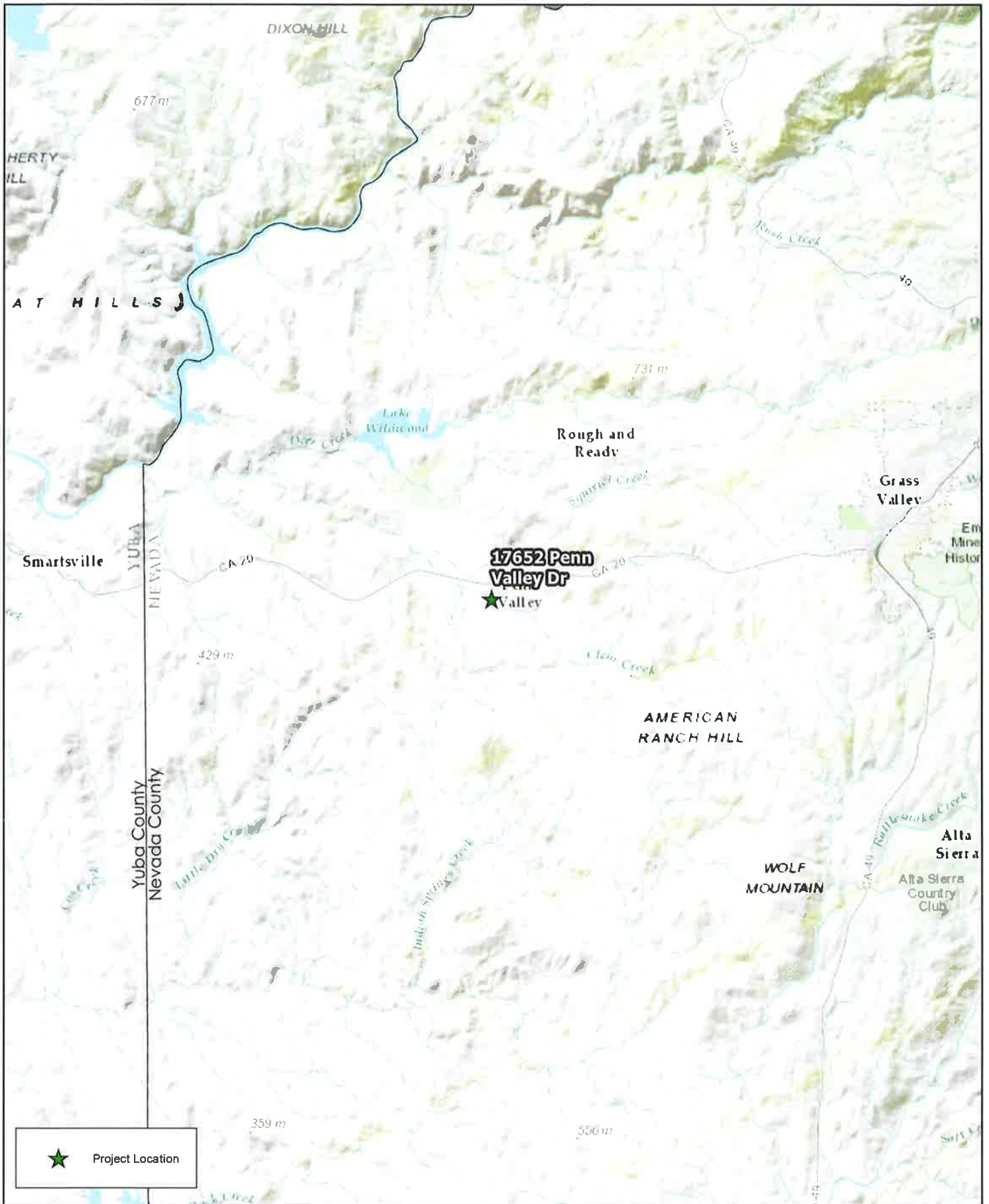
- Minimize the number and size of work areas for equipment and spoil storage sites in the vicinity of the stream. Place staging areas and other work areas outside of the 50-foot and 100-foot non-disturbance buffers.
- The contractor shall exercise reasonable precaution to protect this stream, wetlands, and adjacent non-disturbance buffers from pollution with fuels, oils, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.
- No equipment for vehicle maintenance or refueling shall occur within the 50-foot and 100-foot non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instruction on the label.

Post Construction Erosion Control

Exposed bare soil along the stream embankment and including the non-disturbance buffer should be protected against loss from erosion by the seeding of an erosion control mixture and restored with native grasses and mulching. Non-native species that are known to invade wild lands, such as orchard grass, velvet grass, rose clover, winter and spring vetch, and wild oats should not be used as they displace native species. Follow permit requirements obtained from the Corps and Central Valley Regional Water Quality Control Board before, during, and after construction.

Provide Copies of Mitigation Measures to Contractors

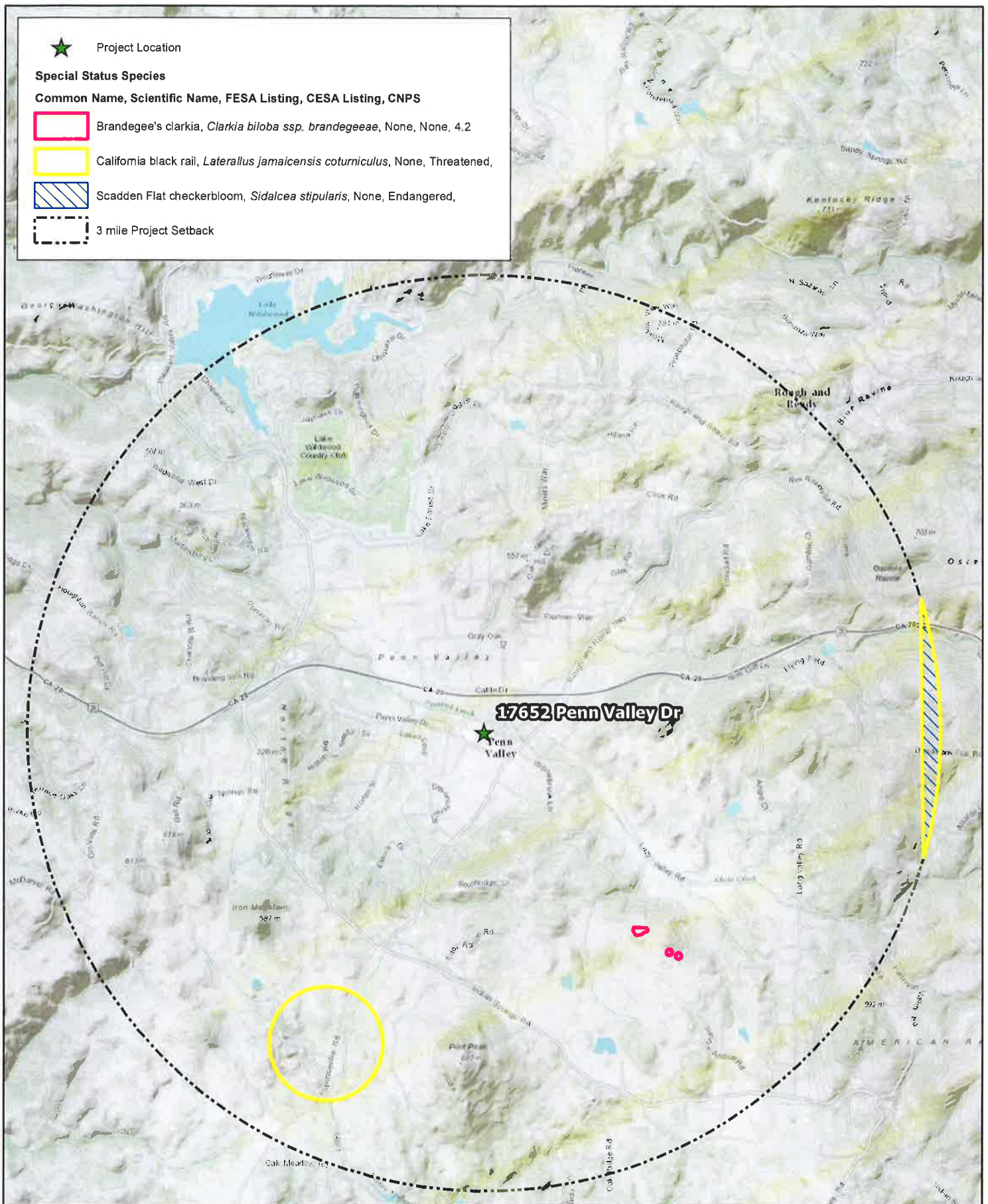
To ensure the proper and timely implementation of all mitigation measures contained in this Management Plan, as well as the terms and conditions of any other required permits, the applicant shall distribute copies of these mitigation measures and permit requirements to the contractors prior to grading and construction within the non-disturbance buffers. All contractors shall be completely familiar with the mitigation measures contained above and with the terms and conditions of all permits.



Project Vicinity



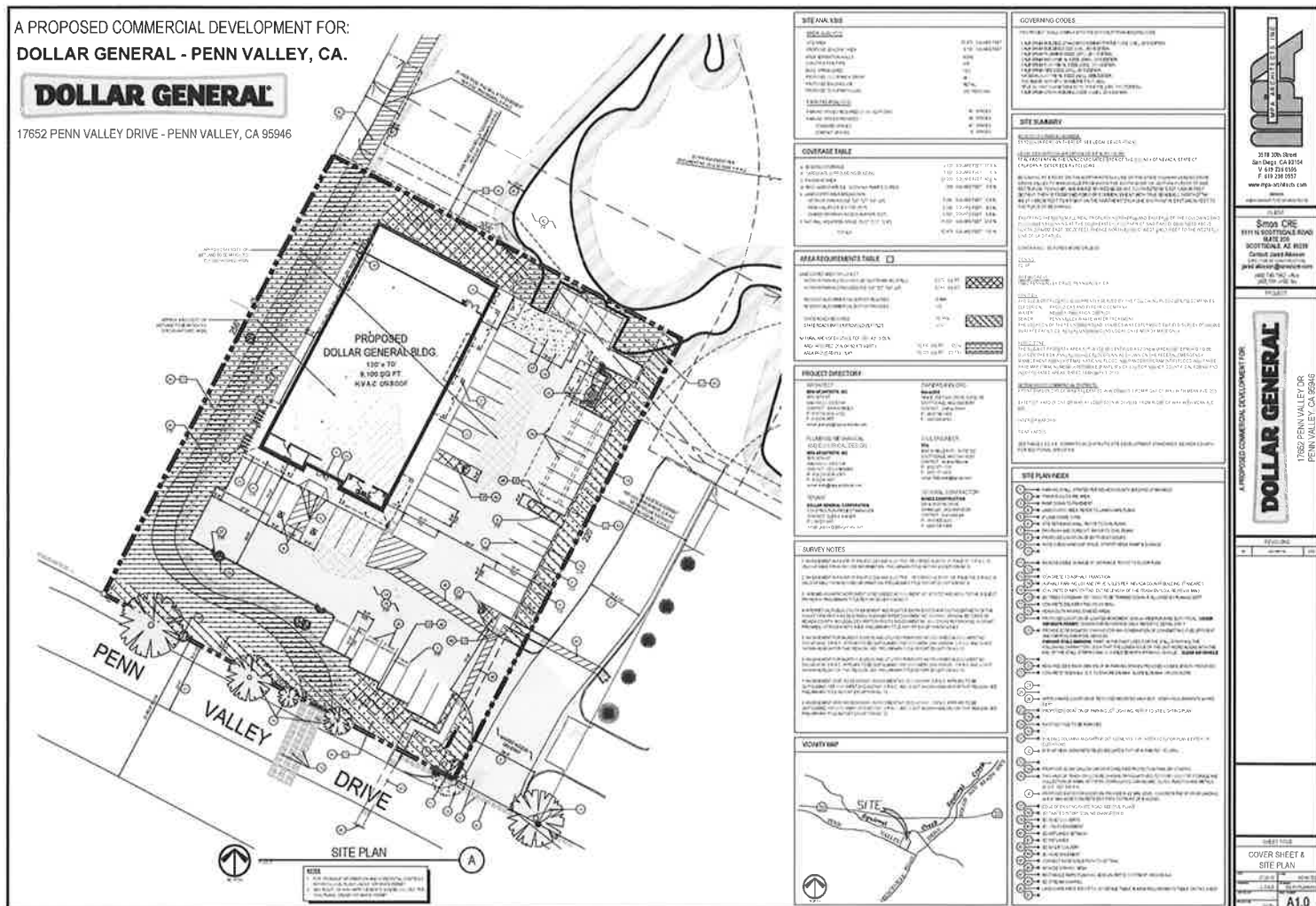
Project Location



**Known Occurrences of
Special Status Species**

DOLLAR GENERAL

17652 PENN VALLEY DRIVE - PENN VALLEY CA 95946





Penn Valley Oaks site, looking north at Feature #3, palustrine emergent wetland. Photo taken February 22, 2010.



Penn Valley Oaks site, looking north – northeast along western perimeter and Feature #2, the unnamed tributary. Photo taken February 20, 2003.



Penn Valley Oaks site, looking north towards riparian area associated with Squirrel Creek (Feature #1). Photo taken February 22, 2010.

Appendix 2. Plant species observed on the Penn Valley Drive site and their status as wetland indicator species

Scientific Name	Common Name	Wetland Indicator Status ³
<i>Ailanthus altissimus</i>	Tree of heaven	FACU
<i>Alnus rhombifolia</i>	White alder	FACW
<i>Ambrosia artemisiifolia</i>	Common ragweed	FACU
<i>Avena barbata</i>	Slender oat	
<i>Avena fatua</i>	Wild oat	
<i>Brassica nigra</i>	Black mustard	
<i>Bromus diandrus</i>	Rip-gut brome	
<i>Bromus hordeaceus</i>	Soft chess	
<i>Bromus madritensis rubens</i>	Red brome	
<i>Bromus tectorum</i>	Cheat grass	
<i>Calocedrus decurrens</i>	Incense cedar	
<i>Carduus pycnocephalus</i>	Italian thistle	
<i>Carex praegracilis</i>	Clustered field sedge	FACW-
<i>Centaurea solstitialis</i>	Star thistle	
<i>Centaureum muhlenbergii</i>	Monterey centaury	FAC
<i>Chaenomeles japonica</i>	Flowering quince	
<i>Cirsium vulgare</i>	Bull thistle	FACU
<i>Clematis ligusticifolia</i>	Western clematis	FAC
<i>Conium maculatum</i>	Water hemlock	FACW
<i>Convolvulus arvensis</i>	Field bindweed	
<i>Cynodon dactylon</i>	Bermudagrass	FAC
<i>Cynosurus echinatus</i>	Dogtail grass	
<i>Cyperus eragrostis</i>	Tall flatsedge	FACW
<i>Daucus carota</i>	Queen Anne's lace	
<i>Deschampsia elongata</i>	Slender hairgrass	FACW
<i>Eleocharis macrostachya</i>	Creeping spikerush	OBL
<i>Elymus glaucus</i>	Blue wildrye	FACU
<i>Equisetum arvense</i>	Scouring rush	FAC
<i>Erodium cicutarium</i>	Red-stemmed filaree	
<i>Eschscholtzia californica</i>	California poppy	
<i>Festuca arundinacea</i>	Tall fescue	FAC-
<i>Fraxinus latifolia</i>	Oregon ash	FACW
<i>Geranium molle</i>	Dove-foot geranium	
<i>Grindelia camporum</i>	Gumweed	FACU
<i>Hedera helix</i>	English ivy	
<i>Hemizonia fitchii</i>	Fitch's spikeweed	
<i>Heteromeles arbutifolia</i>	Toyon	

³ Reed, P. B. 1988 *National list of plant species that occur in wetlands: California (Region 0)*. US Department of Interior, Fish and Wildlife Service Biological Report 88 (26.10). 135 pp.

Appendix 2 Plant species observed on the Penn Valley Drive site and their status as wetland indicator species

Scientific Name	Common Name	Wetland Indicator Status ³
<i>Holcus lanatus</i>	Velvet grass	FAC
<i>Hordeum marinum gussoneanum</i>	Mediterranean barley	
<i>Hordeum murinum leporinum</i>	Hare barley	FAC+
<i>Hypericum perforatum</i>	Klamathweed	
<i>Juglans hindsii</i>	California black walnut	FAC
<i>Juncus balticus</i>	Baltic rush	OBL
<i>Juncus effusus</i>	Smooth rush	OBL
<i>Juncus oxymeris</i>	Pointed rush	FACW
<i>Lolium perenne</i>	Ryegrass	FAC
<i>Lotus corniculatus</i>	Bird's-foot trefoil	FAC
<i>Lotus purshianus</i>	Spanish lotus	
<i>Lythrum hyssopifolia</i>	Hyssop loosestrife	FACW
<i>Madia elegans</i>	Elegant madia	
<i>Marrubium vulgare</i>	Horehound	FAC
<i>Melica californica</i>	California melic grass	
<i>Mimulus guttatus</i>	Seep-spring monkeyflower	OBL
<i>Phalaris arundinacea</i>	Reed canarygrass	OBL
<i>Poa pratensis</i>	Kentucky bluegrass	FACU
<i>Polygonum persicaria</i>	Lady's thumb	FACW
<i>Populus alba</i>	Silver poplar	
<i>Prunella vulgaris</i>	Self-heal	FAC*
<i>Prunus cerasifera</i>	Cherry-plum	
<i>Quercus lobata</i>	Valley oak	FAC*
<i>Quercus wislizenii</i>	Interior live oak	
<i>Rorippa nasturtium-aquaticum</i>	Watercress	
<i>Rosa canina</i>	Dog rose	
<i>Rubus discolor</i>	Himalayan blackberry	FACW*
<i>Rubus vitifolius</i>	California wild blackberry	FACW*
<i>Rumex acetosella</i>	Sheepsorrel	FAC
<i>Rumex crispus</i>	Curly dock	FACW
<i>Salix lasiolepis</i>	Arroyo willow	FACW
<i>Sambucus mexicana</i>	Blue elderberry	FAC
<i>Torilis arvensis</i>	Japanese chervil	
<i>Tragopogon porrigen</i>	Salsify	
<i>Trifolium dubium</i>	Suckling clover	FACU
<i>Trifolium hirtum</i>	Rose clover	
<i>Vitis californicus</i>	Wild grape	FACW



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922
October 18, 2001

Regulatory Branch (200100376)

Gary Atherton
Casilli Partners, LLC
930 Tahoe Boulevard, Suite 802-154
Incline Village, Nevada 89451

Dear Mr. Atherton:

This letter concerns the delineation of waters of the United States, including wetlands, dated July 25, 2001, and the additional information submitted on October 3, 2001, and October, 16, 2001, for the Casilli Partners, LLC, Penn Valley project submitted to this office for verification on your behalf by Virginia Dains. This site is located in Section 34, Township 16 North, Range 7 East, MDBM, Penn Valley, Nevada County, California.

Based on the information provided and new information provided on October 16, 2001, we concur with the estimate of waters of the United States, as depicted on July 12, 2001, Casilli Partners, LLC, Boundary, Topo, Wetlands Drawing. Approximately 1.43 acres of waters of the United States, including wetlands, are present on the site. These areas are regulated by this office under Section 404 of the Clean Water Act since they are adjacent to, tributary to, and including Squirrel Creek which is a water of the United States. This verification letter supersedes the verification letter previously sent to you dated October 11, 2001.

Under Section 404 of the Clean Water Act, a Department of the Army (DA) permit is required prior to discharging dredged or fill materials into waters of the United States. The type of permit required will depend on a number of factors, including the type and amount of waters affected by the discharge. For more information on how to obtain a DA permit from our office, please visit our website at <http://www.sck.usace.army.mil/cesck-co/regulator/>.

This verification is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date. A notice of appeal options is enclosed.

Please refer to identification number 200100376 in future correspondence concerning this project. If you have any questions, please write to Mr. Matthew Kelley, Room 1480 at the letterhead address, or telephone (916)557-7724.

Sincerely,



Tom Cavanaugh
Chief, Sacramento Valley Office

Enclosure

Copies Furnished w/o enclosure:

Virginia Dains, 3371 Ayres Holmes Road, Auburn, California 95603

WETLANDS EXHIBIT MAP FOR PENN VALLEY OAKS



SCALE



NOTES:

1. WETLANDS SHOWN WERE DELINEATED IN FIELD BY JOHN HEAL AND SURVEYED BY RICHARD GERVING IN MARCH, 2010.

2. FEATURE #4 REDELINEATED IN FIELD BY JOHN HEAL AND US ARMY CORP OF ENGINEER'S JULY 2010.

3. CONVENTIONAL FIELD TOPOGRAPHIC METHODS WERE FOLLOWED USING A TOPCON GTS 813A ROBOTIC INSTRUMENT.

4. CONTOUR INTERVAL SHOWN = 2'

5. AERIAL PHOTO TAKEN OCTOBER, 2000.

TABLE

FEATURE	AREA (SF / AC)
#1 - SQUIRREL CREEK	19,940 SF / 0.46 AC
#2 - UNNAMED TRIBUTARY	6,081 SF / 0.14 AC
#3 - WETLANDS	18,400 SF / 0.42 AC
#4 - ISOLATED WETLANDS	4,493 SF / 0.10 AC

LEGEND:

-  FEATURE #1 - SQUIRREL CREEK
-  FEATURE #2 - UNNAMED TRIBUTARY
-  FEATURE #3 - WETLANDS
-  FEATURE #4 - ISOLATED WETLANDS (SEE REPORT)

17-____/CERTIFICATE OF COMPLIANCE

SCALE: 1" = 150'

FEBRUARY 17, 2017

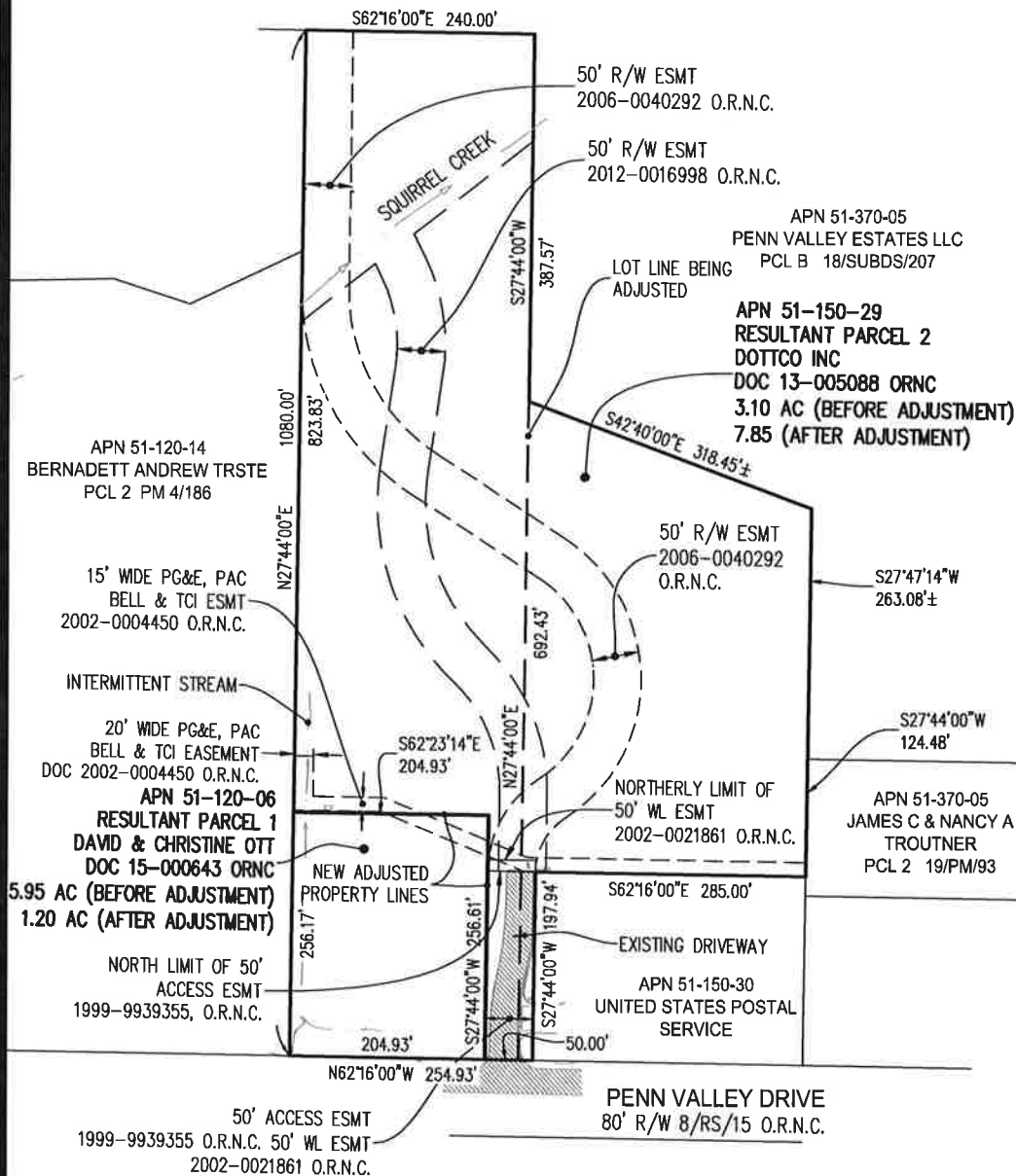


- Attachment 6

EXHIBIT "A"

15-____/BOUNDARY LINE ADJUSTMENT

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 7 EAST, M.D.M.,
WITHIN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA
SCALE: 1" = 150' NOVEMBER 02, 2015



NOTES:

1. APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT DOES NOT CONSTITUTE APPROVAL NOR GUARANTEE SEWAGE DISPOSAL OR WATER AVAILABILITY ON THESE PARCELS.
2. ALL PRE-EXISTING LOT LINES SHALL BE CONSIDERED ERASED OR MERGED BY THIS BOUNDARY LINE ADJUSTMENT.

APPROVED BY NEVADA COUNTY: _____

DATE

BY: _____

TITLE: _____

NEVADA COUNTY DEPARTMENT OF PUBLIC WORKS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE WEST LINE OF THAT PARCEL OF LAND FOR STEVEN J. NELSON RECORDED IN BOOK 9 OF SURVEYS, PAGE 180, OFFICIAL RECORDS OF NEVADA COUNTY.



PLANNING
ENGINEERING
& SURVEYING



SHEET 2 OF 2



CLIENT:
Simon CRE
1 N SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ 85250
Contact: Jared Allanson
DIRECTOR OF CONSTRUCTION
j.allanson@simoncre.com
(480) 345-3700 • 15

Project

DOLLAR GENERAL

REVIEWS

2009年	2008年
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DEED TITLE

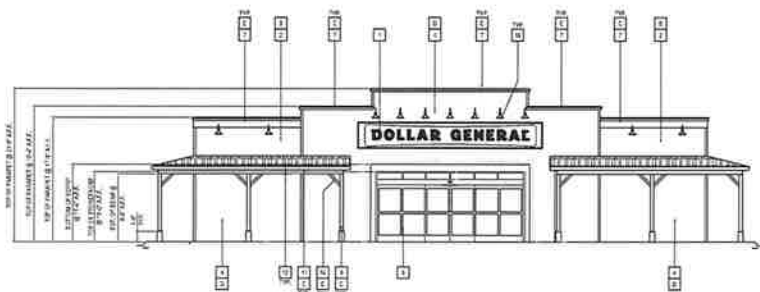
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FLOOR PLAN

1976-77	1977-78	1978-79	1979-80	1980-81	1981-82	1982-83	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2283-84	2284-85	2285-86	2286-87	2287-88	2288-89	2289-90	229
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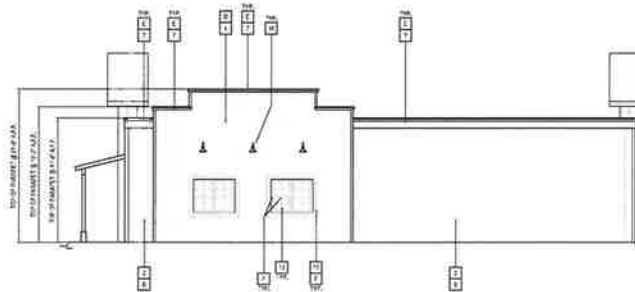
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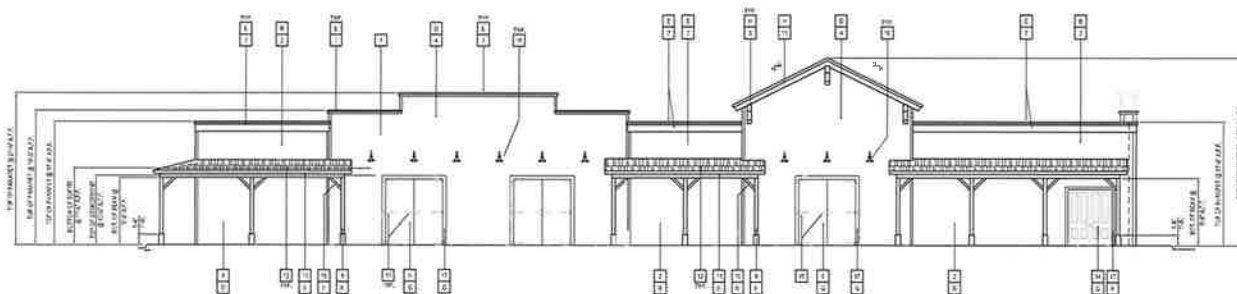
SOUTH ELEVATION

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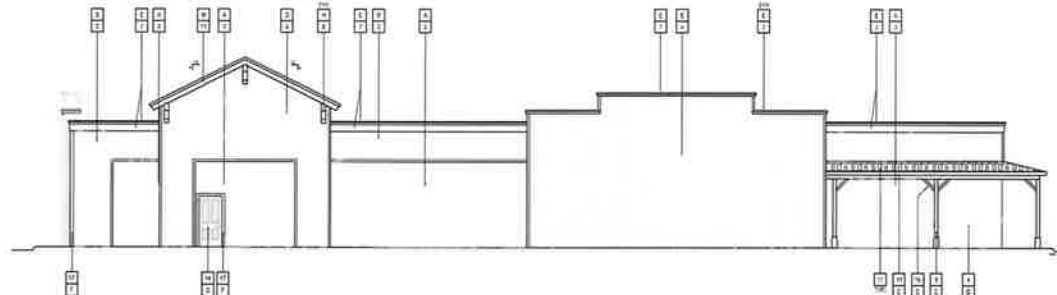
NORTH ELEVATION

B



EAST ELEVATION

C



WEST ELEVATION

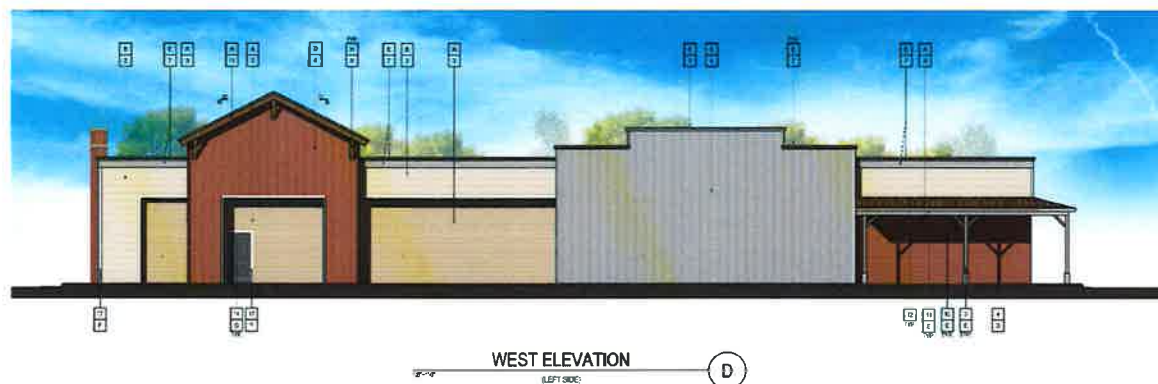
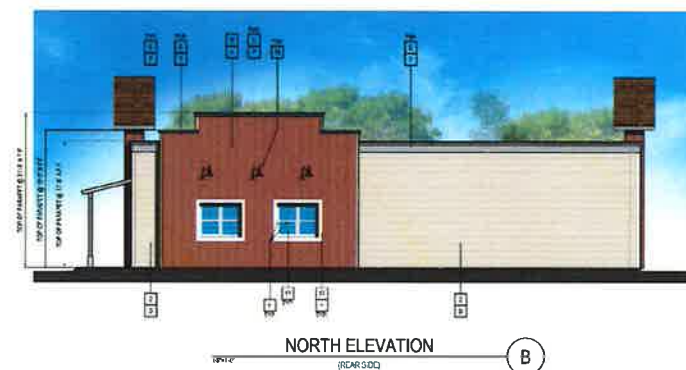
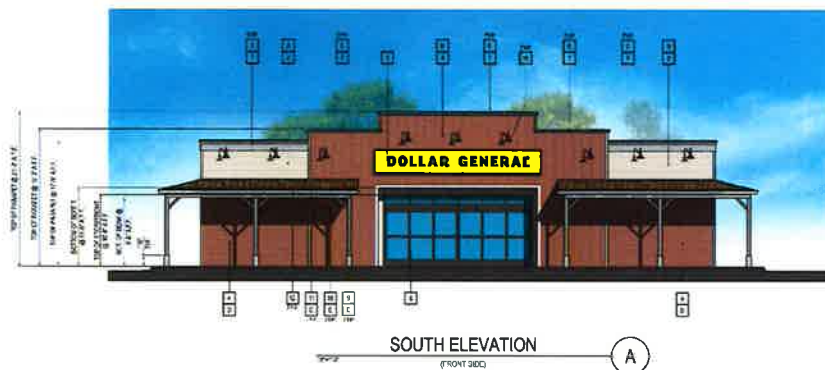
D

EXTERIOR FINISH SCHEDULE

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUMSTANCES NOTED ON ELECTRICAL PLAN. SIGN TO BE CONTROLLED ON FRONT OF BUILDING. CONSTRUCTION IS TO PROVIDE EXISTING BUILDING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN HEIGHT OF UP TO 140 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPLIED BY THE FACE OF THE CANOPY. GUARANTEE THE PROPER SIGNAGE TURN-OUT WITH DOLLAR GENERAL.
2. HORIZONTAL SHIP-LAP WOOD BOARD (1" REVEAL) COLOR PER PLAN
3. HORIZONTAL SHIP-LAP WOOD BOARD (1" REVEAL) COLOR PER PLAN
4. VERTICAL FINGER-JOINT BATTEN WOOD BOARD (1" REVEAL) COLOR PER PLAN
5. 1" WOOD FLAME FINISH 6" WOOD DOORS COLOR PER PLAN
6. ALUMINUM EXTRUSION WINDOW/DOOR WITH 1/2" SQUARE GLASS IN 1" REVEAL. FINISH: WHITE. FRAME COLOR: DARK BRONZE.
7. PRIMER WOOD TRIM AND METAL FINISHING COLOR PER PLAN
8. 2" X 4" GABLE ROOF WOOD IN WHITE COLOR PER PLAN
9. 6" X 8" WOOD POST WITH 1" WOOD BASE (1" HIGH GROUND) COLOR PER PLAN
10. WOOD SHILL BRACK AND HORIZONTAL WOOD BRACK COLOR PER PLAN
11. EXTERIOR WOOD (ASPH) COLOR PER PLAN
12. COMPOSITION SHINGLES BY OWENS CORNING (OR EQUAL) STYLE: TRI-CORPORATION COMPOSITION SHINGLES COLOR: BROWNWOOD
13. BRICKS (1" X 1" X 1") SOLID WOOD PANEL AND CLEAR GLASS PRIMER BLACK ON REAR ON FACE. FRAME COLOR: DARK BRONZE. 1/2" X 1/2" X 1/2" COLOR PER PLAN
14. METAL WAREHOUSE DOOR COLOR PER PLAN
15. 1/2" X 1/2" X 1/2" SOLID WOOD PANEL TO BE PRIMER WOODS (1" X 1") COLOR PER PLAN
16. EXTERIOR WALLS AND GROUND ON STYLE: LIGHTING (1" X 1") COLOR: BROWNWOOD
17. 1/2" X 1/2" X 1/2" SOLID WOOD PANEL COLOR PER PLAN
18. 1/2" X 1/2" X 1/2" SOLID WOOD PANEL COLOR PER PLAN

PAINT COLORS

1. DOLLAR GENERAL SIGN - 100% WHITE - 100% WHITE
2. DOLLAR GENERAL SIGN - 100% WHITE - 100% WHITE
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17. DOLLAR GENERAL SIGN - 100% WHITE - 100% WHITE
18. DOLLAR GENERAL SIGN - 100% WHITE - 100% WHITE

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PAINT COLORS	
A	DAW-CHIMES-A 3X 143-AJAX-ATLE
B	DAW-CHIMES-A 3X 118-CHINA-ROCK
C	DAW-CHIMES-A 3X 115-SPT-KOBI
D	DAW-CHIMES-A 3X 108-MAAT-LAM
E	DAW-CHIMES-A 3X 105-CASTLE-ROD
F	DAW-CHIMES-A PALE-SHUT
G	DAW-CHIMES-A 3X 104-DART-VOL-DOES
H	DAW-CHIMES-A 3X 101-G-ESTER-BROWN

MPA ARCHITECTS INC.

MPA

3578 35th Street
San Diego, CA 92124
V. 619.236.5385
F. 619.236.0667
www.mpa-architects.com

ARCHITECTS

CLIENT

Simon Corp.
5111 N. SCOTTSDALE ROAD
SUITE 200
SCOTTSDALE, AZ 85250
Contact: Janel Nilsson
owner or construction
janel.nilsson@simoncorp.com
(480) 746-7865 office
(480) 208-6141 cell

PROJECT

DOLLAR GENERAL®

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

17652 PENN VALLEY DR.
PENN VALLEY, CA 95946

PROVISIONS		
QTR	CONTRACT ID	DATE

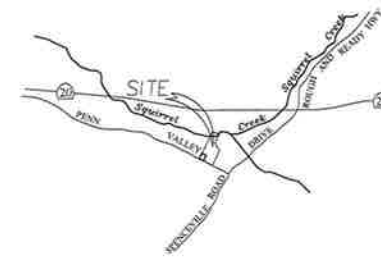
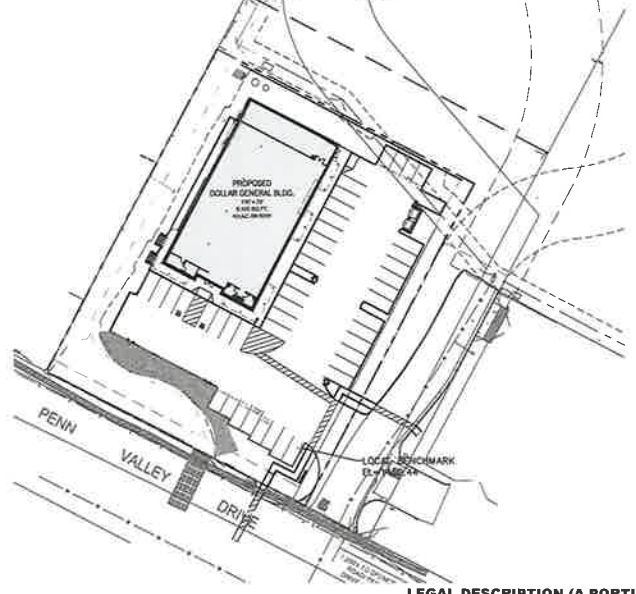
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EXTERIOR ELEVATIONS	
DATE	BY
2-2-2016	W. H. H. H.
PROJECT	DESCRIPTION
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ENGINEER'S NOTES:

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES IT UPON THEMSELVES THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
3. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LOCAL JURISDICTION OR GOVERNMENT STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO, AND ALL AGENDA. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEERING REPORT, AS PREPARED BY HOLDREGE & KULL, PHONE: 530.478.1305, PROJECT NO. 4408-01 DATED JUNE 1, 2015.
4. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
7. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OF IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
8. THE SURVEYOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK UPON NOTIFICATION BY THE CLIENT OR HIS REPRESENTATIVE. THE WORK IS COMPLETE AND READY FOR AS-BUILT SURVEY. FOR PIPE WORK, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING TRENCHES OPEN SO THAT AS-BUILTS CAN BE PERFORMED TO COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS. IF THE TRENCHES ARE BACKFILLED AND OBSURED TO THE POINT THAT AS-BUILT MEASUREMENTS CANNOT BE PERFORMED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POTHOLE UTILITY TRENCHES AS NECESSARY TO COMPLETE AN AS-BUILT SURVEY.
9. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING. PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION, SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
10. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL 811 FOR FIELD LOCATION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
11. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
12. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER OR PROTECT THE PIPES.
14. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER. EARTHWORK QUANTITIES ON THIS SHEET ARE FOR PERMITTING PURPOSES ONLY.
15. IF PAD CERTIFICATIONS ARE PERFORMED, IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDINGS OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE YARD AND STREET SUB-GRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL. THAT IT WAS CONSTRUCTED IN THE DESIGNED LOCATION OR WAS GRADED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.
16. FINISH GRADES SHOWN ON THESE PLANS ARE THE FINAL FINISH GRADES. CONTRACTOR IS RESPONSIBLE FOR OVER-EXCAVATING LANDSCAPE AREAS TO ALLOW FOR PLANTING AND UTILITY TRENCHING SPOILS AND FOR THE FINAL LANDSCAPE TREATMENT (DECOMPOSED GRANITE, LAWN, ETC.).
17. OWNER OF PROPERTY SHALL INSPECT AND MAINTAIN ALL DRAINAGE STRUCTURES AND DRAINAGE APPURTENANCES ANNUALLY AND AFTER ANY MEASURABLE RAINFALL TO ENSURE PROPER FUNCTION OF DRAINAGE SYSTEM.

GRADING, PAVING & UTILITY PLAN

FOR
DOLLAR GENERAL
17652 PENN VALLEY DRIVE
PENN VALLEY, CA



VICINITY MAP

SHEET INDEX

- C1 COVER SHEET
- C2 GRADING AND DRAINAGE PLAN
- C3 GRADING AND PAVING PLAN
- C4 HORIZONTAL CONTROL PLAN
- C5 UTILITY PLAN
- C6 STORM WATER SOIL LOSS PREVENTION PLAN
- C7 STORM WATER SOIL LOSS PREVENTION DETAILS
- C8 DETAILS & NOTES

OWNER

SIMON GRE RAYLAN V. LLC
5111 N. SCOTTSDALE RD. SUITE 200
SCOTTSDALE, AZ 85250
PHONE: 480-745-1956
FAX: 480-588-4150
CONTACT: JOSHUA SIMON

CIVIL ENGINEER

TTG ENGINEERS
4300 N. MILLER ROAD, SUITE 122
SCOTTSDALE, AZ 85251
PHONE: 602-371-1333
FAX: 602-371-0675
CONTACT: ANDREW MIZERKID, PE

ARCHITECT

NPA ARCHITECTS INC.
3578 30TH STREET
SAN DIEGO, CA 92104
P: 619.236.0595
F: 619.236.0597
CONTACT: LEONARDO DALE

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WEST LINE OF THAT PARCEL OF LAND FOR STEVEN J. NELSON RECORDED IN BOOK 9 OF SURVEYS, PAGE 180, OFFICIAL RECORDS OF NEVADA COUNTY.

BENCHMARK

THE BASIS OF ELEVATIONS IS IDENTICAL TO THE ORIGINAL PENN VALLEY OAKS DEVELOPMENT SURVEY AND WAS ESTABLISHED BY AN EXISTING SEWER CLEANOUT BOX RIM ELEVATION. SEE LOCAL BENCH MARK SHOWN HEREON (ELEVATION=1402.44).

APN:

51-120-06 (A PORTION THEREOF, SEE LEGAL DESCRIPTION)

ZONING:

C2-SF

ENGINEER'S ESTIMATED EARTHWORK QUANTITIES

GROSS CUT(RAW)	XXXXXX C.Y.
GROSS FILL(RAW)	XXXXXX C.Y.
NET EARTHWORK QUANTITY (RAW)	XXXXXX C.Y.(EXPORT)

NOTE:

PLANS HAVE BEEN PREPARED AND ARE IN COMPLIANCE WITH TITLE 3 LAND USE DEVELOPMENT CODE CHAPTER 5 ARTICLE 19

LEGAL DESCRIPTION (A PORTION OF A.P.N. 51-120-06)

(PER AMERICAN LAND TITLE ASSOCIATION SURVEY FOR DOLLAR GENERAL IN PENN VALLEY, DATED MARCH 11, 2015)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DESCRIBES AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE STATE HIGHWAY LEADING FROM GRASS VALLEY TO MARYSVILLE FROM WHICH THE SOUTH QUARTER SECTION CORNER OF SAID SECTION 34, TOWNSHIP, AND RANGE AFORESAID BEARS SOUTH 52°08'08" EAST 1,505.80 FEET DISTANT; THENCE FROM SAID POINT OF COMMENCEMENT WITH TRUE BEARINGS, NORTH 27°44'00" WEST 1,080.00 FEET TO A POINT ON THE NORTHEASTERLY LINE SOUTH 62°16'00" EAST 240.00 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL REAL PROPERTY NORTHERLY AND EASTERLY OF THE FOLLOWING TWO (2) COURSES BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL DESCRIBED ABOVE; NORTH 27°44'00" EAST, 300.00 FEET; THENCE NORTH 62°16'00" WEST, 240.00 FEET TO THE WESTERLY LINE OF SAID PARCEL.

CONTAINING 1.65 ACRES MORE OR LESS

FEMA FLOOD ZONE

THE PROPERTY SHOWN HEREON IS SHOWN ON FEMA FLOOD FIRM PANEL NO. 08057C0006E (DATED FEBRUARY 3, 2010). THE FLOOD ZONE DESIGNATION FOR THE PROPERTY IS ZONE "X" AND IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

95.50 FS	SPOT ELEVATION
---	PROPOSED RETAINING WALL
---	SCREEN WALL
---	PROPERTY LINE
---	GRADE BREAK
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED MINOR CONTOUR
1581	PROPOSED MAJOR CONTOUR
1580	PROPOSED MAJOR CONTOUR
---	WATER
---	SANITARY SEWER
---	STORM DRAIN
---	CONCEPTUAL ELECTRICAL LINE

1.0%	PROPOSED SLOPE
→	FLOW ARROW
○	SEWER CLEAN OUT
○	WATER SERVICE
○	EXISTING MANHOLE
○	PROPOSED GRADING
○	SPOT ELEVATION NEW CONCRETE
GR	GRATE
INV	INVERT
IE	INVERT ELEVATION
LF	LINEAL FEET
S	SLOPE

---	CONCEPTUAL GAS LINE
---	EXISTING WATER
---	EXISTING GAS
---	EXISTING SEWER
---	SMUT LINE
---	RIP RAP
---	CONCRETE
---	NEW FRONTAGE PAVING

FT	FOOT
N	NORTH
E	EAST
W	WEST
S	SOUTH
TC	TOP OF CURB ELEVATION
FS	FINISHED SURFACE ELEVATION
TW	TOP OF WALL
GB	GRADE BREAK
FFE	FINISH FLOOR ELEVATION
HWE	HIGH WATER ELEVATION
BDT	BOTTOM
VOL	VOLUME
⦿	FIRE HYDRANT

PREPARED UNDER THE DIRECT SUPERVISION OF:

08-14-2015
ANDREW S. MIZERKID DATE:
S.E.C. NO. 74458
EXPIRES JUNE 30, 2017



DOLLAR GENERAL
17652 PENN VALLEY PENN VALLEY, CA.

COVER SHEET, DETAILS & NOTES



0615019.00

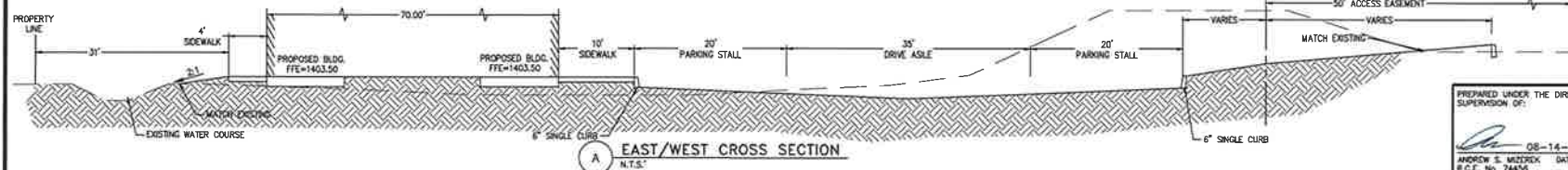
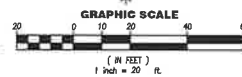
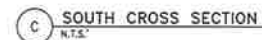
NTS

AUGUST 2015

C1

NOTE: FOR EXISTING TREES TAGGED TO REMAIN, THERE SHOULD BE NO GRADING WITHIN THE CRITICAL ROOT ZONE AROUND THE TREE

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IMPROVEMENTS.
3. THE EXISTING CONTOURS ON THIS PLAN ARE AT A 1.0' INTERVAL.



DOLLAR GENERAL
17652 PENN VALLEY PENN VALLEY, CA.

GRADING AND DRAINAGE PLAN

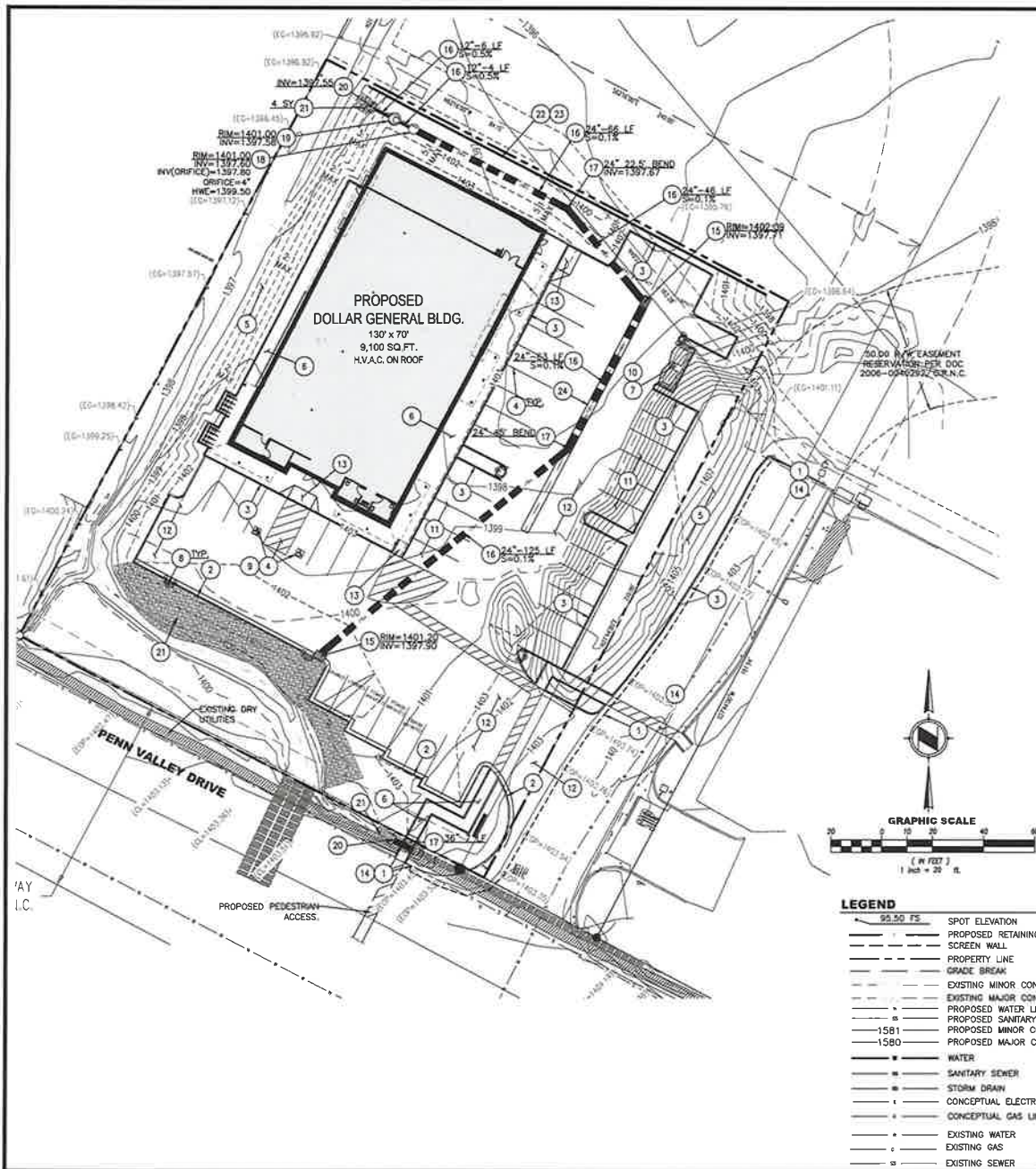


PREPARED UNDER THE DIRECT
SUPERVISION OF:

08-14-2015
ANDREW S. MIZREK DATE
R.C.E. No. 74436
EXPIRES JUNE 30, 2017

JOB NO.		0615019.00
SCALE		1"=20'
DATE		AUGUST 2015
SHEETS	SHEET	
	C2	

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CONSTRUCTION KEYNOTES

- CONTRACTOR TO VERIFY ELEVATION OF EXISTING CURB, AC PAVT OR CONCRETE PAVT IN LOCATIONS AND MATCH EXISTING. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONSTRUCT CURB AND GUTTER PER CITY OF NEVADA COUNTY STD DTL A-10 TYPE A2-6
- CONSTRUCT 6" BARRIER CURB PER DETAIL ON SHEET CB.
- SEE ARCHITECTURAL PLANS FOR ALL STRIPING AND SIGNAGE. ALL ACCESSIBLE ACCESS STRIPING TO COMPLY WITH CURRENT ADA STANDARDS. FIRE LANE MARKING AND SIGNAGE PER ARCHITECTURAL PLANS.
- LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR ALL DETAILS.
- CONSTRUCT SIDEWALK PER NEVADA COUNTY STANDARDS. DO NOT EXCEED 1:50 CROSS SLOPE.
- TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ALL DETAILS.
- SEE ARCHITECTURAL PLANS FOR ALL SITE LIGHTING AND DETAILS. COORDINATE CONDUIT PLACEMENT PRIOR TO PAVING START.
- CONSTRUCT ADA PARKING SPACES NOT TO EXCEED 2% IN ANY DIRECTION.
- CONSTRUCT 6" PCOP REINFORCED SLAB WITH #4 BARS @ 18" CENTERS OVER 8" COMPACTED NATIVE SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS FOR TRASH ENCLOSURE AND LANDING PAD.
- ANTICIPATED PAVEMENT SECTION: CONSTRUCT 3" ASPHALT PAVEMENT OVER 6" AGGREGATE ASPHALT BASE (COMPACTED TO 95%) OVER 8" COMPACTED NATIVE SUBGRADE (COMPACTED TO 95%) BASE FOR PARKING STALLS PER GEOTECHNICAL RECOMMENDATIONS.
- ANTICIPATED PAVEMENT SECTION: CONSTRUCT 3" ASPHALT PAVEMENT OVER 6" AGGREGATE ASPHALT BASE (COMPACTED TO 95%) OVER 8" COMPACTED NATIVE SUBGRADE (COMPACTED TO 95%) BASE FOR DRIVE LANES PER GEOTECHNICAL RECOMMENDATIONS.
- CONSTRUCT SIDEWALK ACCESS RAMP PER DETAIL ON SHEET CB. DO NOT EXCEED 1:50 CROSS SLOPE AND 1:12 LONGITUDINAL SLOPE.
- SAWCUT AND REMOVE TO THE SAWCUT LINE EXISTING PAVEMENT (MIN 2"). OR AS DIRECTED BY COUNTY INSPECTOR, CURB, GUTTER AND SIDEWALK AND/OR REPLACE IN KIND.
- INSTALL PRECAST 2X2 CATCH BASIN, HANSON #28 OR APPROVED EQUAL. RIM AND INVERT ELEVATIONS PER PLAN.
- INSTALL HDPE STORM DRAIN PIPE (ADS N12 OR EQUAL) SIZE AND SLOPE PER PLAN.
- INSTALL HDPE STORM DRAIN BEND/TEE/CROSS (ADS N12 OR EQUAL) SIZE AND ANGLE PER PLAN.
- INSTALL STANDARD PRECAST MANHOLE PER NEVADA COUNTY PUBLIC WORKS DEPARTMENT STD DTL D-4. MANHOLE TO BE EQUIPPED WITH ORFICE/FLOW CONTROL TEE. INSTALLATION DETAIL SIZE OF ORFICE PER PLAN.
- INSTALL CONTECH CDS UNIT (MODEL NO. C052015-4-C) REFER TO SHEET CB FOR ADDITIONAL DETAILS.
- INSTALL HEADWALL PER NEVADA COUNTY PUBLIC WORKS.
- INSTALL RIP-RAP D(50)=6", 12" THICK.
- INSTALL HANDRAIL PER DETAIL ON SHEET CB.
- PROPOSED RETAINING WALL. SEE SHEET C2 FOR ELEVATIONS. SEE STRUCTURAL PLANS FOR DETAILS.
- CONSTRUCT VALLEY GUTTER PER NEVADA COUNTY STANDARDS.

* NOTE: ONCE IMPORT SOIL IS AVAILABLE, CONTACT GEOTECHNICAL ENGINEER FOR RECOMMENDED PAVEMENT SECTION.

LEGEND

95.50 FS	SPOT ELEVATION	SAWCUT LINE	FT	FOOT
PROPOSED RETAINING WALL	SCREEN WALL	RIP RAP	N	NORTH
PROPERTY LINE	GRADE BREAK	CONCRETE	E	EAST
EXISTING MINOR CONTOUR	PROPOSED WATER LINE	NEW FRONTAGE PAVING	W	WEST
PROPOSED MAJOR CONTOUR	PROPOSED SANITARY SEWER	PROPOSED SLOPE	TC	SOUTH
PROPOSED MINOR CONTOUR	PROPOSED MAJOR CONTOUR	FLOW ARROW	FS	FINISHED SURFACE ELEVATION
WATER	SANITARY SEWER	SEWER CLEAN OUT	TW	TOP OF CURB ELEVATION
STORM DRAIN	STORM DRAIN	WATER SERVICE	GB	TOP OF WALL
CONCEPTUAL ELECTRICAL LINE	CONCEPTUAL GAS LINE	EXISTING MANHOLE	FFE	GRADE BREAK
EXISTING WATER	EXISTING GAS	PROPOSED GRADING	HWE	FINISH FLOOR ELEVATION
EXISTING SEWER		SPOT ELEVATION NEW CONCRETE	BOT	HIGH WATER ELEVATION
		GRATE	VOL	BOTTOM VOLUME
		INVERT		
		INVERT ELEVATION		
		LINEAL FEET		
		SLOPE		

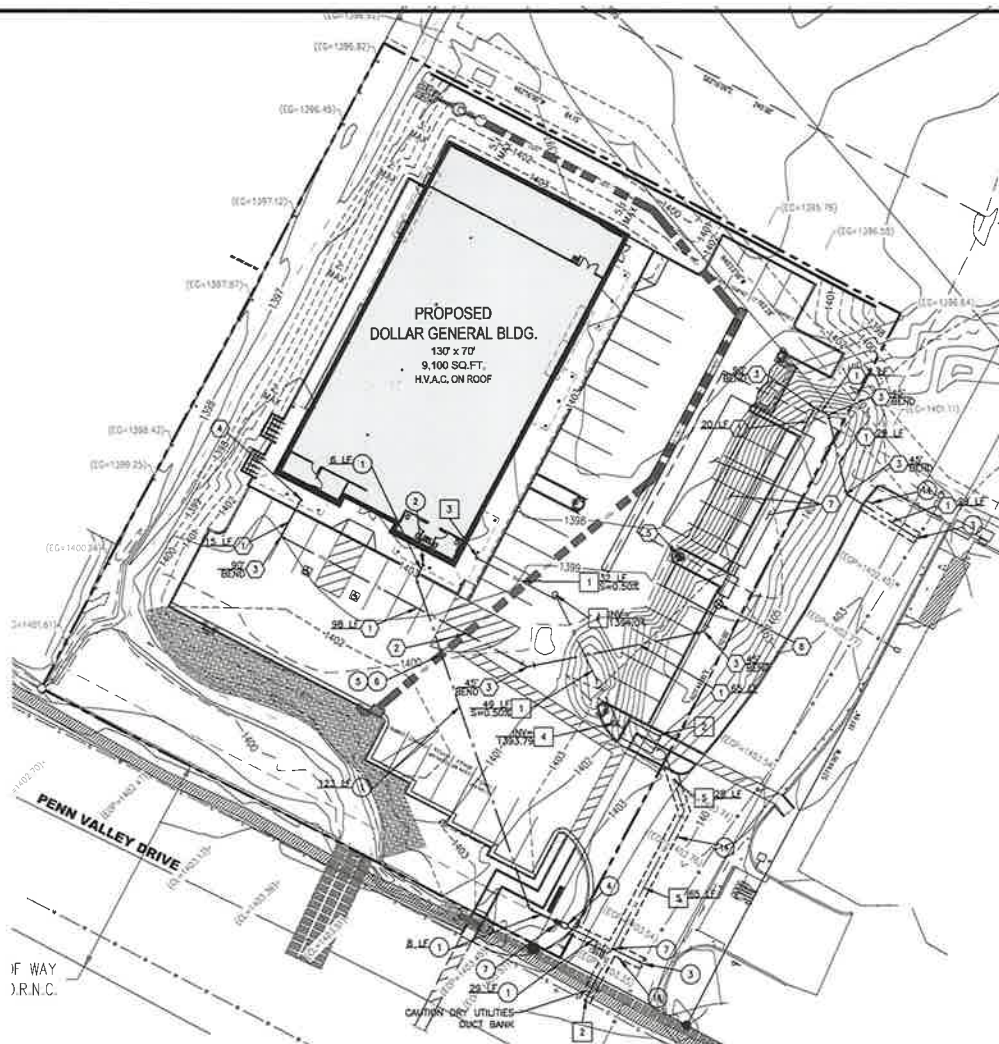
DOLLAR GENERAL
17652 PENN VALLEY PENN VALLEY, CA.
GRADING AND PAVING PLAN



PREPARED UNDER THE DIRECT SUPERVISION OF:
08-14-2015
ANDREW R. WILCOCK, DATE
R.C.E. NO. 74456
EXPIRES JUNE 30, 2017



DATE: 08/15/2015
SCALE: 1"=20'
C3



ENGINEERS NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY THE DEVELOPER, UTILITY COMPANIES, AND THE LOCAL MUNICIPALITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER CANNOT GUARANTEE ANY LOCATIONS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM ALL GRADES SHOWN AS EXISTING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES AND AWAIT A RESPONSE PRIOR TO BEGINNING CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE, VERIFY, AND ACCEPT ALL CONSTRUCTION STAKES PRIOR TO CONSTRUCTION.
4. ANY AND ALL ITEMS EXISTING SHALL BE PROTECTED BY CONTRACTOR AND IF ANY ITEM(S) MUST BE REMOVED IN ORDER TO FACILITATE CONSTRUCTION, CONTRACTOR SHALL REPLACE THE ITEM(S) TO THE SAME OR BETTER CONDITION THAN IT WAS BEFORE REMOVAL.
5. ALL CONSTRUCTION TO CONFORM TO STATE AND LOCAL CODES AND REQUIREMENTS.

WATER KEYNOTES

1. CONSTRUCT NEW 3/4" COPPER "TYPE K" PIPE WATER SERVICE TO CONFIRM WITH ASTM B-42 PER NEVADA COUNTY STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN. TRENCH PER NEVADA IRRIGATION DISTRICT STD DTL SD1
2. TERMINATE DOMESTIC WATER LINE 5' FROM BUILDING. SEE PLUMBING PLANS FOR CONTINUATION OF WATER SERVICE INSIDE BUILDING.
3. CONNECT TO EXISTING WATERLINE. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NEVADA IRRIGATION DISTRICT SHALL MAKE ALL SYSTEM TAP CONNECTIONS.
4. INSTALL 3/4" WATER METER AND BOX PER NEVADA IRRIGATION DISTRICT STD DTL SD11
5. CONTRACTOR TO MAINTAIN 12" VERTICAL SEPARATION BETWEEN WATER LINES AND STORM DRAIN LINES.
6. VERTICALLY REALIGN WATER LINES AND SERVICE LINE BENEATH STORM DRAIN LINE TO MAINTAIN 2" VERTICAL SEPARATION. CONTRACTOR TO USE MECHANICAL JOINT FITTINGS ON ALL VERTICAL DIP PIPE FITTINGS.
7. CONTRACTOR TO MAINTAIN 24" SEPARATION BETWEEN WATER AND SEWER.

SEWER KEYNOTES

1. INSTALL 4" PVC SEWER PIPE. LENGTH AND SLOPE PER PLAN PER NEVADA COUNTY STANDARDS
2. CONNECT PROPOSED FORCEMAIN INTO EXISTING SEWER.
3. TERMINATE SEWER SERVICE 5' FROM BUILDING. SEE PLUMBING PLANS. CONTINUATION OF SEWER SERVICE INSIDE BUILDING.
4. CONSTRUCT SANITARY CLEANOUT PER NEVADA COUNTY STANDARDS
5. CONTRACTOR TO VERIFY ELEVATIONS PRIOR TO CONSTRUCTION.
6. INSTALL 2" SEWER FORCE MAIN. LENGTH AND SLOPE PER PLAN PER NEVADA COUNTY STANDARDS

FIRE KEYNOTES

1. INSTALL 6" DIP CLASS 350 FIRE LINE. THRUST BLOCK TO BE INSTALLED PER NEVADA IRRIGATION DISTRICT STD DTL W-15. LENGTH PER PLAN
2. CONTRACTOR TO PROVIDE 24" VERTICAL SEPARATION BETWEEN WATER AND STORM DRAIN PIPE.
3. INSTALL DIP 6" BEND(S) AS PER MANUFACTURERS RECOMMENDATIONS. ANGLE PER PLAN.
4. TERMINATE FIRE LINE 5' FROM BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
5. INSTALL NEW PRIVATE FIRE HYDRANT ASSEMBLY PER NEVADA IRRIGATION DISTRICT STD DTL SD8.
6. INSTALL FIRE PROTECTION PUMP HOUSE (BY OTHERS)
7. INSTALL 92,000 GALLON UNDERGROUND FIRE PROTECTION TANK (BY OTHERS)
8. INSTALL FIV

PAVING KEYNOTES

14. SAWCUT AND REMOVE TO THE SAWCUT LINE EXISTING PAVEMENT (MIN 2"). OR AS DIRECTED BY COUNTY INSPECTOR, CURB, GUTTER AND SIDEWALK AND/OR REPLACE IN KIND.

NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IMPROVEMENTS.
3. THE EXISTING CONTOURS ON THIS PLAN ARE AT A 1.0' INTERVAL.

SEPARATION NOTES:

1. CONTRACTOR TO MAINTAIN A MINIMUM OF 6' HORIZONTAL SEPARATION BETWEEN THE PROPOSED WATERLINE AND EXISTING SEWERLINE. IF MINIMUM SEPARATION CANNOT BE MAINTAINED EXTRA PROTECTION SHOULD BE UTILIZED.
2. CONTRACTOR TO MAINTAIN A MINIMUM OF 2' VERTICAL SEPARATION BETWEEN THE PROPOSED WATERLINE AND PROPOSED STORM DRAIN. IF MINIMUM SEPARATION CANNOT BE MAINTAINED EXTRA PROTECTION SHOULD BE UTILIZED.



PREPARED UNDER THE DIRECT SUPERVISION OF:

ANDREW S. MAZUREK
R.C.E. No. 74456
EXPIRES JUNE 30, 2017



DATE: 08-14-2015

DATE: AUGUST 2015

DATE: AUGUST 2015

DATE: AUGUST 2015

DATE: AUGUST 2015

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DATE: AUGUST 2015

DATE: AUGUST 2015

DATE: AUGUST 2015

DATE: AUGUST 2015

DOLLAR GENERAL
17652 PENN VALLEY PENN VALLEY, CA.

UTILITY PLAN

C5

CONSTRUCTION NOTES:

1. INSTALL SANDBAG BERM PROTECTION PER STATE OF CALIFORNIA DEVELOPMENT STANDARDS PLATE NO. BMP A. SEE SHEET C9 FOR DETAILS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER PLACER COUNTY DEVELOPMENT STANDARD PLATE NO. BMP C. SEE SHEET C9 FOR DETAILS.
3. PROVIDE EROSION CONTROL AS NECESSARY PER STATE OF CALIFORNIA DEVELOPMENT STANDARDS PLATE NO. BMP D. SEE SHEET C9 FOR DETAILS. AREAS TO BE HYDROSEEDING AND COVERED WITH STRAW EROSION CONTROL BLANKET.
4. PROVIDE A CONCRETE WASTE DISPOSAL AREA PER CALTRANS STANDARDS DTL WM-6. EXACT LOCATION OF THE EQUIPMENT MAINTENANCE AREA TO BE DETERMINED BY CONTRACTOR AND GSP. SEE SHEET C9 FOR DETAILS.
5. CONSTRUCT A SILT FENCE PER PLACER COUNTY DEVELOPMENT STANDARD PLATE NO. BMP H. SEE SHEET C9 FOR DETAILS.
6. CONSTRUCTION STAGING AREA. STABILIZE AREA FOLLOWING CONSTRUCTION.
7. INSTALL STRAW FIBER ROLLS PER CALTRANS STANDARD DTL SC-5.



STORMWATER SOIL LOSS PREVENTION PLAN

FOR
DOLLAR GENERAL
17652 PENN VALLEY DRIVE
PENN VALLEY, CA

OWNER

SIMON CRE RAYLAN V. LLC
5111 N. SCOTTSDALE RD, SUITE 200
SCOTTSDALE, AZ 85250
PHONE: 480-745-1966
FAX: 480-588-4150
CONTACT: JOSHUA SIMON

CIVIL ENGINEER

TTC ENGINEERS
4300 N. MILLER ROAD, SUITE 122
SCOTTSDALE, AZ 85251
PHONE: 602-371-1333
FAX: 602-371-0675
CONTACT: ANDREW WIZEREK

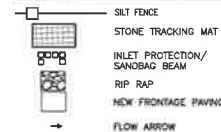
ARCHITECT

MFA ARCHITECTS INC.
3578 30TH STREET
SAN DIEGO, CA 92104
P: 619.236.0585
F: 619.236.0557
CONTACT: LEONARDO DALE

DISTURBED AREA

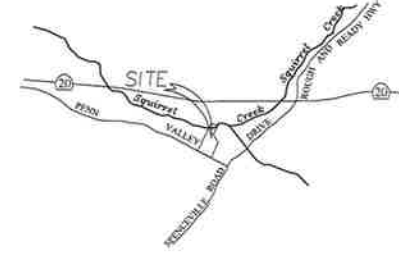
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LEGEND



CONSTRUCTION DATES

START DATE
END DATE

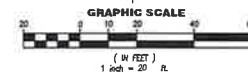
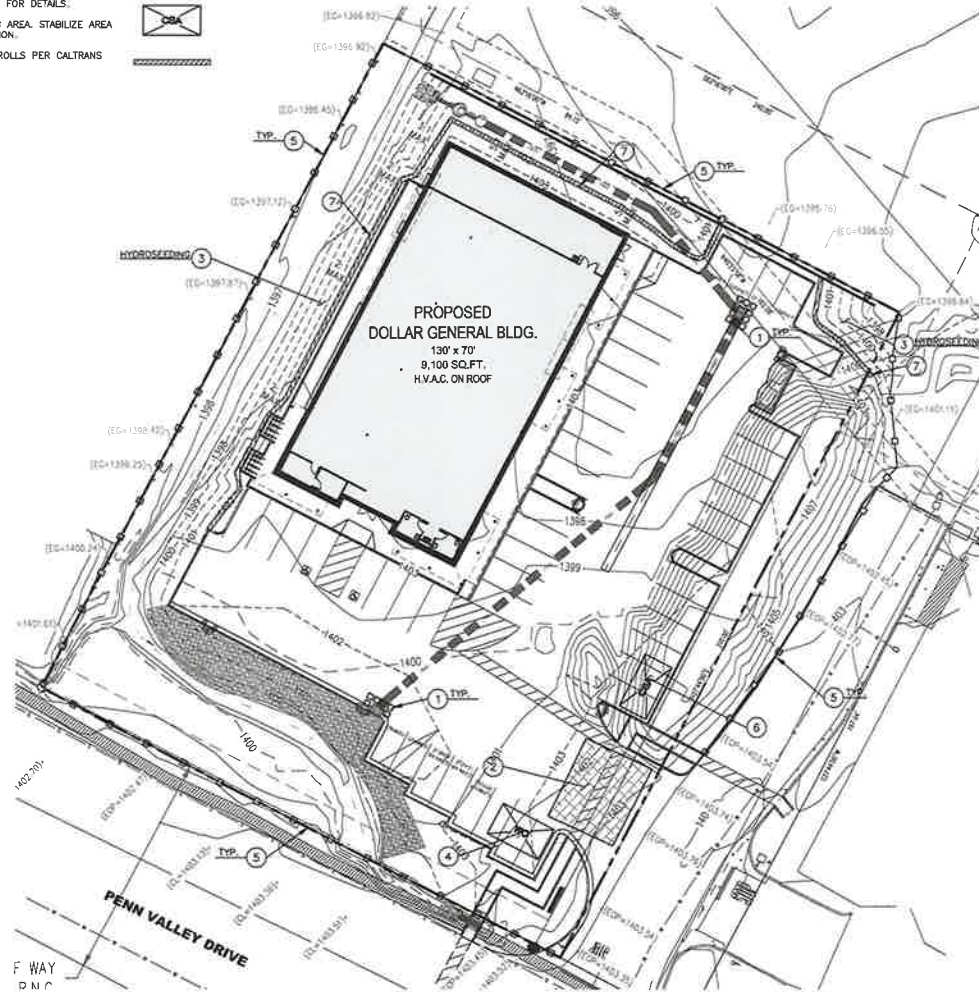


VICINITY MAP

NTS

BEST MANAGEMENT PRACTICES (BMP'S) NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. ALTERNATE METHODS PROVIDING EQUAL OR GREATER PROTECTION MAY BE UTILIZED. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER QUALITY ASSOCIATION AT WWW.CASQA.ORG.COM.
2. IN THE EVENT THAT THE DISTURBED AREA EXCEEDS 1.0 ACRES, A FULL SWPPP WILL BE REQUIRED.
3. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
4. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP.
5. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR DAMAGED EROSION CONTROL MEASURES OR SEDIMENT CONTROL MEASURES WHEN RAIN IS IMMINENT.
6. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
7. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
8. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
9. ALL CONSTRUCTION AND POST CONSTRUCTION WATER POLLUTION PREVENTION SHALL BE PER MATERIALS AND METHODS OF THE CALIFORNIA STORMWATER BMP HANDBOOK, PUBLISHED BY CASQA.
10. TARPULINS OR OTHER EFFECTIVE COVERS SHOULD BE USED FOR HAUL TRUCKS.
11. GRADING SHALL NOT OCCUR WHEN WIND SPEEDS EXCEEDS 20 MPH OVER A ONE HOUR PERIOD.
12. CONSTRUCTION VEHICLE SPEED ON UNPAVED ROADS SHALL NOT EXCEED 15 MPH.
13. CONSTRUCTION EQUIPMENT AND ENGINES SHALL BE PROPERLY MAINTAINED.
14. IF AIR QUALITY STANDARDS ARE EXCEEDED IN MAY THROUGH OCTOBER, THE CONSTRUCTION SCHEDULE WILL BE ARRANGED TO MINIMIZE THE NUMBER OF VEHICLES AND EQUIPMENT OPERATING AT THE SAME TIME.
15. IDLING OF CONSTRUCTION VEHICLES SHALL BE MINIMIZED.
16. POTENTIALLY WINDBLOWN MATERIALS WILL BE WATERED OR COVERED.
17. CONSTRUCTION AREAS AND STREETS WILL BE WET SWEEPED ON A DAILY BASIS.

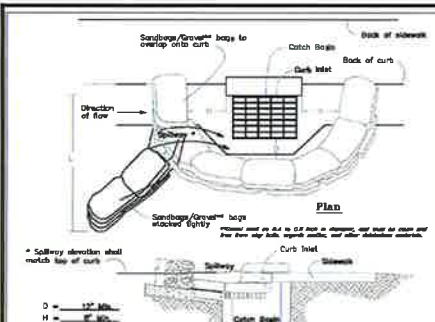


PREPARED UNDER THE DIRECT SUPERVISION OF:
ANDREW S. WIZEREK DATE 08-14-2015
R.C.E. No. 74456
EXPIRES JUNE 30, 2017



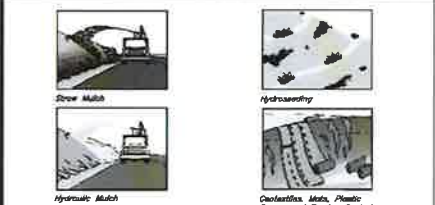
DOLLAR GENERAL
17652 PENN VALLEY PENN VALLEY, CA
STORMWATER SOIL LOSS PREVENTION PLAN





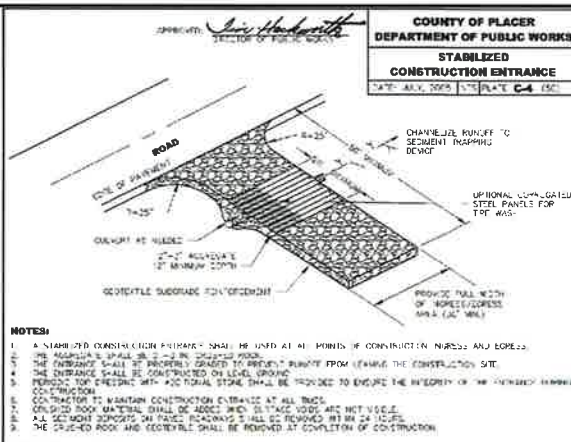
- Notes:**
1. Catch Basin/Inlet protection shall be installed whenever there is a potential of stormwater or non-stormwater being discharged into it.
 2. Inlet protection is required along with other pollution prevention measures such as erosion control, soil stabilization, and measures to prevent tracking onto general surfaces.
 3. Modify inlet protection as needed to avoid creating traffic hazards.
 4. Include inlet protection measures of hillside v-ditches and mids, drainage swales.
 5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system.
 6. Damaged bags shall be replaced immediately.
 7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.

CATCH BASIN/INLET PROTECTION				
DATE	REVISION	DESCRIPTION	NOTES BMP	PLATE NO.
08/15/2015	1	ADDITIONAL STANDARD	SEDIMENT AND EROSION CONTROL	BMP A



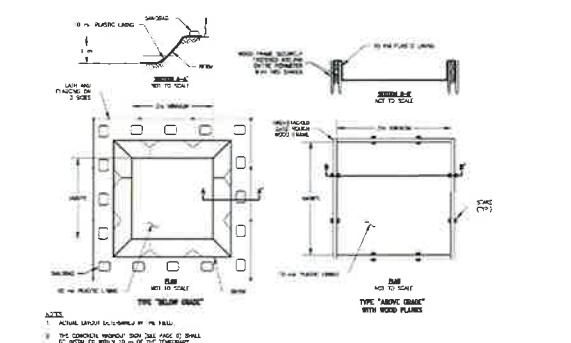
- Notes:**
1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, and stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
 2. Soil stabilization shall be implemented on all exposed disturbed areas from October 1 through May 30 and on all disturbed areas during a rain event or potential rain.
 3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
 4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
 5. When using straw mulch, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
 6. When using hydroseeding/mulching, the minimum application of seed fiber shall be 1,500 lbs/acre that does not contain more than 5% percent nitrogen.
 7. For seeding recommendations, contact: USDA, Natural Resources Conservation Service of 2000 Eastwood Avenue, Danville, CA 94525-9725; phone: (916) 335-0967.
 8. When using synthetic mulch, the application shall be between 1 to 2 tons per acre.
 9. Geotextiles, mats, plastic covers and erosion control blankets should be considered when disturbed soils are particularly difficult to stabilize.
 10. For geotextiles, mats, and erosion control blankets, installation should be in accordance with manufacturers recommendations. Typically overlap of geotextiles/mats edges is 2 to 3 ft. and stapled every 6 ft. When blankets are to be applied, place blankets and cover and (slope side) with 6 in. overlap and staple through overlapped area approximately 12 in. apart.

EROSION CONTROL				
DATE	REVISION	DESCRIPTION	NOTES BMP	PLATE NO.
08/15/2015	1	ADDITIONAL STANDARD	SEDIMENT AND EROSION CONTROL	BMP D



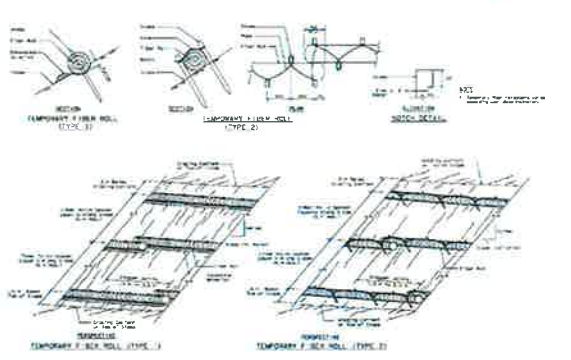
- Notes:**
1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
 2. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 3. THE ENTRANCE SHALL BE CONSTRUCTED ON LOCAL DRAINAGE.
 4. PERIODIC TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED TO ENSURE THE INTEGRITY OF THE ENTRANCE DRAINAGE.
 5. CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AT ALL TIMES.
 6. SEDIMENT TRAPPING MATERIAL SHALL BE ADDED WHEN STONE TOPS ARE NOT VISIBLE.
 7. ALL SEDIMENT TRAPPING MATERIAL SHALL BE REMOVED WITHIN 24 HOURS.
 8. THE STABILIZED ROAD AND GEOTEXTILE SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION.

Concrete Waste Management WM-8

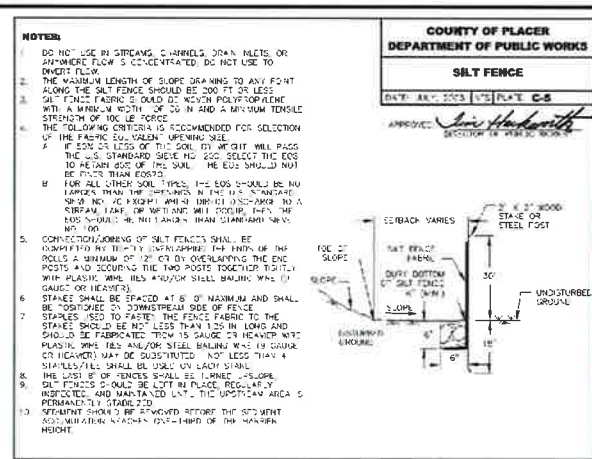


- Notes:**
1. ACTUAL LENGTH OF ROLL IS 18 FEET.
 2. 1/2\"/>

Fiber Rolls SC-5



Concrete Form Release Daily Handbook Construction Site Best Management Practices Manual March 1, 2002



Concrete Waste Management WM-8



- Notes:**
1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized as to prevent sediments from being deposited into the public roads. Sediment deposited on the roadway must be swept up immediately and may not be washed down by rain or other means into the storm drain system. See Type 1 and Type 2 details.
 2. Stabilized construction entrance shall be:
 - a. Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.
 - b. A series of steel plates with "tumble strips", and/or min >3" to <6" crushed aggregate with length, width & thickness as needed to adequately prevent any tracking onto paved surfaces.
 3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
 4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.
 - a. Remove all sediment deposited on paved roadways immediately.
 - b. Sweep gravel drives that receive construction traffic whenever sediment becomes visible.
 - c. Remove sediments with water is prohibited if it results in a discharge to the storm drain system.

STABILIZED CONSTRUCTION ENTRANCE/EXIT				
DATE	REVISION	DESCRIPTION	NOTES BMP	PLATE NO.
08/15/2015	1	ADDITIONAL STANDARD	SEDIMENT AND EROSION CONTROL	BMP C



Concrete Form Release Daily Handbook Construction Site Best Management Practices Manual March 1, 2002

COUNTY OF PLACER
DEPARTMENT OF PUBLIC WORKS

SILT FENCE

DATE: JULY 2005, PLATE C5

APPROVED: *Eric Hawthorth*
SECTION CHIEF, PUBLIC WORKS

NOTES:

1. DO NOT USE IN STORMWATER CHANNELS, DOWN INLETS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE TO DIVERT FLOW.
2. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SALT FENCE SHOULD BE 500 FT. OR LESS.
3. SALT FENCE FABRIC IS MADE OF HIGH-DENSITY POLYPROPYLENE WITH A MINIMUM WIDTH OF 30 IN AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE.
4. THE FOLLOWING CRITERIA IS RECOMMENDED FOR SELECTION:
 - a. IF SOIL IS LESS THAN 1/2\"/>
5. FOR ALL OTHER SOIL TYPES, THE SLOPE SHOULD BE NO LARGER THAN THE SLOPES IN THE U.S. STANDARD SPEC. NO. 100. IF THE SLOPE IS LARGER THAN THE SLOPES IN THE U.S. STANDARD SPEC. NO. 100, THE SLOPE SHOULD BE NO LARGER THAN THE SLOPES IN THE U.S. STANDARD SPEC. NO. 100.
6. CONSTRUCTION OF SALT FENCE SHALL BE COMPLETED WITHIN 72 HOURS OF THE END OF THE ROLL. A MINIMUM OF 12\"/>

CONCRETE WASTE MANAGEMENT

WM-8

NOTES:

1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized as to prevent sediments from being deposited into the public roads. Sediment deposited on the roadway must be swept up immediately and may not be washed down by rain or other means into the storm drain system. See Type 1 and Type 2 details.
2. Stabilized construction entrance shall be:
 - a. Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.
 - b. A series of steel plates with "tumble strips", and/or min >3" to <6" crushed aggregate with length, width & thickness as needed to adequately prevent any tracking onto paved surfaces.
3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.
 - a. Remove all sediment deposited on paved roadways immediately.
 - b. Sweep gravel drives that receive construction traffic whenever sediment becomes visible.
 - c. Remove sediments with water is prohibited if it results in a discharge to the storm drain system.

STABILIZED CONSTRUCTION ENTRANCE/EXIT

DATE	REVISION	DESCRIPTION	NOTES BMP	PLATE NO.
08/15/2015	1	ADDITIONAL STANDARD	SEDIMENT AND EROSION CONTROL	BMP C

Concrete Form Release Daily Handbook Construction Site Best Management Practices Manual March 1, 2002

811
Dig before you dig
Call before you dig

TTG

PREPARED UNDER THE DIRECT SUPERVISION OF:

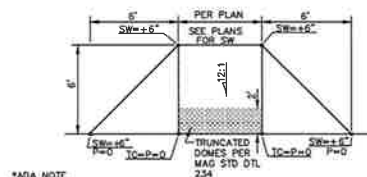
08-14-2015

ANDREW S. WILKINSON DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2017

0815019-00

AUGUST 2015

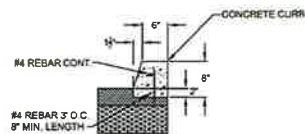
C7



*ADA NOTE
ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS: 2% MAX. CROSS SLOPE AND 12:1 MAX. LONGITUDINAL SLOPE. TRUNCATED DOMES AS DETECTABLE WARNING ARE REQUIRED ON ALL ON-SITE RAMP PER ADAAG SECTION 4.7.7. TRUNCATED DOMES AS DETECTABLE WARNING ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.29.5 AND EDS 10.1.5B.

SIDEWALK ACCESS RAMP

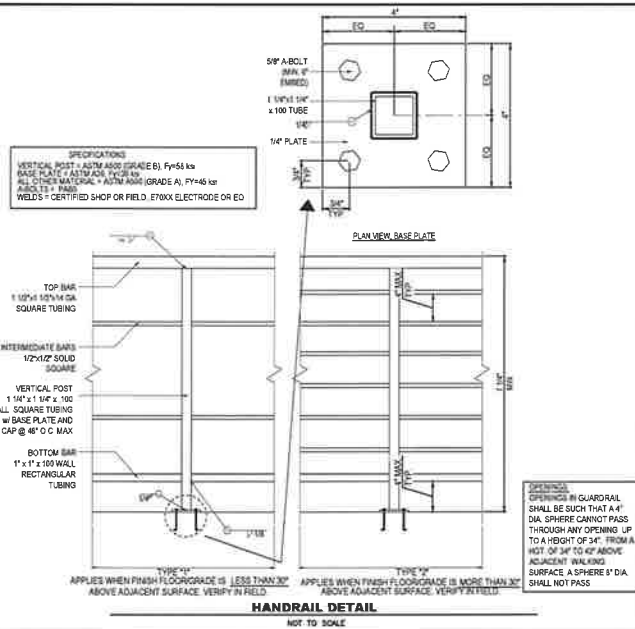
NOT TO SCALE



TYPE 3 BARRIER CURB ADJACENT TO UNIRRIGATED AREAS

SINGLE CURB

NOT TO SCALE



HANDRAIL DETAIL

NOT TO SCALE

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contech-es.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO M250 AND CASTINGS SHALL MEET AASHTO M 255 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROMISONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MAINHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

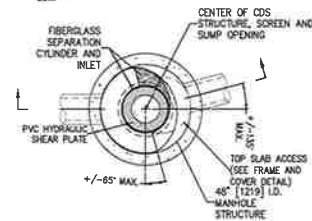
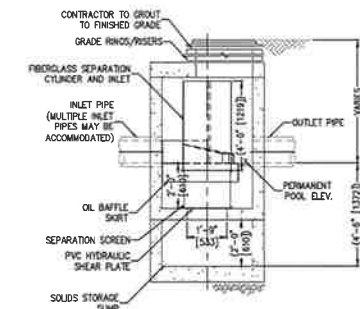
CDS2015-4-C DESIGN NOTES

CDS2015-4-C RATED TREATMENT CAPACITY OF 0.7 CFS [19.8 L/S] OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS [283 L/S] IF THE SITE CONDITIONS EXCEED 10.0 [283 L/S] CFS. AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- GRADED INLET ONLY (NO INLET PIPE)
- GRADED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES
- SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
- SEDIMENT WEIR FOR NUDEP / ILICAT CONFORMING UNITS



CONTECH UNIT

CDS2015-4-C



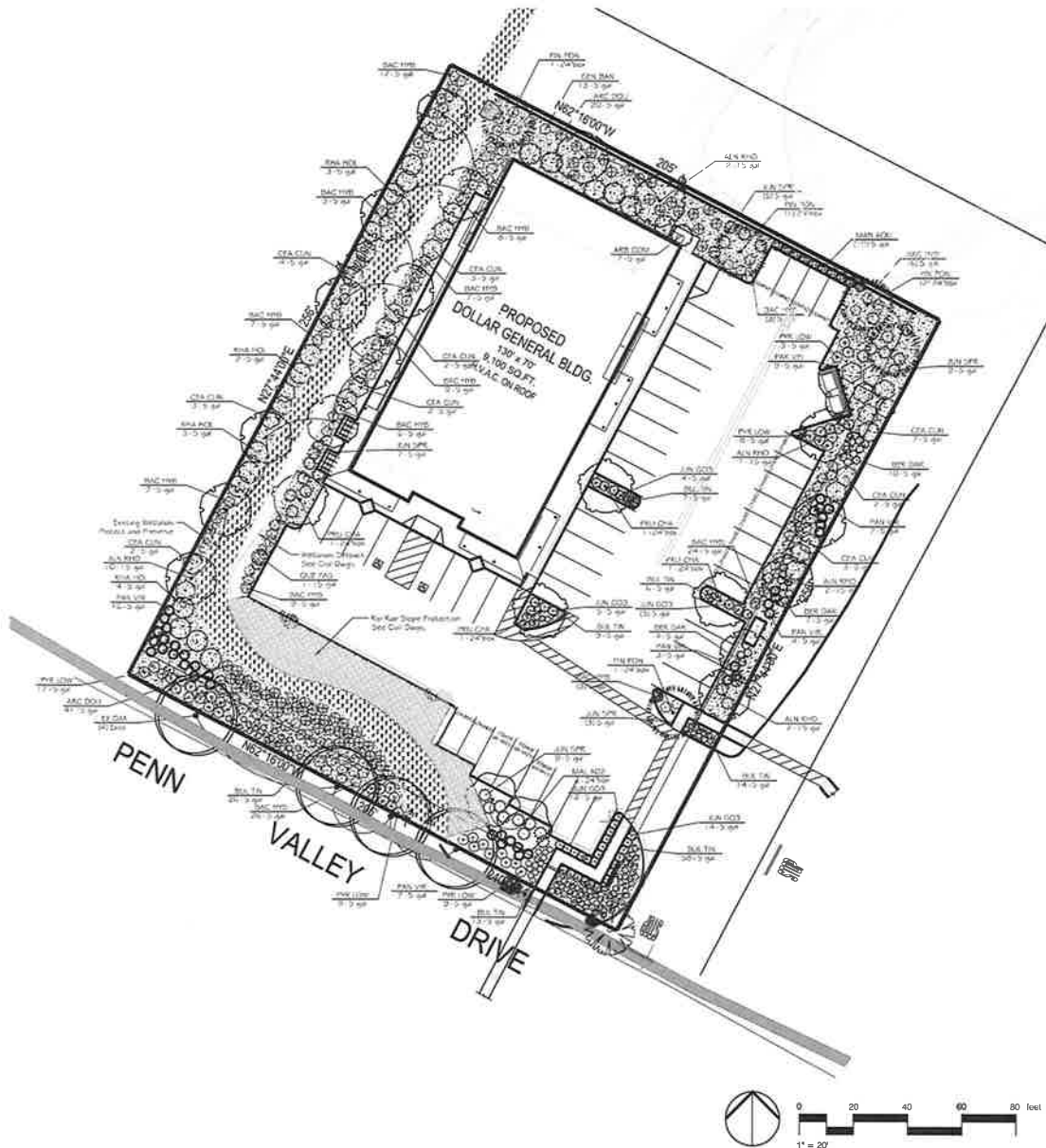
PREPARED UNDER THE DIRECT SUPERVISION OF:

ANDREW K. WOODSON
R.C.E. NO. 74456
EXPIRES JUNE 30, 2017

























DATE: 08-14-2015
TIME: 1:20 PM
AUGUST 2015
C8

DOLLAR GENERAL
17652 PENN VALLEY PENN VALLEY, CA.
GRADING AND PAVING PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	<i>Alnus rhombifolia</i> / White Alder MUGOLS RES. 2 - M	15 gal	17	
	Existing Tree - Oak To Remain	Exist	4	
	Malus x 'Adams' / Crab Apple MUGOLS RES. 2 - M	24"box	2	
	Pinus ponderosa / Ponderosa Pine MUGOLS RES. 2 - L	24" box	5	
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear MUGOLS RES. 2 - M	24"box	4	
	Quercus robur 'Fastigiata' / Pyramidal English Oak MUGOLS RES. 2 - M	15 gal	1	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	<i>Arbutus unedo</i> 'Campocla' / Dwarf Strawberry Tree MUGOLS RES. 2 - L	5 gal	7	
	<i>Arctostaphylos</i> x 'John Dourley' / John Dourley Manzanita MUGOLS RES. 2 - L	5 gal	61	
	<i>Baccharis</i> x 'Stam' / Stam Coyote Brush MUGOLS RES. 2 - L	5 gal	150	
	<i>Berberis darwinii</i> / Darwin Barberry MUGOLS RES. 2 - L	5 gal	21	
	<i>Bulbine frutescens</i> 'Tiny Tangerine' / Tiny Tangerine Bulbine MUGOLS RES. 2 - L	5 gal	193	
	<i>Ceanothus cordatus</i> / Deciduous MUGOLS RES. 2 - L	5 gal	28	
	<i>Galearia lydia</i> 'Bangle' TM / Dyer's Greenwood MUGOLS RES. 2 - M	5 gal	13	
	<i>Juniperus chinensis</i> 'Gold Star' TM / Gold Star Juniper MUGOLS RES. 2 - L	5 gal	58	
	<i>Juniperus chinensis</i> 'Sea Spray' / Sea Spray Juniper MUGOLS RES. 2 - L	5 gal	33	
	<i>Mahonia aquifolium</i> / Oregon Grape MUGOLS RES. 5 - M	5 gal	10	
	<i>Parthenocissus</i> / Smith Grass MUGOLS RES. 2 - M	5 gal	31	
	<i>Pyracantha coccinea</i> 'Lombay' / Lombay Pyracantha MUGOLS RES. 2 - L	5 gal	46	
	<i>Rhamnus ilicifolia</i> / Hollyleaf redberry MUGOLS RES. 2 - L	5 gal	12	
VINE/SPALLER	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	<i>Parthenocissus tricuspidata</i> 'Velvet' / Boston Ivy MUGOLS RES. 2 - M	5 gal	4	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Forest Bark Mulch / Bark 2" Depth	None		11,741 sq
	Existing Vegetation Project and Proposal			

LANDSCAPE NOTES:

- The parking lot shade trees species selected and location specified are designed to achieve 40% coverage of the parking lot with their tree canopies within 15 years.
- 100% of plant species specified are drought tolerant and rated by WUCOLS to be either moderate water use (40-60% of total) or low water use (10%-30% total)

IRRIGATION REGIME

Fully automatic, water efficient drip irrigation system will be installed for the entire project.
The irrigation controller features will include:
a. 52 timed self adjusting station run time
b. Multiple program capabilities
c. Multiple report cycle capabilities
d. Flexible calendar program

E.G.L.A.

Edward Gripp Eric Gripp
LANDSCAPE ARCHITECTURE
CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #19841
1449 Dual Circle 340 La Parra Way
Thousand Oaks, CA 91320 Oxnard, CA 92057
P: 805.774.1771 P: 805.774.1771
F: 805.774.1771 F: 805.774.1771
E: edg@egla.com E: eric@egla.com

REVISIONS

NO.	DATE	DESCRIPTION

Contractor shall verify and be responsible for all dimensions and conditions on the day and time noted. The owner shall verify all dimensions and conditions on the day and time noted. The owner shall verify all dimensions and conditions on the day and time noted. The owner shall verify all dimensions and conditions on the day and time noted.

As shown, lines and locations shown on these drawings and specifications are for information only and are not intended to be used for construction purposes. The owner shall verify all dimensions and conditions on the day and time noted. The owner shall verify all dimensions and conditions on the day and time noted. The owner shall verify all dimensions and conditions on the day and time noted.

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2011

3/28/11

Tyler Barrington

From: Marilyn Nyborg <marilyn@nydow.com>
Sent: Wednesday, February 01, 2017 4:12 PM
To: Tyler Barrington
Subject: GOOD GRIEF



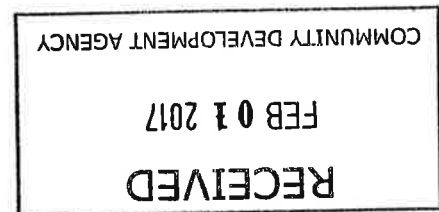
How many dollar stores are needed in a small community? We have them big and we have them small.
Now I suggest we need NON at all!

Please take these plans and go elsewhere. Thank you

Marilyn Nyborg

Georgia Dow

Diane Snoden



Tyler Barrington

From: elizabeth dieter <elizabethdieter@yahoo.com>
Sent: Tuesday, January 31, 2017 10:52 PM
To: Tyler Barrington
Subject: Dollar general

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Barrington,

I write to you as a concerned and frustrated taxpayer. I am of the very firm opinion that Nevada County does not need three more Dollar General stores. In fact, I am of the very firm opinion that our county doesn't need ANY more Dollar General stores. These stores are completely useless to the economic development of our county and replace our local environment with poorly built, ugly buildings not meant to last more than 15 years. This is not what our county is about. I urge you to refuse any application for permit to this waste of our environment.

Kindly,
Elizabeth Dieter

Sent from Marita's iPad



Tyler Barrington

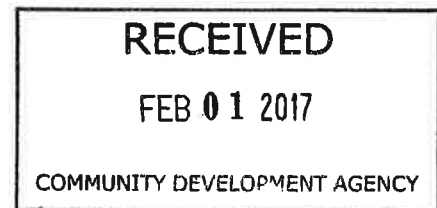
From: marie Wolfe <mooninaphrodite@yahoo.com>
Sent: Tuesday, January 31, 2017 6:52 PM
To: Tyler Barrington
Subject: Dollar General

Hello Mr Barrington,

I live in Grass Valley and I oppose the building or leasing of any new dollars stores in our area. Three is more than enough. We do not need any more! We don't need any more cheap products from China being shipped and trucked into our area.

Please do not approve the proposed projects from Simon CRE on behalf of Dollar General Corporation. I am aware that the county would love the tax revenue, however more important than this is to keep money in the pockets of our local businesses, to encourage our community to start and grow local business and to keep our beautiful rural areas rural.

Thank you,
Marie Wolfe
Small business owner



Tyler Barrington

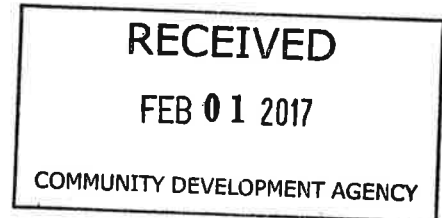
From: Randi or Remo or Napala Pratini <ttoillep@earthlink.net>
Sent: Tuesday, January 31, 2017 6:19 PM
To: Tyler Barrington
Subject: No more dollar stores

We had 3 dollar stores already. Why add more to an oversaturated market. The merchandise they offer is unsustainable and shoddy.

NO MORE

Thank you.

Randi Pratini
Nevada City CA.



Tyler Barrington

From: Genna Pieri <gennapi@yahoo.com>
Sent: Wednesday, February 01, 2017 7:52 AM
To: Tyler Barrington
Subject: No to dollar stores!

I have lived and taught here for 22 years. I am always shocked when I go down the hill by what a haven Nevada county is! Please preserve our landscape's beauty and take a stand against more ugly crap from China that will end up in our landfill by opposing the dollar stores! Thank you. Genna Pieri
530.559.8559

Sent from my iPhone



Tyler Barrington

From: Carol Bader <carolbader1@gmail.com>
Sent: Wednesday, February 01, 2017 7:41 AM
To: Tyler Barrington
Subject: Dollar Stores

No to any more Dollar Stores in our community!!

Carol Bader
322 Bridge Way
Nevada City



Tyler Barrington

From: Jerre <hellojerre@gmail.com>
Sent: Tuesday, January 31, 2017 5:40 PM
To: Tyler Barrington
Cc: Jerre's Email
Subject: 🌻 3 Dollar General Stores



Hello Tyler Barrington,

I'm writing to voice my vote
in opposition
to the three Dollar General Stores that are proposed for Nevada County.

In my opinion we do Not need outsider owned stores like that in this community.

It will undermine our local small based businesses, cause more traffic problems, more infrastructure issues etc. Just to name a few major problems these would create.

Our community thrives on it's quaint, creative, locally owned stores that nurture and support our residence and our income. Local money is said to circulate 7 times through the community before it leaves. These large corporations will take the money out of our circulation immediately. This will leave us with practically no benifits and all the deficits it brings to our county. X 3. !!□

Please Oppose these stores for the sake of our local small businesses.

Thank you 😊

Jerrelynn Fling 🌻

Tyler Barrington

From: Monica Hughes <monhughes88@gmail.com>
Sent: Tuesday, January 31, 2017 8:12 PM
To: Tyler Barrington
Subject: Dollar stores

Please no more dollar stores!! We already have 3, that's plenty.
Monica Hughes
Grass Valley, 95945



Tyler Barrington

From: isabela@sonic.net
Sent: Wednesday, February 01, 2017 1:15 PM
To: Tyler Barrington
Subject: NO to 3 Dollar Stores in Nevada Co.

I oppose the 3 Dollar Stores proposed for Alta Sierra... Rough and Ready... and Penn Valley, in Nevada County, CA.

Elizabeth Briggson

Big Oak Valley, CA. 95977



Tyler Barrington

From: Cindy Bailey <sindeebie@yahoo.com>
Sent: Wednesday, February 01, 2017 6:42 PM
To: Tyler Barrington
Subject: The Draft Environmental Impact Report (EIR) for the three Dollar General projects

Good evening Mr. Barrington.

I am against these stores being built.

We already have stores that provide this type of merchandise.

At some point, we as Nevada County consumers need to stop promoting corporations that do not fit in with a lifestyle that I want here. I want to support local products and local owners. Healthy choices that make a difference to the local owners, not a corporation and its profits to stock holders that are looking to make money off of promoted and addictive consumer spending.

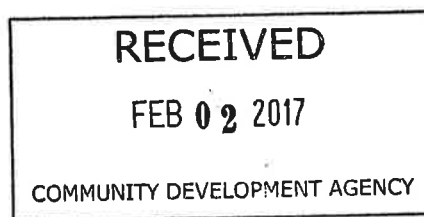
Priorities: children, education, and the environment. How will these stores help that?

The bigger picture that I notice is that land owners lease the land for business, go out of business and then leave an empty building on what used to be beautiful land. We are going to keep building, building, building and the beauty of Nevada County will slowly disappear.

I hope these projects get turned down. I hope if most of us don't want this project that it does not happen and our opinions matter.

Sincerely,

Cynthia Bailey
137 Boulder St Apt F
Nevada City, CA 95959
530-559-3369



Tyler Barrington

From: K & S Porter <porter@burmaoaks.com>
Sent: Wednesday, February 01, 2017 10:23 AM
To: Tyler Barrington
Subject: Dollar General Stores

HI, My name is Shirley Porter and I live near Cedar Ridge in Nevada County. I want to make a comment on the 3 new Dollar Stores in the planning process. WE DON'T NEED ANYMORE DOLLAR STORES. This is a small community and we already have several dollar type stores - so 3 more are overkill. Please say no to this invasive idea.

Thanks,

Shirley Porter

--

porter@burmaoaks.com
530-272-7380

RECEIVED

FEB 02 2017

COMMUNITY DEVELOPMENT AGENCY

Tyler Barrington

From: Katherine Porebski <kporebski@sbcglobal.net>
Sent: Wednesday, February 01, 2017 2:10 PM
To: Tyler Barrington
Subject: NO MORE \$ STORES IN NEVADA COUNTY!

Hello,

As I Realtor I'm concerned about the impression of multiple Dollar stores everywhere around the County.

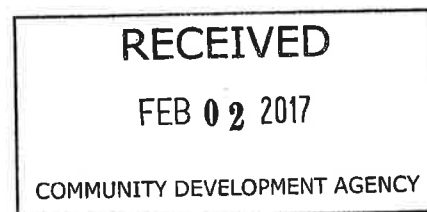
We attract affluent relocation's from the Bay Area and Southern CA, and Dollar Stores give the impression of poverty, and lack individuality and uniqueness.

We have enough Dollar Stores with the Chinese crap to satisfy the population here - NO MORE!

Thank you,

Katherine

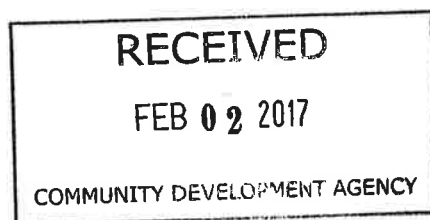
Katherine Porebski, REALTOR(R)
BA, CNE, E-PRO, CDPE, SRES
Coldwell Banker.
Licensed in CA, #01304669
KPorebski@sbcglobal.net
Cell: 530.913.4056



Tyler Barrington

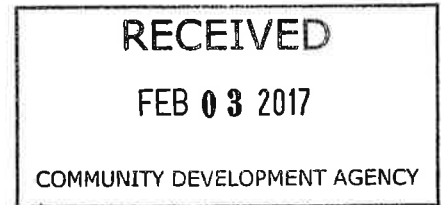
From: sue haddon <haddonsue@gmail.com>
Sent: Wednesday, February 01, 2017 4:40 PM
To: Tyler Barrington
Subject: Dollar General Stores

Dear Mr Barrington, I just got off the phone talking with you about the proposed Dollar General stores. Thank you for your time with this. In my opinion these stores don't service our population. Their items aren't discounted and they have limited inventory. I don't doubt that these proposed sites might need other services, like a mom and pop grocery store, but a corporate business with few items of interest doesn't foot the bill. Thanks for listening. Sincerely, Sue Haddon, 136 Boulder Street, Nevada City, CA --- Resident for 35 years---530-265-4695



January 30, 2017

Tyler Barrington, Principal Planner
950 Maidu Avenue, Suite 170
Nevada City, CA 95959-8617



RE: Proposed Dollar General on Rough & Ready Hwy. PUBLIC COMMENT

Dear Mr. Barrington,

I am an owner-resident at 10300 Jitney Lane, Grass Valley, CA 95945 only a few blocks from the proposed Dollar General on Rough & Ready Hwy in Grass Valley. I have many concerns I would like to share with the planning department and board of supervisors.

EIR: There are two environment effects listed in the draft EIR that can't be mitigated being Aesthetics and Land Use. I'd like to address both of these separately.

Aesthetics - Clearly, the Dollar General stores no matter which design you pick are an eye sore. But what is worst for the proposed Rough & Ready site is that is mainly residential with small commercial (neighborhood business) type stores, a church. A Dollar General does not fit into the neighborhood and most importantly **ISN'T NEEDED**. All the other additions in the last 27 years I've lived in my house, have been things the neighborhood needed or they were a good fit with a residential mixed commercial area. There are so many shopping opportunities within 2-3 miles of my residence including Safeway, A-Z Hardware, several small markets and all of downtown Grass Valley is only 2 miles away.

Land Use - The County must not approve more changes to the general plan and allow businesses such as Dollar General to move into our beautiful neighborhoods. I am pro-growth but I'm not in support of ruining neighborhoods in Grass Valley just to support the business plan of Dollar General. Dollar General not only doesn't care about how they fit into our communities, they don't care if they make a profit. They just need to show growth to their stock holders. This is well known information. It would be hugely detrimental to the residence of the Sunset Area to have a large box store across the street. This shouldn't be allowed and the residents of the area are asking for your support in keeping this a beautiful community that attracts new residents.

Dollar General - This company has a business plan that only has a goal of satisfying its stockholders. There is **ABSOLUTELY NO REASON** anyone in Nevada County would want **FOUR** Dollar General Stores in our small, rural community. I have driven by the Brunswick store many, many times over the last few months and never see more than 2-4 cars in the parking lot. Dollar General opens and closes stores all over the country. **DO NOT ALLOW** Nevada County to be another victim in their less than honorable business plan.

In reading Dollar General's economic plan their model says there should be a Dollar General in every 12.5 mile Radius zone. This is ridiculous and just doesn't fit the growth needed in Nevada County. Let's support businesses that we want in our community, not corporations like Dollar General.

The residents have already started picketing the area and we will continue to fight this store from being approved and built. Your consideration and scrutiny of this project on behalf of the residence is greatly appreciated. It is not in the best interest of the community for the planning department to recommend any land use change for this project.

A handwritten signature in black ink, appearing to read "Susan Egan", with a long, sweeping horizontal line extending to the right.

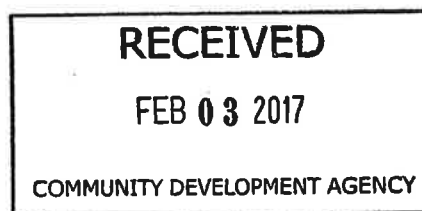
Susan Egan
Owner
10300 Jitney Lane
Grass Valley, Ca 95945
530-274-3212

Tyler Barrington

From: Kamara Garcia <krismom7@gmail.com>
Sent: Thursday, February 02, 2017 12:27 PM
To: Tyler Barrington
Subject: 3 more Dollar Generals

This may be too late but wanted to email in case- I feel strongly that we definitely DO NOT need yet ANOTHER dollar store around here :(There are enough by far already.
Sincerely, Kamara Garcia concerned Nevada City resident

--
"..and St. Francis said to the almond tree 'Sister, speak to me of love', and the almond tree blossomed."



Tyler Barrington, Principal Planner
950 Maidu Ave. Suite #170
Nevada City, CA 95959

February 3, 2017

RE: The Dollar General Store: December 2016 DEIR
For Alta Sierra

Mr. Barrington,

I find myself in a very difficult position of asking you and any other decision makers related to this request, to allow me to replace my "No \$ General" submission, dated January 30, 2017. I hand delivered the original to your office with copies to those listed on Page 6. I hand delivered a copy for Ed Scofield in the BOS office. This was on Tuesday, January 31 2017 at 4:50 p.m. Circumstances were as follows:

- Despite the fact that I had spent most days weekly preparing multiple DRAFTS I still believed that, I could be finished on Monday. On Tuesday, I saw many redundancies.
- I don't work at all well under pressure, so throughout the day I was feeling it due to the deadline and developing what I thought was an adequate submission.
- I drove to the Rood Center at 80 MPH arriving before the doors closed. I am now 79 years old with all kinds of body parts breaking down, had to cover two floors and did so with two minutes remaining; I arrived at the lobby doors just as they were being locked.

Once I had met the deadline, I re-read the submission and was appalled by the number of mistakes. Here is my revision. Apologies for its very detailed, excessive length and my tardiness.

Sincerely,



Julie Reaney
10942 Henson Way
Grass Valley, CA 95949 273-5916

Nevada County

Brian Foss, Planning Director, Suite #170
Jessica Hankins, Senior Planner, Suite #170

Ed Scofield, District II Supervisor, BOS, Suite #200

Laura Duncan, Planning Commission District II, Suite #170 (Please FAX to home address if necessary)

EIR Consultants

Michael Baker International, Suite #170 (Please FAX to Company address if necessary)
Patrick Hindmarsh, EIR Project Manager, Suite #170 (Please FAX to Company address if necessary)

Tyler Barrington, Principal Planner
950 Maidu Ave. Suite #170
Nevada City, CA 95959

Re: The Dollar General Store: December 2016 DEIR
In Alta Sierra

January 30, 2017
February 3, 2017

Revised

Mr. Barrington,

I do not believe that the findings of the December 2016 Draft Environmental Impact Review (DEIR) of the proposed Dollar General Store site in Alta Sierra are even close to adequate.

I first need to acknowledge those who contributed incredibly significant information: Marc Mayfield (Traffic and Transportation) and Virginia Moran, Biologist, holding an M.S. & B.S in Ecology. Charisse Lolli, stands out on her own, for research and thoroughness on the Project as a whole. Her "on point" ability to factually identify sections that are inappropriately addressed and tie it altogether. I have repeatedly read their works and applaud their findings. I hope that you and others involved, also do.

In reading a significant number of DEIR findings and where relevant, comparing them to corresponding sections of the General Plan, the common thread throughout most of the DEIR was a disconnect. A lack of relevant substance, with substituted assumptions and ratings that were watered down because of the preceding. The "thread" appears to exist due to a lack of understanding of what is and is not relevant and backing up either with corresponding fact.

AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

- Aesthetics
- Loss of oak trees and effects on wildlife
- Consistency with land use designations
- Noise and diesel fumes from delivery trucks
- Traffic hazards related to site access, size of delivery trucks, and truck turning movements
- Storm water runoff and water quality impacts on existing drainage systems
- Project alternatives
- Economic impact on community

PROJECT OBJECTIVES

6.1 Lists of four proposed commercial developments. Some will contain my paraphrasing.

- The first lists expansion of and new retail "options" that are closely and safely located. (translation appears to be, in communities such as ours)
- The second, promotes retail offerings.

The preceding objectives are in opposition to three of the General Plan and Community goals to develop more skilled jobs, that offer more opportunities for upward mobility and that pay more than minimum wage. Retail stores consistently pay minimum wage. At the same time, the County supports those three items. I am unsure of what the difference between the first and second objectives is. Possibly you are referring developments such as the "Dorsey Market Place".

The larger community is supportive of retaining and strengthening “Mom and Pop” stores. The development of new stores that have goods or services that they **DON’T HAVE, THEREFORE DO WANT AND NEED, is where promotion and expansion efforts should be made.** Those developments need to fit in aesthetically without looking artificial.

- The third addresses compatibility of design. Dollar General has a standardized look that is much like elongated warehouse boxes. That is fine in commercial areas, but not in/near rural communities.
- The fourth cannot have the negative impacts attributed to it, as it applies to “Commercial” and Market areas”. While our zoning designation is “Neighborhood Commercial” C-2, the General Plan describes Alta Sierra as a scenic, primarily residential Community.

16.2 IMPACT AVOIDANCE

“Alternatives should provide a means of avoiding or reducing significant environmental impacts”. See third paragraph on page one. If all significant environmental impacts go unidentified, then the ability to reduce or avoid them is absent. This results in inadequate Project Report findings and recommendations.

6.04, sections 0-15.0 PROJECT ALTERNATIVES

Alta Sierra was identified as having a “Significant and Unavoidable Aesthetics impact” as a result of the Project.

Varying elements would substantially alter the visual character of its site. It is completely out of place
Note: in this text, some of those specific under-stated and under-rated elements that also should have qualified as significant.

1.7.17 GENERAL PLAN POLICY

States that any proposed amendments should apply and must be found to be:

- In the public interest and
- Consistent with the General Plan’s central themes goals, objectives, policies and programs.

Given the extent of losses in aesthetics, peace, clean air and long established tree life would create an enormous loss in quality of life.

The potential threats that Alta Sierra would experience would be to health via sewage backups due to improper engineering plans, the increases in noise and diesel pollution, erosion of economic viability and the enormous cost in State and County (our) funds, would certainly not be in the public interest.

Inconsistencies and contradictions of this proposed Project DEIR with the General Plan that are in addition to the preceding can also be found within the text.

ES-5 PROJECT ALTERNATIVES SUMMARY

The purpose of alternatives is to focus on those that are capable of avoiding or substantially lessening one or more significant environmental impacts.

CEQA Guidelines Section 15126.6.a requires that the EIR describe:

- A range of reasonable alternatives to a project: None are
- That could feasibly attain the basic objectives of the project and reduce the degree of environmental impact. None do and None can. See all above major heading information including paragraph three on page one. On this page my "FACT" statement and Page 4 ENVIRONMENTAL MITIGATION.
- Even if they impede the attainment of the Project OR *would be more costly*. See page 6, paragraph three.
- The alternatives should not be remote or speculative; *however*, they *need not* be in the *same level of detail as the assessment* of the Proposed Project. As re: "speculative" Some are. See "Alternative 2" on this page. The "level of detail" most do not.
- The need *not* consider *every conceivable alternative* to a project.

16.0-2/16.0-15 PROJECT ALTERNATIVES for Alta Sierra

Some of the Ratings are defined as follows:

- **Alternative 1a-No Project/No Build Alternative**

This is what the majority of residents want. While the number of letters sent to you cannot statistically prove to be representative of a "majority", those in combination with individuals who have taken the time to go to multiple Hearings, together with face book comments and numerous conversations in and outside of Alta Sierra, DO represent a majority. For example, I will be in the SPD Grocery Store, some 5 miles distant and repeatedly hear the same sentiments being discussed. Also see "PUBLIC CONCERNS REGARDING IMPACTS" on Page 4.

- **Alternative 2-Reduced Project Alternative**

Store size would be reduced from 9,100 sf to about 7,200 sf and the height would be less than that of the proposed Stores. This is inadequate information. The rationale given is simplistic and makes assumptions i.e. smaller size=fewer customers=fewer cars=fewer # of required parking spaces. The height is not specified, but nonetheless assumes that a lower height would make the building fit in better with other surrounding buildings and not stand out as much to the residential areas.

The Store's continued insistence on having the building facing the residential areas on Little Valley Road, rather than the commercial area on Alta Sierra Dr. Regardless, the building's size and nature of business are just out of place.

FACT: Dollar General HAS NOT EVER deviated from its cookie cutter size or any other element that they have established. They will not agree to modification. If by some miracle they did AND the County chose to disregard many of the facts unearthed and presented by the public and their major rejection of the Project, that Project, as stated by many others, will create irreversible environmental impacts to an unacceptable level for Alta Sierra & its residents.

THE ES EXECUTIVE SUMMARY

In particular, has assigned levels of impact that have grossly understated both before and after mitigation.

- Having AESTHETICS be the only area to present findings of "Significant and Unavoidable Impact" (SU), "... because "It consists of two or more effects that, when combined are considerable or compound other Environmental Effects represents "Cumulative Impacts". Therefore, one SU was found.
- The remaining seven of eight contested Environmental Impact comparisons were determined to rate "less than significant" (LS) or "Potentially Significant" (PS)
The preceding is beyond comprehension and is a startling example of ranking something that IS extremely important, but not potentially dangerous or serious as threats to health, safety and the environment are.

ENVIRONMENTAL MITIGATION

The basis of the DEIR relates to the key concept of Environmental Mitigation, which is open to different interpretations. (Please read the 2+ pages, sparsely worded attachment that addresses what the advantages and disadvantages are for different entities and types of concerns).

- Also explored in most of this paper's preceding text, is one of the Mitigating Alternatives that is often used in different projects and is proposed in this one. That of allocating debits and credits i.e. offsetting damages to one area by providing/establishing a substitution in another area.
- For example, the proposed use of credits by planting oak seedlings elsewhere to make up for the destruction of 100 oak trees makes no sense. This will not only destabilize the land by the removal of such an established tree root system, but given Global Warming's 2017 downpours of rain, with unprecedented sink holes, damage to people and structures, the development of this site for Dollar General or any other similar building, could be devastating. It could produce a pile of sliding mud that would impact the Community in varying degrees to much of Alta Sierra. Add increasingly hot summers and we will have hills barren of any significant vegetation. The planting of seedling oaks in one area does not in any way change the remaining reality at the other!

PUBLIC CONCERNS REGARDING IMPACTS

Some 20 individuals submitted 125 pages in opposition to this Project with legitimate concerns, which were included in the County Report Preparation, were mostly adequately listed, but inadequately addressed. "Those concerns are to be part of the DEIR ". This skews the final Report and Project outcome, as noted repeatedly under different subject headings.

PROPOSED IDEA FOR COUNTY GAINING STAKEHOLDER TRUST

The statement at the beginning of the NOP that says "Agency representatives, members of the public, and other interested parties are encouraged to provide comments on these and any other environmental issues that should be explored in the draft EIR". That statement raises the questions: Is this input actually taken into account? If so, could it not be quantified by the County as a consistent measure with all contentious building proposals? If it could be made a policy it would assure the residents that they were in fact heard, thereby taking most of the heat off of the BOS, Planning and Legal Departments by assuring all stake holders, including the applicant, that a fair, responsive policy existed.

RECOGNITION OF A DOMINO EFFECT AS A PART OF ENVIRONMENTAL MITIGATION AND ITS NEEDED CONSIDERATION IN ADDITION TO CUMULATIVE IMPACTS A PROPOSAL FOR COUNTY POLICY DEVELOPMENT OUTSIDE OF, BUT IN ADDITION TO, CEQA/EIR CONSIDERATIONS and as a USEFUL TOOL FOR ANALYSIS.-

LAND

Has also been excellently covered by others and is a significant part of the traffic elements covered below. It also contains two of the eight "ES-4 Areas of Controversy/Issues to be Resolved" as is LAND, which is a part of five of the eight Areas of Controversy and TRAFFIC, both referenced on P.1 These eight are intended to represent commonly received comments from the public on key issues of concern.

TRAFFIC

Has already been expertly covered and provides data that supports residents' fears of even more safety issues. It also provides me with another example of the "Domino Effect", where, when vertically placed, one falls and the others follow in sequence. This approach could show that when individual elements are systematically connected without interruption, their interaction results in impacts that show a more understandable and credible result. That concept, as opposed to a "Cumulative" approach, which provides a summation of factors that show no direct connective interaction that lead to consequences or advantages. These differing approaches will impact the accuracy and completeness of findings.

The "S" curve is extremely unsafe as is, with its dips and curves limiting the line of sight, but not acknowledged as such in the DEIR. A personal example of man close-calls was an experience on January 16, 2017, a Monday at about 2:00 p.m. I was coming back into Alta Sierra off of SR 49. Fortunately, it was a day and time of day when there is usually very little traffic. Two moving vans/trucks slowly following one another, appearing to be unfamiliar with the area and unsure as to where to go. They were directly in front of me. The first driver turned left into the main driveway of the business center at the beginning of the "S" curve. That truck van was only about 10' long and the driver did not turn his signal light on. He did not anticipate the sudden dip at the entrance and so was temporarily stuck, scraping the chassis as he slowly moved up into the parking lot. I did not anticipate that maneuver, so slowed down even more. The second moving truck was either a 20' long, 7' wide with a bottom clearance (ground to cab door bottom) of 7'2". Or was a 26' long, 7'8" wide (4 bedroom capacity) with a clearance height of 8'3". . (Truck dimension source, "U-Haul"). The momentum of this heavier truck began making it travel faster, with me behind him. He put on the brakes briefly stopping, with me hitting my brakes. He then proceeded to pull over to the right hand edge of A.S. Dr.

to figure out what to do. This placed his truck half on dirt and half on pavement. I then proceeded to the stop sign at the intersection of Little Valley Rd. and Johnson Way. I did not know what his next maneuver was. That was a 26' single bed truck, NOT a 73' truck. Selective/modified excerpts from Marc Mayfield's research follow with my additional personal comments:

"Interstate STAA Trucks"- tractor and semi-trailer combinations 73' long are prohibited on Alta Sierra Drive and thus restricted to "California Legal trucks" which are at most 65' long. This means that Dollar General could NOT LEGALLY DELIVER to A.S. with the only tractor and semi-trailer combination the company utilizes: three-axle tractor and cargo van trailer 53' long. Per DOT, "Since the truck is longer than 65', you have a longer interstate STAA truck....State Route (SR) 49 is a Terminal Access route that allows the STAA trucks". "To open Alta Sierra Drive for STAA access, Nevada County would have to approve their local roads and intersections and Caltrans would have to approve the State intersection at Alta Sierra Drive". This excerpt does not deal with the unfeasible, dangerous turn impacts and logistics of entering/altering and adding possibly more than Dollar General's driveway from A.S. Drive into its facility, per the current DEIR proposal.

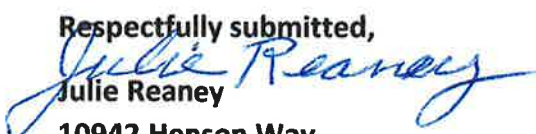
Land and engineering wise, it is fairly apparent that what the preceding really means is, that Alta Sierra Drive would have to be widened and possibly, straightened out. If so, the County, via the General Plan's goals of encouraging accessible entryway roads from Highways and State Routes (the latter being into areas such as ours), is in a position to factor it in or not.

Nature's Eco systems would be significantly impacted as a great deal of native growth would be destroyed, storm drainage/flooding impacts and more, could be disastrous unless the County met all of the pricey safeguard requirements. Per Caltrans ..."If construction were to be necessary.." ("which it probably would not consider it to be for just one company") the County would be responsible for construction (costs and changes) for its roads and the State would be responsible for construction within the State right-of-way" and pay for it. The one plus to this unacceptable approach, is that most of the traffic safety concerns would hopefully be mitigated. However, we would lose our "rural charm as a beautiful scenic Community" and of much less importance, even our only perceived "significant" rating for "Aesthetics". All things considered this could turn the entire community into a city suburb at best.

How could one Dollar General Store, that we do not want or need, even be considered in view of all of the evidence presented in this letter?

I vote Alternative 1.a: No Project/No build.

Respectfully submitted,



Julie Reaney

10942 Henson Way
Grass Valley, CA 95949

Environmental mitigation

From Wikipedia, the free encyclopedia

Environmental mitigation, **compensatory mitigation**, or mitigation banking, are terms used primarily by the United States government and the related environmental industry to describe projects or programs intended to offset known impacts to an existing historic or natural resource such as a stream, wetland, endangered species, archeological site or historic structure. To "mitigate" means to make less harsh or hostile. Environmental mitigation is typically a part of an environmental crediting system established by governing bodies which involves allocating debits and credits. Debits occur in situations where a natural resource has been destroyed or severely impaired and credits are given in situations where a natural resource has been deemed to be improved or preserved. Therefore, when an entity such as a business or individual has a "debit" they are required to purchase a "credit". In some cases credits are bought from "mitigation banks" which are large mitigation projects established to provide credit to multiple parties in advance of development when such compensation cannot be achieved at the development site or is not seen as beneficial to the environment. Crediting systems can allow credit to be generated in different ways. For example, in the United States, projects are valued based on what the intentions of the project are which may be to preserve, enhance, restore or create (PERC) a natural resource.

Contents

- 1 Advantages
 - 1.1 Development-friendly
 - 1.2 Mitigation industry
 - 1.3 Targeting ecological value
 - 1.4 Cost burden
 - 1.5 Benefit to landowners
- 2 Disadvantages
 - 2.1 Incorrect allocation and valuation of credits and debits
 - 2.2 Effects on land cost and availability
 - 2.3 'In perpetuity' commitments of land
- 3 Notes and references
- 4 External links

Advantages

Environmental mitigation and crediting systems are often praised for the following reasons:

Development-friendly

Mitigation is a more development-friendly alternative to strict environmental laws because it allows development to occur where environmental laws might prohibit it.

Mitigation industry

Mitigation inevitably creates a "mitigation industry". By requiring those who impact natural resources to purchase credits, a demand for mitigation credit is formed. Businesses related to environmental work typically benefit from such a system.

Targeting ecological value

Mitigation has the potential to save and restore the most valuable environmental resources at the least cost, assuming that regulation 1) protects health and welfare as defined by the National Environmental Policy Act (NEPA) and 2) assures that a credit accurately represents measurable ecological value. Buyers are typically looking for mitigation credits that are both cheap and the most likely to meet regulatory requirements for compensatory mitigation. Regulators must therefore find a balance between protecting the long term public interest and ensuring that buyers have the proper incentives to participate in the environmental marketplace.

Cost burden

Mitigation systems place the environmental costs of development mostly on the individuals or entities that are impacting the environment. Without environmental mitigation, costs of alleviating environmental damage caused by development could be placed in the hands of the government which would in turn pass costs on to taxpayers not responsible for environmental impacts.

Benefit to landowners

Land previously unused or impractical for development is given greater monetary value under a mitigation system. For instance, land in floodplains may be impractical for commercial or residential development but conducive for mitigation activities. Land in rural areas with very little potential for growth are more valuable when given the opportunity to be used for mitigation credits.

Disadvantages

The following are criticisms of environmental mitigation and crediting systems:

Incorrect allocation and valuation of credits and debits

Mitigation regulations may not properly take into account the total ecological losses and gains associated with environmental impacts or mitigation when allocating debits and credits. Governing bodies are primarily responsible for prescribing the ecological criteria required to attain credits for mitigation. They are also responsible for valuation of credit. Therefore, it is evident that problems with the allocation and valuation of credits and debits might stem from the complexity of assessing the current comparative value of ecological resources (aka ecosystem services), ecosystem change over time, and/or a lack of understanding about what is beneficial or harmful to the environment overall. To address these uncertainties regulators often assign 'coverage ratios' to compensatory mitigation agreements. Coverage ratios of, for example, 3:1 require 3 compensatory mitigation credits for every 1 unit of ecological disturbance.

Effects on land cost and availability

Mitigation could be seen as contributing to the increasing cost of land because some mitigation work requires that large amounts of land be purchased or put into conservation easements. Mitigation can therefore compete with other rural land uses such as agriculture and residential development. This suggests that land owners must be alert to find the highest and best use for their properties given the potential market value that mitigation credits represent.

'In perpetuity' commitments of land

Commitment of lands to compensatory mitigation must be done 'in perpetuity', meaning permanently into the future. Otherwise, the long-term public interest could not be served via compensatory mitigation programs. This means that properties must continue to be managed with ecosystem values in mind, sometimes preventing landowners from transforming the landscape to meet changing needs. For example, future large scale development projects would not likely be permitted on previously dedicated mitigation properties.

Notes and references

External links

- United States EPA Compensatory Mitigation website (<http://www.epa.gov/wetlandsmitigation/>)
- National Mitigation Banking Association (<http://www.mitigationbanking.org/>)
- Endangered Species and Threatened Wildlife and Plants; Recovery Crediting Guidance (<http://edocket.access.gpo.gov/2008/pdf/E8-17579.pdf/>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Environmental_mitigation&oldid=760652853"

Categories: Economy and the environment Environmental engineering Environmental mitigation

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Dan Rausch
901 Matthew Court
El Dorado Hills, CA 95762



January 31, 2017

Dear Tyler Barrington,

I am concerned about the proposed Dollar General Store on the Rough and Ready Highway. I grew up on Sunset Avenue when the Rough and Ready Highway was the main highway to Marysville. The Sunset District at that time had 17 businesses: a small lumber mill by Mills Road, Mills T.V. Repair, Bauer Reality, Partridge Chicken and Egg Ranch, Porter's Car Repair and Grocery Store on the corner of East Drive, Schmidt's Antique Store on the opposite corner, McPhearson's Nursery, Sunset Grocery Store, Sunset Trailer Park, Viva's Bar, Worm Farm and Barber Shop on the corner of West Drive, Bierwagon's Sunsmile Orchard, Chester Peterson's Vineyard, Midget Kitchen Garage and Gas Station, Sunset Motel, Bitney Springs Gas Station and Restaurant, and Swenson's Nursery. Of all of these, Sunset Trailer Park and Sunsmile Orchard are the only ones still in business. The Rough and Ready Highway is no longer the main road to Marysville and no new housing has been built in this area. This area has problems with septic systems because of the lava cap. The intersection at West Drive and Rough and Ready Highway has a history of traffic accidents.

The addition of a Dollar General Store would add more traffic thus increasing the accidents at West Drive once again. More septic water would be added to a non draining area. More light pollution from the parking lot would be added to a residential area. It is questionable that a Dollar General Store will be a successful business since the Rough and Ready Highway is no longer the main road to Marysville.

Sincerely,

A handwritten signature in cursive script that reads "Dan Rausch". The signature is written in dark ink.

Dan Rausch

Tyler Barrington

From: Lisa Boulton <lisamarieboulton@gmail.com>
Sent: Sunday, February 05, 2017 2:43 PM
To: Tyler Barrington
Subject: Reject more Dollar General Stores

Dear Mr Barrington,

When considering the environmental impact of these kind of stores it is imparitive that we beyond the impact ont eh site alone and look father down the road to understand the impact on our transfer stations, dumps in ours and other areas and even the impact of bringing more plastic from China. Just the impact to our harbors from these kind of ships should be enough to say NO. Did you know that these container ships bring in balast that contains plant and marine life that distroy our rivers and harbors?



Tyler Barrington

From: Debora Chapman <ltlfeet@yahoo.com>
Sent: Thursday, February 09, 2017 8:40 PM
To: Tyler Barrington
Subject: Dollar general :(

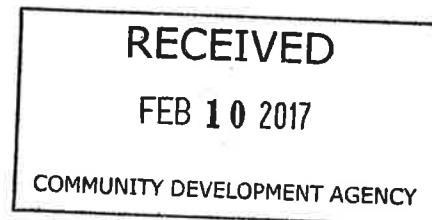
I was unable to make the meeting but wanted you to know I am another Nevada county resident that OPPOSES THE NEW DOLLAR GENERAL STORES that.

I see many things wrong with this picture. I will try and express a few of my sentiments about it briefly. Traffic around the proposed Rough and Ready location would be horrible! There is no turn lane OR sidewalks to access the store. The traffic would be a huge environmental issue. The water the store would use from construction and business would take from the water tables from the residents who already are there fighting for water. Some of this water is for agriculture we need more food and farmers in Nevada county than we do dollar crap stores. Does the public NEED another store? The answer is clearly NO,!!

Please hear our voices! Don't Roseville us, if you want Roseville go down to it, we don't need another of these environmental disasters!

Debora Chapman
Po box 478
Nevada city, ca 95959

Sent from Yahoo Mail for iPad



Tyler Barrington

From: Nadeane Diede <nadeane@gmail.com>
Sent: Tuesday, April 11, 2017 2:26 PM
To: Tyler Barrington
Subject: Dollar General in Penn Valley

Mr. Barrington,

It's been several months since I last emailed you concerning plans for a Dollar General store in Penn Valley. I understand there are parts of their application process that are not in your hands. However, in addition to some of the planning points I made in my earlier e-mail to you, I would like to make a few additional comments.

While our community would like to see additional commercial/retail growth here in Penn Valley, we are concerned about the retail attraction and image Dollar General would bring. Dollar General and all the other dollar stores carry over-priced, cheap/low quality goods. Two weeks ago, on a road trip through southern California to the Tuscon area of Arizona, we passed through several towns where Dollar General has a store. In every case where there was a Dollar General, there was at least one other dollar store within a mile of each other. In one case, the competing store was across the street from Dollar General !!! In each town, the location of these stores was in a depressed area of town, among auto repair shops, convenience stores, and pay-day loan offices. This is NOT what the residents of Penn Valley want here. Grass Valley also has two dollar stores, Dollar General near B & C hardware and Dollar Tree next to the Gift and Thrift shop near JCPenneys.

If we are to be expected to keep our sales tax dollars in Nevada County, there must be more quality options for this community. Recent quality additions to Penn Valley shopping are the Whim boutique near the Blue Cow Deli and the nursery expansion to Penn Valley True Value.

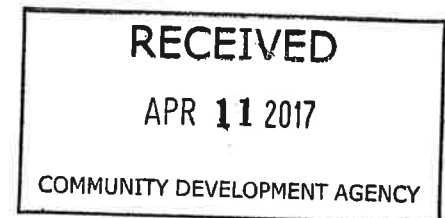
Please take these comments and observations into account when determining the outcome of Dollar General's proposal/application.

Thank you for your careful consideration.

Nadeane Diede

15091 Oak Meadow Road
Penn Valley, CA 95946

530-432-2052



Tyler Barrington

From: Virginia Moran <vsm@ecooutreachvsm.com>
Sent: Sunday, April 23, 2017 11:36 AM
To: Tyler Barrington
Subject: Dollar General



Hi Tyler,

I was glad to see the county is holding DG accountable for a thorough analysis. Some of us are completely baffled why they are still pursuing it at all, especially in AS.

Keeping in mind NONE of us want the DG in Alta Sierra anywhere and while I am sure you are on this already, I wanted to relay that last weekend a neighbor and I went to Serge's "shopping center" and measured out at least two locations the store can go within the existing footprint of the "shopping center" (that seems to have never turned a profit). The first location was mentioned in my letter, the land immediately next to (south of) the pizza restaurant that provides not only enough space but the barely used parking lot is already there ("use of existing infrastructure"). With excavation and proper design, it could go in there.

Then we looked at location two--basically the buildings across (south of) the (barely used) parking lot from the (amazingly) viable Las Katarina's restaurant. Businesses have come and gone in this section of decrepit buildings as long as I have lived here (too long) including a few banks. Last there was a thrift store but it's gone. It's not like Serge would be taking out viable businesses and spanking new buildings. We like this location THE LEAST by the way because it would be against the oak woodland but if those empty, falling apart buildings are removed, the store could also possibly go in there. We measured both locations out with our wheel, granted they would have to want to make it work but it could.

Be advised I have some neighbors that are angry with me for even bringing this up (and they would rather have a Trader Joe's in these locations if anything at all) but I bring it up because of CEQA and the county requirement of avoidance as the first option. There is a viable "avoidance" option that was left out of the alternative analysis and must be considered.

There is absolutely NO reason for that oak woodland to be cut down/destroyed. It could be offered up as mitigation then hopefully, left alone. On this topic, I have observed over the decades that the worst thing for a wild piece of land is for it to be turned over to a "land trust" or agency *without a biotic inventory first*. The inventory tells the agency what is on the land and how to manage the land to maintain its ecological integrity (I did an extensive inventory for The Nature Conservancy in San Diego for a 3,000-acre preserve BEFORE it was opened to the public. The results of my and many other's studies were then used to design a proper management plan).

http://www.sandiegocounty.gov/content/dam/sdc/parks/RMD/RMPs%20and%20Trails/Appendix_A.pdf

The Land Trust has to start doing this as a routine part of operations. Before The Land Trust acquired Thiesen Park, it was full of fritillaries, lilies, an orchid species (of what I saw hiking there--I did not do a full inventory) and those populations including many others of native wildflowers, shrubs, are totally gone now--extinct. They destroyed them with their need to "manage" in ignorance not to mention the nightmare that was the CDFG project for "wildlife habitat" (our tax dollars paid for). If the county allows the Land Trust to acquire this little piece, they need to leave it alone (unless they enhance it with native species or something like this). That piece of land has been sitting there for hundreds if not thousands of years and it's doing just fine. I will be

documenting any destruction they cause to it too should they acquire it then decide it needs overzealous"managing". I also would like it if the county would make conducting a biotic inventory **prior to any management plan/actions mandatory** for this type of mitigation. It really is just common sense (and complies with multiple environmental regs)=find out what is on a piece of land (including rare/sensitive species) before you start "managing" it.

In conclusion, there are at least two viable alternatives using the existing development/footprint that need to be included in the analysis--sincerely (not token which consultants will do; add it in without a full analysis)--and it is highly likely if they picked one of them, the store could go in (not that I want it to) and we could save the oak woodland, required by a supposed county ordinance anyway.

Thank you for your diligence with this project on our account and for considering my comments,

Virginia Moran, Biologist
15495 Nancy Way
Alta Sierra
272-7132

Tyler Barrington

From: Barbara Jensen <barbara.alegra@gmail.com>
Sent: Tuesday, September 26, 2017 4:12 PM
To: Tyler Barrington
Subject: Re: Dollar General Final EIR Available for Public Review

COMMUNITY DEVELOPMENT AGENCY

SEP 26 2017

RECEIVED

You must be under some delusion that I support any additional Dollar General stores in Nevada County. I do NOT! The one store of Nevada City Highway is more than enough. Without jobs, affordable housing, or adequate child-care in our County, we certainly can't and shouldn't accommodate any more junky stores. Please quash these projects. Thank you for your time.

On Sep 26, 2017, at 11:01 AM, Tyler Barrington <Tyler.Barrington@co.nevada.ca.us> wrote:

If you have already received this email my apologies for the duplication.

From: Tyler Barrington
Sent: Monday, September 25, 2017 3:53 PM
Subject: Dollar General Final EIR Available for Public Review

Good Afternoon,

The Final EIR for the proposed Dollar General Stores project is available for review through the link below or at the locations provided within the attached notice. See attached notice.

<https://www.mynevadacounty.com/522/Dollar-General>

Thank you for taking the time to participate in the public planning process for this project. A public hearing before the Planning Commission will be scheduled in the near future and a subsequent public notice for this meeting will be provided at the appropriate time.

Regards,

Tyler Barrington
Principal Planner

<image001.jpg>

Planning Department
County of Nevada
Community Development Agency

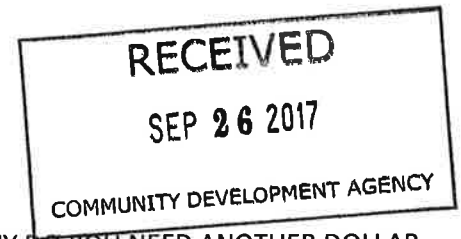
950 Main Ave. Suite 170
Nevada City, CA 95959

office 530.470.2723 fax 530.265.9851
<http://www.mynevadacounty.com/nc/cda/planning/Pages/Home.aspx>

<Interested Parties.pdf>

Tyler Barrington

From: Melinda Filer <filermelinda@yahoo.com>
Sent: Tuesday, September 26, 2017 10:09 AM
To: Tyler Barrington
Subject: Dollar Store



Hello,

It probably wont make any difference to you but here is my opinion anyway. WHY DO YOU NEED ANOTHER DOLLAR STORE IN ALTA SIERRA or anywhere else in this county when the existing ones have so few shoppers anyway? I live in Alta Sierra, there are few places left without strip malls, look at Sacramento, I grew up there, and now its like LA there these days..

PLEASE DO NOT ALLOW THEM TO RUIN THE COUNTRY FEEL OF ALTA SIERRA, STOP THIS DOLLAR STORE FROM BEING PUT IN.

thank you,
Melinda Filer
18947 Buck Mountain Rd,
Grass Valley, Ca

Tyler Barrington

To: DHERBLADY@aol.com
Subject: RE: Dollar General Final EIR Available for Public Review

From: DHERBLADY@aol.com [mailto:DHERBLADY@aol.com]
Sent: Monday, September 25, 2017 6:14 PM
To: Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>
Subject: Re: Dollar General Final EIR Available for Public Review



I appreciate the update Tyler.

As you know, I'm just barely hanging on. If the DG doesn't go in soon, I'm out of options. Is there any way to get the next meeting scheduled quickly? I'm really afraid I won't be here when the store finally opens. This whole center needs that store to come in whether they acknowledge it or not.

Thanks again for the update. I'm holding my breath for a quick approval so they can start building before winter sets in.

De Linda
The Healing Garden
Alta Sierra

In a message dated 9/25/2017 3:53:11 P.M. Pacific Daylight Time,
Tyler.Barrington@co.nevada.ca.us writes:

Good Afternoon,

The Final EIR for the proposed Dollar General Stores project is available for review through the link below or at the locations provided within the attached notice. See attached notice.

<https://www.mynevadacounty.com/522/Dollar-General>

Thank you for taking the time to participate in the public planning process for this project. A public hearing before the Planning Commission will be scheduled in the near future and a subsequent public notice for this meeting will be provided at the appropriate time.

Tyler Barrington

From: Stacie Jeffery <stacie.jeffery@gmail.com>
Sent: Monday, September 25, 2017 7:05 PM
To: Tyler Barrington
Subject: Re: Dollar General Final EIR Available for Public Review

RECEIVED

SEP 26 2017

COMMUNITY DEVELOPMENT AGENCY

Well, I have not changed my opinion and am still opposed to any Dollar General Store at all, especially in Penn Valley. I would love access to the GV Dollar General Stores sales figures as every time I go by the parking lot has no cars. We have just gotten some new places going in Penn Valley which bring us up we sure do not need some low class store to pull all that down. The dates I see say this all closed as of Jan. 2017 so is this a done deal or not? Keep them out of our area!!!~ Stacie Jeffery PS Wanted to send a copy to Hank Weston however the county website is so screwed up you can not even get email addresses.

On Mon, Sep 25, 2017 at 3:52 PM, Tyler Barrington <Tyler.Barrington@co.nevada.ca.us> wrote:

Good Afternoon,

The Final EIR for the proposed Dollar General Stores project is available for review through the link below or at the locations provided within the attached notice. See attached notice.

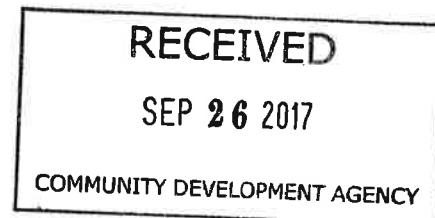
<https://www.mynevadacounty.com/522/Dollar-General>

Thank you for taking the time to participate in the public planning process for this project. A public hearing before the Planning Commission will be scheduled in the near future and a subsequent public notice for this meeting will be provided at the appropriate time.

Regards,

Tyler Barrington

From: Jess Lynne <jessica.lynne1223@gmail.com>
Sent: Monday, September 25, 2017 7:30 PM
To: Planning
Subject: Dollar General - GV, PV



Hi Brian,

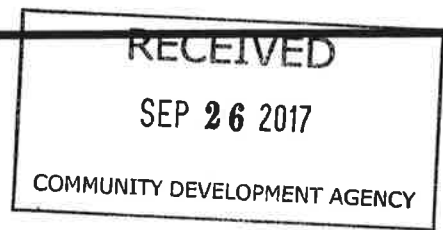
I am writing to you this evening about the three proposed dollar general stores in grass Valley and Penn Valley. Seeing how two of the three locations are either close to my home or on route to my children's school, I would hate to see more of these stores pop up!!! there is absolutely no need for this area to have four stores of the same made in China crap! We are a small town, ONE Dollar General (the current location) is MORE than enough!! Please do not build any more of their stores in our area... do not turn us into Roseville!!! A Trader Joe's on the other hand, would be here in gv/Nc/pv.

Thanks for listening.

Jessica

Tyler Barrington

From: b.e.robbsins <b.e.robbsins@sbcglobal.net>
Sent: Monday, September 25, 2017 8:38 PM
To: Planning
Subject: Dollar general

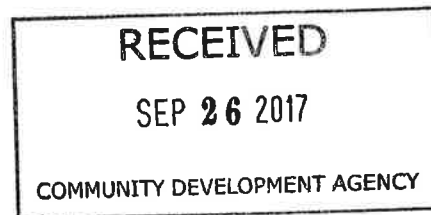


The DG in Grass valley never seems to have shoppers. Why add 3 more? This area needs some better quality stores. Replace KMart! Add some quality stores. Trader Joes is one store that a lot of people would like to see up here. Why not?

Sent from my Verizon 4G LTE smartphone

Tyler Barrington

From: b.e.robbsins <b.e.robbsins@sbcglobal.net>
Sent: Monday, September 25, 2017 8:39 PM
To: Planning
Subject: Dollar general



We DON'T need another DG. They are crappy stores! Especially 3 more!

Sent from my Verizon 4G LTE smartphone

Tyler Barrington

From: Lana Fredrickson <lamadakota@yahoo.com>
Sent: Monday, September 25, 2017 8:48 PM
To: Tyler Barrington
Subject: Another Dollar Store in the area- NO!

RECEIVED

SEP 26 2017

COMMUNITY DEVELOPMENT AGENCY

Hi,
Please do not bring another Dollar Store into the GV-PV area!!! The one that is here is often empty. It is more than enough! We value space and quality more.

Sincerely,
Lana fredrickson
16908 Banner Quaker Hill Rd
Nevada City, CA 95959

Sent from my iPhone

Tyler Barrington

From: Susan Perko <susanruthperko@gmail.com>
Sent: Monday, September 25, 2017 10:24 PM
To: Planning
Subject: Dollar General



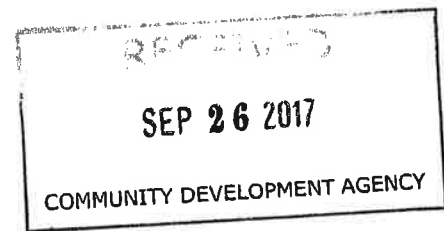
Brian Foss,
Nevada County does not need one much less three Dollar General stores. Please the business is a trash generator, an eyesore, and promotes wastefulness and throw-a-way mentality. Our beautiful community cannot be sustainable for the future if we let such short sighted and greedy people build these kinds of businesses.

Thank you for reading.

Susan Perko
Resident of Nevada City
Sent from my iPhone

Tyler Barrington

From: passandra@comcast.net
Sent: Monday, September 25, 2017 1:25 PM
To: Tyler Barrington
Subject: The Dollar General Stores



Follow Up Flag: Follow up
Flag Status: Flagged

I think that it would serve Penn Valley in some good ways; but will it cause more traffic on Penn Valley Drive? That would not be so good. Will it cause any of the businesses in PV to go out of Business? If so, that would not be good either. Has Penn Valley Chamber, store owners, etc. Had a chance to voice their opinions first?



Pastor Sandra Chipchase

Tyler Barrington

From: is ra <izzycarus@gmail.com>
Sent: Monday, September 25, 2017 2:07 PM
To: Tyler Barrington
Subject: Dollar General

RECEIVED

SEP 26 2017

COMMUNITY DEVELOPMENT AGENCY

I would like to make clear and simple my opposition to having such low-standard businesses as the so-called "Dollar General" operate in my neighborhood! They have the lowest-quality products that are not even good enough for other discounters and are a complete eye-sore. I did not choose Alta Sierra only to have it soiled by a large franchise who aims lower than the common denominator. I oppose any such developments in our beautiful area.

Sincerely,

-Israel Galipeau Mikhailova

16784 Oscar Drive, Grass Valley

Tyler Barrington

From: donnakdunn@aol.com
Sent: Tuesday, September 26, 2017 8:56 AM
To: Planning
Cc: donnakdunn@aol.com
Subject: DOLIAR GENERAL..Alta Sierra



To whom it may concern:

I live in Alta Sierra near Hwy. 49.

I definitely WANT a Dollar General or Dollar store here.

I don't enjoy driving 14 miles round trip just to get a gallon of milk..and it's at least a dollar cheaper at \$ General. ☺ I wouldn't do that anyway..every trip is at least 3 stops. And I won't pay the prices at the Alta Sierra store.

The one lady that started all the anti movement lives near the present location of the pathetic grocery store that is more like a liquor/smoke shop. It's OLD..50 years old. The vegetables are awful, the dates on products are often past expiration. The people that frequent it are not the type that go to \$ General. Not everyone in Alta Sierra is wealthy, although I have a lovely home fully paid for..not a renter..I still like saving money and gas.

I hope it will offer jobs to the young adults that live nearby.

However, my concern is the narrow 2 lane curvy road with no left turn into the area where it will be built, at least not yet. Also across the street on that empty lot is tall weeds that block our views right now for entering the mini shopping area. It's dangerous, but the fire department won't do anything about it.

Back to the "anti" lady. She should not have bought her home across from commercial property. Big mistake. Property owners do have a right to develop their land and she would not be happy no matter what was built there. It could be a proposed Biker Bar as someone jokingly said.

Please don't give up. Not everyone is against it. Just hope I don't see the complainers shopping there later. Ban them! One man posted that he never sees anyone in the GV store, but others said he is wrong and he is.

Thanks for bringing a convenience to our little "town" of Alta Sierra. I hope it's a success. I will gladly shop there if I don't get rear ended or stuck in a line of cars.

Donna Dunn
Donnakdunn@aol.com
530. 274-2974

Sent from AOL Mobile Mail

Tyler Barrington

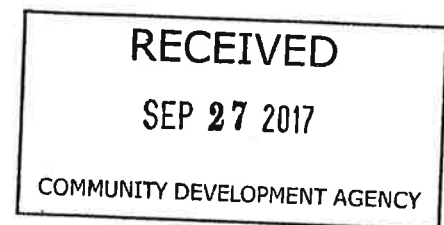
From: Kristin Otto <boatotto@sbcglobal.net>
Sent: Wednesday, September 27, 2017 9:36 AM
To: Tyler Barrington
Subject: Dollar General in Penn Valley

Dear Mr. Barrington,

I am writing this to express my opinion on the proposed Dollar General Store in Penn Valley. These stores prey on the poor. The merchandise is very bad quality, and overpriced for the garbage it is. We went into one while traveling through Alturas. It was dirty, with half empty shelves of shoddy merchandise. We bought a couple of things we needed on our trip and those items became trash within days. Literally trash, into the garbage can, along with the money we spent there. Even with Alturas's high unemployment rate, the store was understaffed to the point of the isles being filled with the junk they sell that had fallen off the half empty shelves. The folks shopping in there were poor, to be sure, and desperate. And they were throwing away the little money they had on such garbage clothing, housewares and junk food. This is not a support for the people of our (or any) county that are living at or below the poverty line.

I am just appalled that Nevada County, which is becoming more and more dependent on tourist dollars is considering these big box garbage stores. Once these bottom feeder stores go in, the county loses yet another notch of charm, there is no turning back. We do NOT need more of these type of stores. Please listen to the people that live and work here, and deny this proposal.

Sincerely,
Kristin Otto
11444 Long Valley Road
Penn Valley, CA



Tyler Barrington

From: john murray <eldorado37@hotmail.com>
Sent: Tuesday, September 26, 2017 7:24 PM
To: Tyler Barrington
Subject: Dollar General for Alta Sierra

Thanks for sending out this email, as you may or may not know that I am one of those opposed to having this facility located here, just don't feel that it is really needed? I realize that it is probably revenue for the County, I go by the one in Grass Valley and outside of employee parking it never seems to have a lot of cars there (this is at different times of the day), never been in one and do not have (at this time) any need to do that, I don't even use the Alta Sierra Market unless it is an emergency issue, so most likely will not use DG either, seems a waste for me and also the fact of Little Valley Rd., now that would seem a problem with (I say with a lot of traffic trying to get on it just to beat the light) or as it is we have a lot of traffic on AS Drive at that signal light to begin with.

As you can see it is not a necessity in my book and I'm sure there are many others that feel the same and surely others that want it.

I appreciate all the time and effort you especially have put into this by keeping us all informed, you are to be commended.

Thanks

John Murray

An AS Resident.....

Sent from Mail for Windows 10



Tyler Barrington

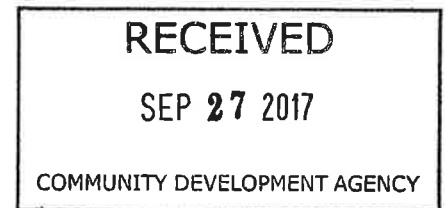
From: Melissa Hindt <mphindt@gmail.com>
Sent: Tuesday, September 26, 2017 11:59 PM
To: Tyler Barrington
Subject: Re: Dollar General Final EIR Available for Public Review
Attachments: image001.jpg

I wrote before but want to make my voice heard again. A Dollar General is not good for our rural communities. It does not fit in with the aesthetics of our community...Penn Valley. As can be seen by the expansion of Holiday Market as well as True Value Hardware and the improved quality of products being provided as well as the wonderful aesthetics that True Value has provided Penn Valley with their expanded garden center, this community is striving for a quaint yet upscale, but still affordable type of shopping experience. We do not need a store like Dollar General, and from what I am hearing from people on Nextdoor.com it is not wanted.

Dollar General stores are cheap, junky, made-in-china type stores and one is more than enough in all of Nevada County. How is it that three more are being considered? Why aren't our planners not standing up and putting a stop to this? Dollar Generals would not fit in with any of the three considered locations. I can't believe there are a majority of residents in any of these three areas that actually want or would vote to build these stores. Do we get a vote? Do we have to attend a city council meeting to protest?

Please put my name down as a big NO to a Dollar General in Penn Valley!

Melissa P. Hindt
10133 Melody Rd.
Big Oak Valley, CA 95977
Nevada county
--Also own property in Lake wildwood, Penn Valley Ca



On Mon, Sep 25, 2017 at 3:53 PM Tyler Barrington <Tyler.Barrington@co.nevada.ca.us> wrote:

Good Afternoon,

The Final EIR for the proposed Dollar General Stores project is available for review through the link below or at the locations provided within the attached notice. See attached notice.

<https://www.mynevadacounty.com/522/Dollar-General>

Thank you for taking the time to participate in the public planning process for this project. A public hearing before the Planning Commission will be scheduled in the near future and a subsequent public notice for this meeting will be provided at the appropriate time.

Tyler Barrington

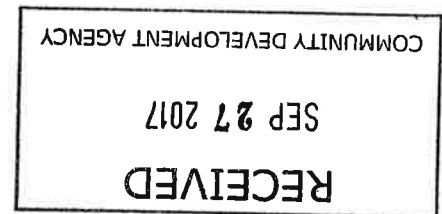
From: graciekl@comcast.net
Sent: Wednesday, September 27, 2017 9:59 AM
To: Tyler Barrington
Subject: Dollar General in Penn Valley

I am sad to hear that this store is being considered for our town. The one in Grass Valley is close enough and the parking lot is always empty when I drive by. Penn Valley does not need this type of business. Grass Valley is close enough.

Thank you for listening.

Grace Klingler

Sent from Xfinity Mobile App



Tyler Barrington

From: mscrawford <mscrawford@sbcglobal.net>
Sent: Wednesday, September 27, 2017 3:07 PM
To: Planning
Subject: Dollar general

We do not want a dollar general in Alta Sierra!

Sent from: YOGA Tablet 2



Tyler Barrington

From: Lori Aylard <llylard@gmail.com>
Sent: Wednesday, September 27, 2017 7:01 PM
To: Tyler Barrington
Subject: Dollar General store

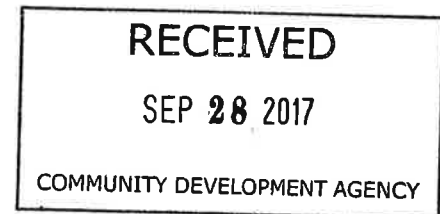
Dear Mr. Barrington,

I am writing to voice my opposition to a Dollar General store being built here in my community of Penn Valley.

Sincerely,

Lori L. Aylard

Sent from Mail for Windows 10



Tyler Barrington

From: Sally Ashcraft <montanalass.sally@gmail.com>
Sent: Wednesday, September 27, 2017 8:51 AM
To: Tyler Barrington
Subject: No! to Dollar Stores

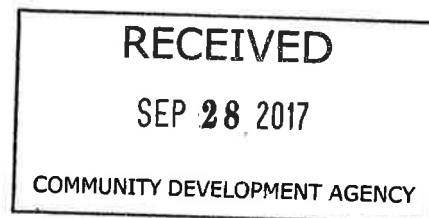
I am writing as a citizen of Nevada County to request that the application for the building /permitting of more Dollar Stores in Nevada County be denied. There is no local justification for the Dollar Stores to expand into our area in this ill-conceived way.

Dollar Store has no loyalty or conscientiousness about this community. Their expansion amounts to a corporate mentality of short-term share-price driven profit-mining that will have disruption and dysfunctional long-term ramifications for the areas they have identified for their incursion into the local communities. For the Nevada County economy, environment and aesthetic, additional Dollar Stores in these largely rural areas make no sense.

Thank you for your consideration of local citizens' views

Sally Ashcraft

PO Box 219
Nevada City, CA 95959



Tyler Barrington

From: Stacie Jeffery <stacie.jeffery@gmail.com>
Sent: Thursday, September 28, 2017 8:28 AM
To: Tyler Barrington
Subject: Re: Dollar General Final EIR Available for Public Review

ronniegarcia23@yahoo.com

On Mon, Sep 25, 2017 at 3:52 PM, Tyler Barrington <Tyler.Barrington@co.nevada.ca.us> wrote:

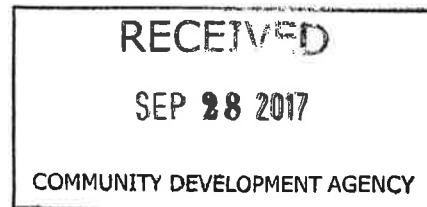
Good Afternoon,

The Final EIR for the proposed Dollar General Stores project is available for review through the link below or at the locations provided within the attached notice. See attached notice.

<https://www.mynevadacounty.com/522/Dollar-General>

Thank you for taking the time to participate in the public planning process for this project. A public hearing before the Planning Commission will be scheduled in the near future and a subsequent public notice for this meeting will be provided at the appropriate time.

Regards,



Tyler Barrington

Principal Planner



Planning Department

County of Nevada

Community Development Agency

950 Maidu Ave. Suite 170 office **530.470.2723** fax **530.265.9851**

Nevada City, CA 95959

<http://www.mynevadacounty.com/nc/cda/planning/Pages/Home.aspx>

Tyler Barrington

From: Keeth Lawrence <keethlawrence@gmail.com>
Sent: Thursday, September 28, 2017 2:28 PM
To: Tyler Barrington
Subject: Dollar General

I am another Penn Valley citizen voting a strong NO for a Dollar General in our area.
There may be small group of people in Penn Valley & Rough & Ready who would welcome such a store, but I don't think it will really serve the demographic of our area.
Trader Joe's? Yes....
Starbucks or Coffee Bean? Yes...

Please don't participate in what will no doubt become a blight on our fine community..

Keeth Lawrence
Lake Wildwood, CA



Tyler Barrington

From: Hugo Biertuempfel <pamtex@sbcglobal.net>
Sent: Thursday, September 28, 2017 2:46 PM
To: Tyler Barrington
Subject: Three new chain stores.

I have lived in Nevada county for thirty seven years.

Adding these stores doesn't not enhance our county. . These are a low quality chain store, something Nevada County has tried hard to avoid.

Some community planning decisions made have been puzzling, putting out of business some of our historic, charming hotels for a chain Holiday Inn Express with its ugly bright green signs. On top of that out of county contractors were used instead of our local guys. Also, allowing a third pharmacy to build within two football fields of each other are two examples your citizens shake their heads at.

Continue to follow the goal of keeping this county a special and unique setting., and don't bring the low class chain stores here.

Pam Biertuempfel

Sent from my iPad



Tyler Barrington

From: Jerri Morello <jjmorello@comcast.net>
Sent: Thursday, September 28, 2017 1:26 PM
To: Tyler Barrington
Subject: Dollar General

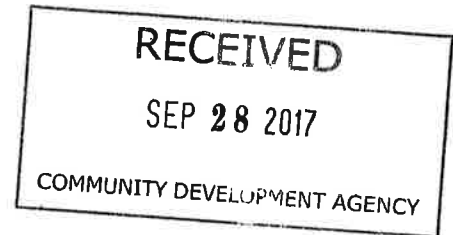
I hope that misunderstanding about what Dollar General's business model is explained. They are not a "dollar" store and could benefit those communities.

My vote is yes and wish they'd change their name.

Sincerely

Jerri Morello

Sent from my iPhone



Tyler Barrington

From: Beverly Wilson <bevrexpert@aol.com>
Sent: Thursday, September 28, 2017 1:44 PM
To: Tyler Barrington
Subject: Dollar stores

We think one in our area grass valley
Nevada city penn valley is enough

D wilson
Lake wildwood

Sent from my iPhone



Tyler Barrington

From: Ronnie Garcia <ronniegarcia23@yahoo.com>
Sent: Thursday, September 28, 2017 1:08 PM
To: Tyler Barrington
Subject: Dollar Store Planning



Hello Tyler, as seen in the Union Newspaper you are interested in public comments regarding the 3 proposed Dollar Stores.

I do not think the **Dollar Store** is good for our area because:

1. We already have one in Grass Valley and the parking lot is empty most of the time and not a successful store
2. Merchandise is very low level – name is deceiving as most stuff is over \$1 and kind of junky, we deserve better.
3. Does not fit our community...rather wait for a better store with more value ...once a building is built on the open land a better store cannot easily come in nor will other stores want to be near it.
4. Seems aggressive for 3 more Dollar stores to invade our community and they are not desirable stores
5. **Planning Department** works very hard to make new companies put up buildings that compliment our community (like you did so well with **Hills Flat Lumber**). We need a good look but we also need a GOOD COMPANY. All 3 Dollar Stores are not a valuable asset to our communities. Yes, we have some land space but it might be wiser to reserve the space and put something more appropriate. For instance in Penn Valley we are trying to build a huge **community center** and **large library**. So looking forward in planning, the current open space might be better used for a **hotel** or large **restaurant**, or things that visitors and **current** people might enjoy. For instance we love our wonderful **Post Office** easy to get to without having to go to Grass Valley. It would be nice to have a big something on the open land that would make our county more attractive and provide good paying jobs. When we do the famous **Draft Horses, Round Ups or County Fairs** it would be great to have a **hotel or big restaurant/coffee shop** to make their stay more attractive after a long ride up here.
6. You probably need a “justification” to tell the Dollar Store client that they cannot build 3 stores here. I am not knowledgeable in this area but feel deep in my heart that this company is not the best fit for our 3 areas. Maybe it is traffic or safety or land use You are experts in planning and all the rules—perhaps look for these items and help us keep this beautiful county growing upward and helping people come up here to enjoy it. Also the people here already deserve growth in a good direction and not just filling a land spot or \$ coming in. Help us help our county grow with grace.
7. **Rough and Ready** is a famous little town. This area is already congested with the one big road (Rough & Ready) to pass through. For the **Planning Commission**, please consider letting this famous little town keep its charm and not put a chain store in there. Also, might I suggest you take a drive on the road and notice all the curves and turns—not the best place to put more traffic on. You let them keep their **Post Office** maybe help them keep their charm.
8. **Highway 49** as we all know is a main thorough fare to get to Roseville, Auburn, etc. for work and shopping. Putting a discount store near that roadway I think would make traffic grow unnecessarily and encourage accidents and pile ups. Just because the land is there do we have to build a store. Planning for our community is what you do very well and we appreciate it—is there a way you might designate this land for a safer use that would not add to the highway traffic?

Thank you for listening and I would very much like to know if you are planning an open meeting.

Ronnie Garcia
Phone: 432-0250
Email: ronniegarcia23@yahoo.com

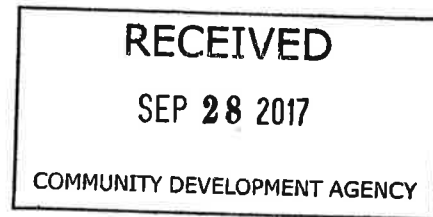
Sent from Mail for Windows 10

Tyler Barrington

From: BONNIE <bonwest@comcast.net>
Sent: Thursday, September 28, 2017 4:22 PM
To: Tyler Barrington
Subject: Dollar General

My husband Ken and I think the property can be put to a better use than Dollar General. Penn Valley needs a more up scale store. Thank you, Bonnie West, homeowner in Penn Valley

Sent from my iPad



Tyler Barrington

From: Ginny Stewart <lwwginny@gmail.com>
Sent: Thursday, September 28, 2017 2:36 PM
To: Tyler Barrington
Subject: Dollar store in Penn Valley



Not a good idea to have this in our town. Too much traffic and roads not able to handle it.

Ginny

Tyler Barrington

From: Kay Bliss <kay.bliss@comcast.net>
Sent: Thursday, September 28, 2017 11:33 PM
To: Tyler Barrington
Subject: Dollar General

RECEIVED

SEP 29 2017

COMMUNITY DEVELOPMENT AGENCY

Hello Tyler,

Yikes!! I'm NOT in support of this endeavor; we have 2 stores in Grass Valley already. Why would we need another one down here just 8 miles away? One wouldn't seem to 'fit' into our little town either and detracts from its rural appeal... Perhaps it's because I pretty much boycott stuff made in China, or get quality stuff at the thrift stores, Grocery Outlet, Sam's Club, or Costco --- just not a fan!

Sent from my iPhone

Tyler Barrington

From: billrutzler <billrutzler@yahoo.com>
Sent: Thursday, September 28, 2017 9:17 PM
To: Tyler Barrington
Subject: dollar general



Penn Valley does NOT need a dollar General store. Thanks Bill & Judy Rutzler 11947 marble Ct, Penn Valley 95946

Sent from my Samsung Galaxy smartphone.

Tyler Barrington

From: Tache <tache@together.net>
Sent: Friday, September 29, 2017 9:59 AM
To: Tyler Barrington
Subject: Dollar stores in Nevada County



Hi!

Our family has eight voting members who live in Nevada County, scattered around. We moved here years ago because of the small town feel to the area, and we shop mostly locally.

We all are totally against the Dollar Stores. They sell the cheapest possible materials, mostly made in China, lots of plastic. The stores are ugly. They ruin any rural or suburban area they are put into. They belong in big malls, which are already ruined. PLEASE do not allow them in Penn Valley or Rough and Ready or Alta Sierra!! PLEASE!!!!

Actually it is hard to believe that Dollar Stores would even be considered in the currently debated locales. Put them in malls please, if you must put them somewhere. We don't want them in our small town neighborhoods!

Thank you!

Sincerely,
Bill and Jan Tache
Penn Valley, CA
tache@together.net

Tyler Barrington

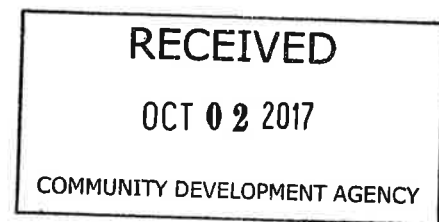
From: John Pelonio <jpelonio@hotmail.com>
Sent: Friday, September 29, 2017 5:54 PM
To: Tyler Barrington
Subject: Re: EIR for Dollar General store in Penn Valley

Based on the Draft EIR, the proposed location for the Penn Valley Dollar General store appears to be appropriate.

The people in Penn Valley could use a reliable source of inexpensive groceries.

Thank you.

John Pelonio
Penn Valley



Tyler Barrington

From: Larry Collins <larry72collins@icloud.com>
Sent: Sunday, October 01, 2017 10:25 AM
To: Tyler Barrington
Subject: "DOLLAR GENERAL"
Attachments: FullSizeRender.jpg; ATT00001.txt

Hey, Toni,
Totally against ANY
"DOLLER" GENERAL
in any of these 3 area's.

A blight to these areas and not fair to existing business's.
Especially against Penn Valley location.

I think the County has already made up their minds, and citizens really don't have any say so on this one. But I personally believe this is BAD for Nevada County. 😞🙄

Larry Collins
larry72collins@hotmail.com



Tyler Barrington

From: Sandie Secrist <luvbaja@gmail.com>
Sent: Friday, September 29, 2017 10:46 AM
To: Tyler Barrington
Subject: Dollar General input

Maybe there are those that could run up to Grass Valley from Penn Valley every time they needed something from Dollar General that you can't get in Penn Valley but most retired folks in this area can't afford the gas and wear on there cars. Why you wouldn't want one is beyond us unless you are a business that would have to compete.

Jim and Sandie Secrist

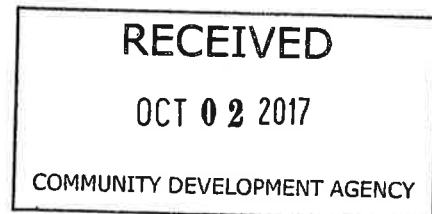


Tyler Barrington

From: Bridget <birdbrackley@gmail.com>
Sent: Friday, September 29, 2017 11:26 AM
To: Tyler Barrington
Subject: Dollar Store

Hello, I do not want a Dollar Store in Penn Valley. It would be bad looking and trashy. Please do not put it in and get a higher more elaborate looking store to make it look better keeping with an upgraded look. Thank you. Bridget

Sent from my iPhone



Tyler Barrington

From: Marion Culhane <marionculhane@gmail.com>
Sent: Friday, September 29, 2017 5:05 PM
To: Tyler Barrington
Subject: No more dollar stores in our area

Aren't 2 dollar stores enough competition for Penney's, K Mart and other stores in our area? Why would we need more?

Marion Culhane

--

Marion Culhane, BS, RN - Trainer, Coach and Social Entrepreneur
530 432-8484 (home office)
530 205-5737 (mobile phone)
Helping people to become the best version of themselves



Tyler Barrington

From: Ron Skewes <fredysdaddy@gmail.com>
Sent: Monday, October 02, 2017 7:19 AM
To: Tyler Barrington
Subject: Alta Sierra Dollar General Store

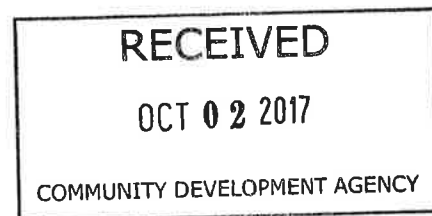
I think this would be great for our community we need something close to our homes that we can pickup everyday needed items without driving 7 miles to town. Not to mention the few jobs it would create for our community. This would help to create part-time employment for some of our elderly that need to supplement what little bit of Social Security they receive. A lot of people do not realize how many of our elderly are just scrapping by.

So many people believe that this is a dollar store that only carries junk. This is not so it is more like the old country store that carries a little of bit of everything.

I do not understand why this has become such an issue when up the highway not more than a half mile away the land was clear cut to expand the Forest Springs Mobile Home Park. Where were the environmental impact reports on this, I live on Sky Circle and was never notified of the expansion. Which has greatly increased the traffic noise in our area.

No one considered the environmental impact when the community of Alta Sierra was built several years ago all the officials cared about was bringing more people to Grass Valley from the bay area, which has just destroyed what used to be our little community.

Ron Skewes
Grass Valley



Tyler Barrington

From: Lisa Boulton <lisamarieboulton@gmail.com>
Sent: Monday, October 02, 2017 11:26 AM
To: Tyler Barrington
Subject: Dollar General Stores

Dear Mr. Barrington,

I am writing a second time to voice my opinion as I didn't see my first letter in the email you sent out with copies of the letters that had been sent to you regarding this issue.

I implore the planning commission to vote NO on adding these stores to our community. We already have 3 stores of this type in our small mountain community. I believe people move here to enjoy a quieter, less trafficked and less commercialized community. As well as maintaining the beauty and peace of Nevada County we must also begin to look farther than just how these kind of stores effect our local environment. The bigger picture is becoming more important as we see the environment change with pollution from literally tons of plastic waist. So we should be considering the effect on our transfer stations, and type of transferred waist to other areas that we would be responsible for producing. If we choose to look even further, and I believe we should, the shear number of container ships traveling to our country and off-loading ballast filled with invasive plant life and foreign marine life that pollute our waterways is becoming a serious problem. So why not cut down on some of that where we can and become a community that's more sensitive to, not only our close environment but to the environment at large.

I strongly oppose these stores and hope that we can look to another kind of locally owned and operated store that can fill our needs.

Sincerely, Lisa Boulton



Tyler Barrington

From: olivia.torbett@niosda.com
Sent: Monday, October 02, 2017 6:54 PM
To: Tyler Barrington
Subject: Response to proposed Dollar General Stores

Dear Mr Barrington,

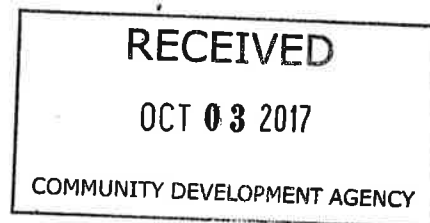
I am writing in regard to the proposed Dollar General stores requesting to be build in several locations in the area including my hometown, Penn Valley. I am writing in opposition to them being built for the following reasons:

1. The quality or importantly, the lack of quality of the merchandise is very low. It is not a low cost, it is cheap as in junk.
2. There is already one in Grass Valley that people can chose to go to. We do not need three more.
3. This particular company does not add value to the community either in service it offers nor in the appearance of its facilities.

Finally I would add that I have visited the store, once, and I will not return. I have a choice and I choose never to go into one again.

Thank you for your consideration of our concerns.

Olivia Luque Torbett
530-446-6191



Tyler Barrington

From: Jeanne Molineaux <happyjem@comcast.net>
Sent: Tuesday, October 03, 2017 2:09 PM
To: Tyler Barrington
Subject: General Dollar store

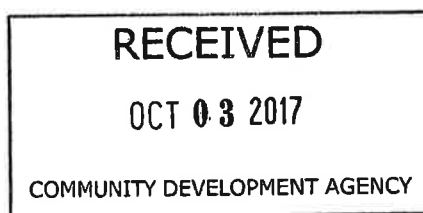
Dear Sir:

I am adamantly opposed to a general dollar store being authorized in Penn Valley. I cannot conceive why a dollar store would be a positive addition to the valley. There's already one in Grass valley if anyone is seeking to buy cheap paper products or such. The store would pose a distraction to the valley in lieu of a positive addition. Please do not authorize the permit.

Thank you for your attention to my concerns.

Jeanne molineaux

Sent from my iPhone



Jim Dal Bon



RECEIVED

OCT 04 2017

Elaine Dal Bon

COMMUNITY DEVELOPMENT AGENCY

TO: TYLER BARRINGTON, PRINCIPAL PLANNER, NEVADA COUNTY PLANNING DEPARTMENT

FROM: JIM DAL BON, 10301 SOUTH PONDEROSA WAY, ROUGH AND READY, CA 95975

I HAVE BEEN A PROPERTY OWNER HERE FOR 28 YEARS AND PERMANENT RESIDENT SINCE 1995.

THIS IS IN REGARDS TO THE PROPOSED DOLLAR GENERAL STORES IN ALTA SIERRA, ROUGH AND READY AND PENN VALLEY.

THE PROPOSED STORE ON THE ROUGH AND READY HIGHWAY IS MY PRIMARY CONCERN AS IT WOULD IMPACT ME SINCE I PASS THROUGH THIS AREA DAILY. I BELIEVE THAT IT WILL MARKEDLY LESSEN THE QUALITY OF LIFE FOR MYSELF AND OTHER RESIDENTS OF ROUGH AND READY.

IF ALLOWED THIS STORE WILL RESULT IN NEGATIVE IMPACTS THAT CANNOT BE MITIGATED. THE SUNSET RIDGE AREA IS HISTORICALLY A LOW KEY, NON COMMERCIAL RESIDENTIAL NEIGHBORHOOD. ALLOWING SUCH AN OUT OF CHARACTER USE IN THIS RESIDENTIAL AREA FRONTING ON AN INCREASINGLY BUSY HIGHWAY WILL TRANSFORM THE NATURE OF THE NEIGHBORHOOD FOR AS LONG AS IT EXISTS. THE IMPACT CANNOT BE MITIGATED AND IT IS MY OPINION THAT CHANGING THE TOTAL CHARACTER OF A LONG ESTABLISHED RESIDENTIAL NEIGHBORHOOD IS CONTRARY TO GOOD PLANNING.

IT IS MY UNDERSTANDING THAT THE PURPOSE OF ZONING AND PLANNING IS TO PREVENT DISORGANIZED, AND DISPARATE USES IN NEIGHBORHOODS. WE HAVE RULES ABOUT WHAT SORT OF USES SHOULD BE AVOIDED DEPENDING ON EXISTING USES. IN OUR COMMUNITY, TODAY, WE ARE DISCUSSING WHERE CANNABIS OUTLETS SHOULD AND SHOULD NOT BE ALLOWED SUCH AS LOCATED NEXT TO A SCHOOL.

IT IS MY OPINION THAT ALLOWING THIS USE ON THE ROUGH AND READY HIGHWAY IN THIS LOCATION WOULD VIOLATE THE BASIC PURPOSE OF PLANNING AND ZONING, CAUSE A TRAFFIC HAZARD AND IRREVOCABLY CHANGE THE CHARACTER OF THE NEIGHBORHOOD. I STRONGLY RECOMMEND THAT IT BE DISALLOWED.

WHILE I DO NOT LIVE IN ALTA SIERRA OR PENN VALLEY I DO VISIT THOSE VENUES TO SEE FRIENDS OR SHOP AND FEEL COMPELLED TO OFFER AN OPINION ABOUT THE PROPOSED STORES IN THOSE AREAS.

IN MY DISCUSSIONS WITH FRIENDS WHO ARE RESIDENTS OF ALTA SIERRA IT IS MY IMPRESSION THAT THEY ARE GENERALLY AGAINST A DOLLAR GENERAL STORE IN THEIR NEIGHBORHOOD. THEY BELIEVE THAT SUCH A STORE, WHILE ACCEPTABLE IN AN INTENSE COMMERCIAL NEIGHBORHOOD LIKE BRUNSWICK BASIN, IS TOTALLY OUT OF CHARACTER FOR THE LOW KEY ALTA SIERRA NEIGHBORHOOD.....EVEN IN THE SMALL AREA OF EXISTING COMMERCIAL ENTERPRISES. CONCERNS ABOUT CHANGING THE CHARACTER OF THE AREA ALONG WITH NEGATIVE TRAFFIC AND VISUAL IMPACTS WERE PROMINENT. THEIR CONSENSUS WAS THAT A DOLLAR GENERAL CHAIN STORE IS CONTRARY TO THE CHARACTER OF ALTA SIERRA. WHILE SUCH A STORE WILL NOT AFFECT MY QUALITY OF LIFE I SYMPATHIZE WITH AND RESPECT THEIR VIEWS.

THE PROPOSED PENN VALLEY STORE IS VERY DIFFERENT SINCE IT IS IN THE CENTER OF AN AREA OF LOW RISE MIXED COMMERCIAL. I CANNOT ENVISION ANY SERIOUS NEGATIVE ENVIRONMENTAL OR QUALITY OF LIFE IMPACT ON THE AREA PRESUMING THE ARCHITECTURE IS IN HARMONY WITH EXISTING STORES NEW AND OLD. THE ONLY NEGATIVE WOULD BE THE ECONOMIC IMPACT ON EXISTING STORES.

IN SUM I STRONGLY OPPOSE THE ROUGH AND READY STORE, DO NOT OBJECT TO THE PENN VALLEY PROPOSAL AND RECOMMEND THAT THE WISHES OF ALTA SIERRA RESIDENTS BE RESPECTED. THANK YOU FOR THE OPPORTUNITY TO COMMENT.

P.O. Box 1290

Rough and Ready, CA 95975

Telephone (530) 477-0570

e-mail dbfiesta1@gmail.com

Tyler Barrington

From: MARY ANDERSON <gnmbest@yahoo.com>
Sent: Thursday, October 05, 2017 6:14 PM
To: Tyler Barrington
Subject: Alta Sierra Dollar General



Why would you put a Dollar General next to an existing store? Why would you destroy the landscape by clearing our oak trees just to put in a store that is deceiving as to the name of "Dollar General" when you can buy the same products right down the road for an actual dollar.

We do not need another store in our little community especially one that will make our traffic congestion worst.

If you really feel like you have to flood our little town with your stores put them in a place that needs one, without a store next door.

Gene and Mary Anderson

Tyler Barrington

From: Carole Donnelly <carole@c-donnelly.com>
Sent: Sunday, October 08, 2017 5:34 PM
To: Planning
Subject: Dollar General - Alta Sierra

Dear Planning Commission,

My goodness, how many Dollar General stores does a community need? One visit to their store in downtown Grass Valley was enough to let us know we would never be shopping there.

I'm a property owner in Alta Sierra and I hope you don't cheapen our community by putting a low income store at the entrance or anywhere near here. This store does nothing to improve our property values and I would hope that would be a priority of a planning commission.

Sincerely,
Carole Donnelly



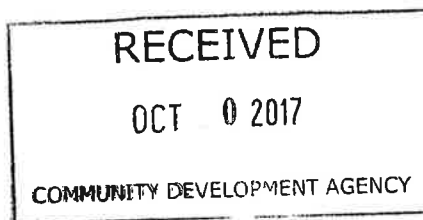
Tyler Barrington

From: Donna Russell <donnarus@suddenlink.net>
Sent: Sunday, October 08, 2017 12:55 PM
To: Tyler Barrington
Subject: Dollar store in Alta Sierra

Please, please: do not burden our community with that type of store. Do not add to traffic on that windy, steep section of Alta Sierra. Many residents are having enough trouble handling the traffic we have.

Donna Russell
14764 Stinson Drive
Grass Valley 95949

Sent from my iPhone



Tyler Barrington

To: Joyce Scott
Subject: RE: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

From: Joyce Scott [mailto:joycestudioj@sbcglobal.net]
Sent: Friday, October 13, 2017 1:42 PM
To: Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>
Subject: Re: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

Mr. Barrington ~ I cannot attend the meeting due to work. I would like to let you know that I feel that a Dollar General Store is not appropriate for our area. We need to spend and keep our local dollars with our local stores. We have plenty of stores that already provide what the DGS are selling. Thank you for reading this.

Joyce
Respond to Life with Love



Tyler Barrington

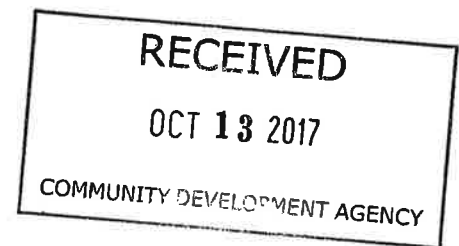
To: john murray
Subject: RE: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

From: john murray [mailto:eldorado37@hotmail.com]
Sent: Friday, October 13, 2017 11:58 AM
To: Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>
Subject: Re: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

Thanks Tyler, saw the info in the union this morning and appreciate the email, I am still putting in my "NO" for the Alta Sierra location, still don't see any reason for it.

John Murray
An Alta Sierra Resident

Have a good day and Enjoy the ride!??

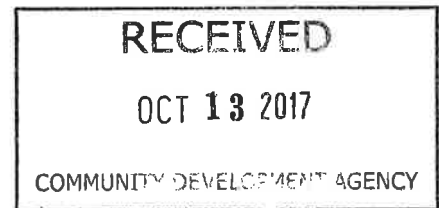


Tyler Barrington

To: Robin Karlstedt
Subject: RE: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

From: Robin Karlstedt [mailto:robinkarlstedt@yahoo.com]
Sent: Friday, October 13, 2017 11:07 AM
To: Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>
Subject: Re: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

To whom it may concern ,
I used to live on east drive and it is a residential community . I would hate to live next to a dollar general store .The lights that they leave on all night , the extra traffic turning across the road , the junk that they sell ... I see no positive reason to allow this store in this area . It is completely inappropriate . Why do we need any more of these stores ? The one in Brunswick is close enough . I vote NO strongly and urge you to not approve these stores .
Sincerely ,
Robin Karlstedt
Nevada county land owner



Tyler Barrington

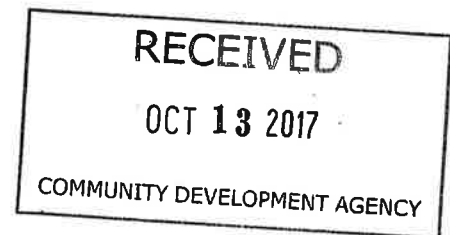
To: andrea
Subject: RE: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

From: andrea [mailto:honested@hotmail.com]
Sent: Friday, October 13, 2017 2:56 PM
To: Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>
Subject: Re: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

Dear Mr. Barrington,

At what point will the public be heard in opinion of the project in general. After attending the last EIR public review meeting there were legitimate concerns of the impact of these facilities and I hope to attend the upcoming meeting as well. But, beyond that, NOBODY I know wants to see those stores in our county. Have you determined if there is even a need for these three additional stores. The one that already exists is always empty...at least from the looks of the parking lot. I never shop there. And never will. We have several discount stores as it is. I am unfamiliar with the process in matters like this and thank you for keeping us involved and updated. I would like to know what steps we can take to stop any more of these businesses from coming into our area.

Thank you for you time,
Andrea Aanestad Bradley



Tyler Barrington

To: DHERBLADY@aol.com
Subject: RE: Public Notice for the proposed Dollar General Stores Planning Commission ...

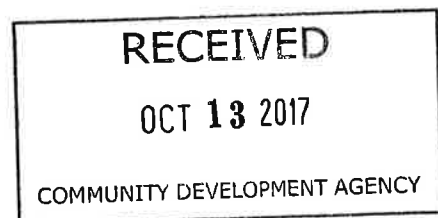
From: DHERBLADY@aol.com [mailto:DHERBLADY@aol.com]
Sent: Friday, October 13, 2017 4:15 PM
To: Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>
Subject: Re: Public Notice for the proposed Dollar General Stores Planning Commission ...

Thanks Tyler.

As usual, the meeting is in the middle of my store hours so I won't be able to be there. I'm hoping this is the last of it and they start building here in Alta Sierra immediately. I really need another retail store in this center to help bring people back here to shop. I've found that over the years people simply use Dog Bar as their run route and avoid this entrance even though there are services here that would/could benefit the whole community.

I'm holding on to a glimmer of hope but right now...it's not looking good for me holding on much longer. This process has taken way too long. Lack of customers makes it difficult to pay my bills!

De Linda
The Healing Garden
Alta Sierra



Tyler Barrington

To: Tracey Walsh
Subject: RE: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

From: Tracey Walsh [mailto:montarasunshine@hotmail.com]
Sent: Saturday, October 14, 2017 1:53 PM
To: Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>
Subject: Re: Public Notice for the proposed Dollar General Stores Planning Commission Meeting: October 26, 2017 1:30pm Board Chambers at the Eric Rood Administrative Center 950 Maidu Ave. Nevada City, CA 95959

Can this be postponed?

With all that has been going on in our community... the need for more Dollar stores seems even less important.

Our community has priorities to take of each other first.

with thanks, Tracey Walsh~



Tyler Barrington

From: Sara Brownwood <sarabrownw@yahoo.com>
Sent: Monday, October 16, 2017 7:40 AM
To: Tyler Barrington
Subject: Dollar general

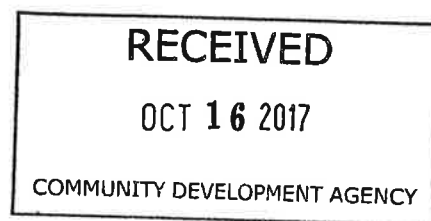
Hi Tyler,

I'm opposed to the dollar general stores being built for myriad reasons.

Please consider the impact of cheap architecture and cheap goods on the beautiful place we live and the beautiful people we share this place with.

Thanks

Sara Brownwood



Tyler Barrington

From: carol fegte <cfegte@yahoo.com>
Sent: Monday, October 16, 2017 8:35 AM
To: Tyler Barrington
Subject: Dollar Stores in Nevada County

Dear Tyler Barrington,

I am alarmed at the proposal to erect MORE Dollar Stores in our area--especially in Penn Valley, or (God forbid!) Rough and Ready. We moved to this area to AVOID Big Box stores; Big Box thinking and Big Box buying, not to mention that few things in the dollar store cost a dollar and all the things are not necessary here as a service to our communities.

There are so few areas of California that retain a country feel. Please, please, please do not allow our area to go the way of so many others (I would mention Woodland, Fair Oaks, Chico). Please keep us rural and do not approve the proposal to build Dollar Stores in our communities.

Sincerely,

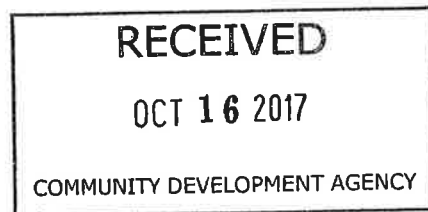
Carol Fegte
Rough and Ready



Tyler Barrington

From: kim reed-jones <canyonkim922@gmail.com>
Sent: Saturday, October 14, 2017 8:33 AM
To: Tyler Barrington
Subject: No Dollar General

Please, no more Dollar General stores in our county. I went in the Grass Valley store once, didn't purchase anything and never returned. Their products are not a good representation of our community. It is not a busy store it is probably a write off for some oil company. If Yuba County can protect themselves from Dollar General stores, we can too.



Tyler Barrington

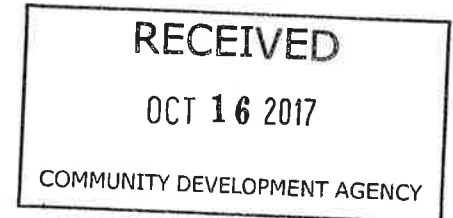
From: Adam Rowe <customlandscapesgv@gmail.com>
Sent: Monday, October 16, 2017 7:02 AM
To: Tyler Barrington
Subject: No Dollar General

Please consider the integrity and Royal Beauty of Grass Valley and Nevada City and do not allow Dollar General stores to be built. Thank you. Adam Rowe - Rough and Ready



Tyler Barrington

From: Alma Rowe <almarowe@gmail.com>
Sent: Sunday, October 15, 2017 9:52 PM
To: Tyler Barrington
Subject: Dollar General



Tyler,

Thank you for the opportunity to respond to the Draft Environmental Impact report on the three proposed Dollar General stores. I first became aware of the proposed project when driving up Rough and Ready Highway on my way to work. There was a resident with a sign that read "No Dollar General Store". She was standing on Rough and Ready highway in a residential neighborhood with her sign, and I agreed right away that a Dollar General Store wouldn't be the right choice for rural Nevada County.

I read through the Aesthetics section in the report, and I am very thankful that the report holds the aesthetics of our county in high regard. I think that having a Dollar General store in a residential neighborhood in Grass Valley would decrease the beauty that we all treasure. There isn't anything beautiful about a Dollar General store. The lighting is usually bright yellowish green, and the building style is very generic and unattractive. The residents that live in the area enjoy living in the neighborhood, because they can look at the sky and see the stars. The last thing they want to look at is a store that provides glare and light pollution. Property values could decrease, because Dollar General stores don't add any charm or value to a neighborhood.

Having a Dollar General store in Alta Sierra and/or Penn Valley is not the right choice for Nevada County either. We already have three dollar stores in Grass Valley which I think is plenty. I much rather have a farm stand or a new restaurant in Penn Valley or Alta Sierra. We need gathering places for the residents. Penn Valley has many retirees who need places to go and socialize. The last thing that retirees or families need is a store where they can purchase cheap plastic products made in China that will end up in the landfill. Dollar General stores are unsightly and unnecessary and wouldn't add value to our community.

Our county is known to be a community that enjoys theater, music, art, farming and wineries. Our community loves to shop and we have many great grocery stores, hardware stores and also all of the stores located in historic Grass Valley and Nevada City. We need to support the stores that are here and keep the aesthetics of our county in mind. I also think that if there are new stores built that they should be located in commercial areas and possibly incorporate housing. If there are new businesses or establishments allowed, I would want to see them produce and sell quality products and/or services and also provide decent and well paying jobs.

Thank you for keeping the needs of the residents and current business owners in mind when making the decision on whether to allow Dollar General stores. To sum up, I am opposed to the three Dollar General stores based on the aesthetics, and I also think it wouldn't be good for the existing stores in town. I would like to see Nevada County retain its charm and rural quality that makes living here special. Thank you for your consideration.

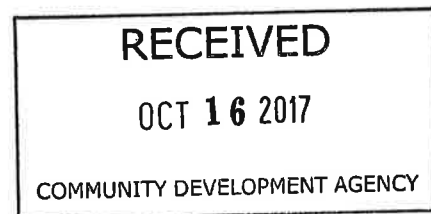
Sincerely,

Alma Rowe

Tyler Barrington

From: Lilly Brady <lillyebrady@att.net>
Sent: Monday, October 16, 2017 10:38 AM
To: Tyler Barrington
Cc: almarowe@gmail.com
Subject: Dollar General Stores

As a frequent visitor to Penn Valley, Rough and Ready, Grass Valley and Nevada City I strongly object to the building of any Dollar General Stores in this part of Nevada County.
The area has plenty of retail stores but most importantly, especially for the Penn Valley area the rural qualities must be maintained. Also cheap goods usually wind up in landfills!
Small independent stores provide the network for a vital community as well as offering visitors a unique experience.
Do not approve this project.
Lilly Brady
Bay Area Resident with
Rough & Ready family



Sent from my iPhone

Tyler Barrington

From: ryedding <ryedding@sbcglobal.net>
Sent: Monday, October 16, 2017 2:43 PM
To: Tyler Barrington
Subject: FW:
Attachments: IMG_3873.JPG; IMG_3884.JPG; IMG_3887.JPG; IMG_3899.JPG; IMG_3901.JPG; IMG_3903.JPG; IMG_4553.JPG; Untitled attachment 00098.txt; IMG_3899.JPG

Importance: High

Tyler,

Here are some photos of the stream that flows across my property, some during the storm when the water reached 8' high, one of the water running down Alta Sierra Dr. past the market and down my driveway it was approx. three inches deep. And one of the water running at its normal height. Notice the bank outside of the culvert, it's eaten away at over eight foot high.

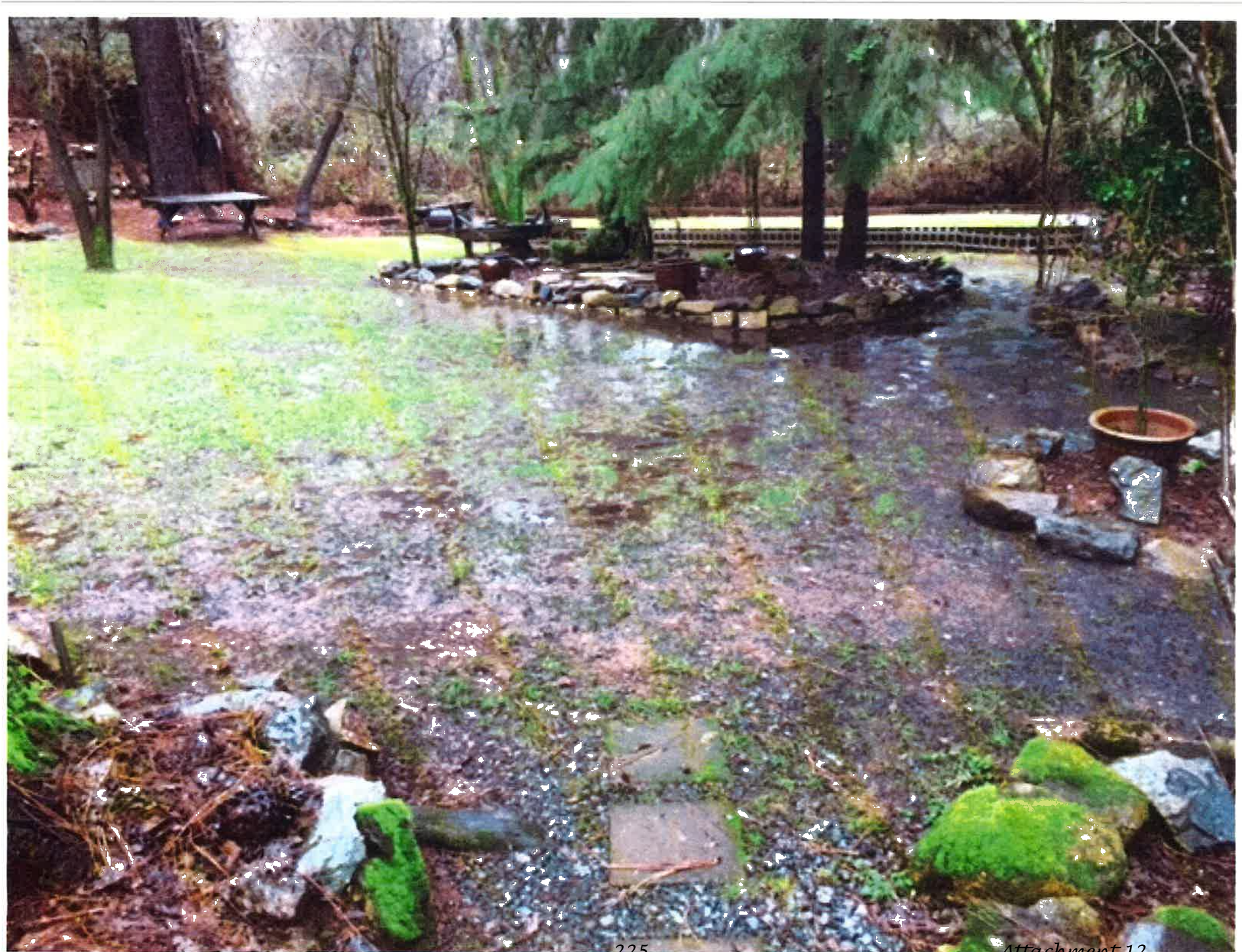
This is one of my environmental impact concerns with less water shed up the hill from my property I would get more water runoff from a paved parking lot.

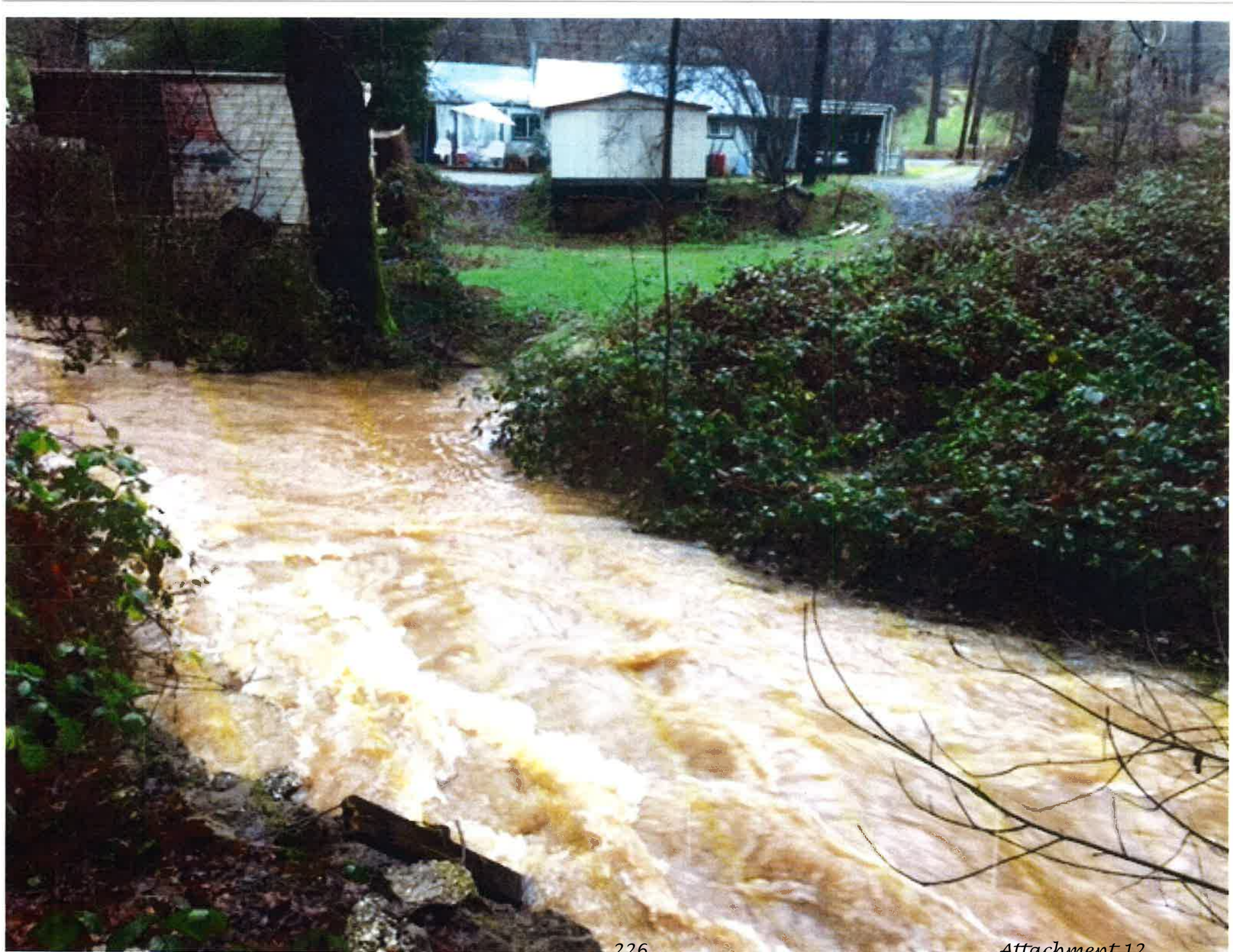
Please take this in consideration when making your decisions.

Thank you,
Ray Yedding
ryedding@sbcglobal.net

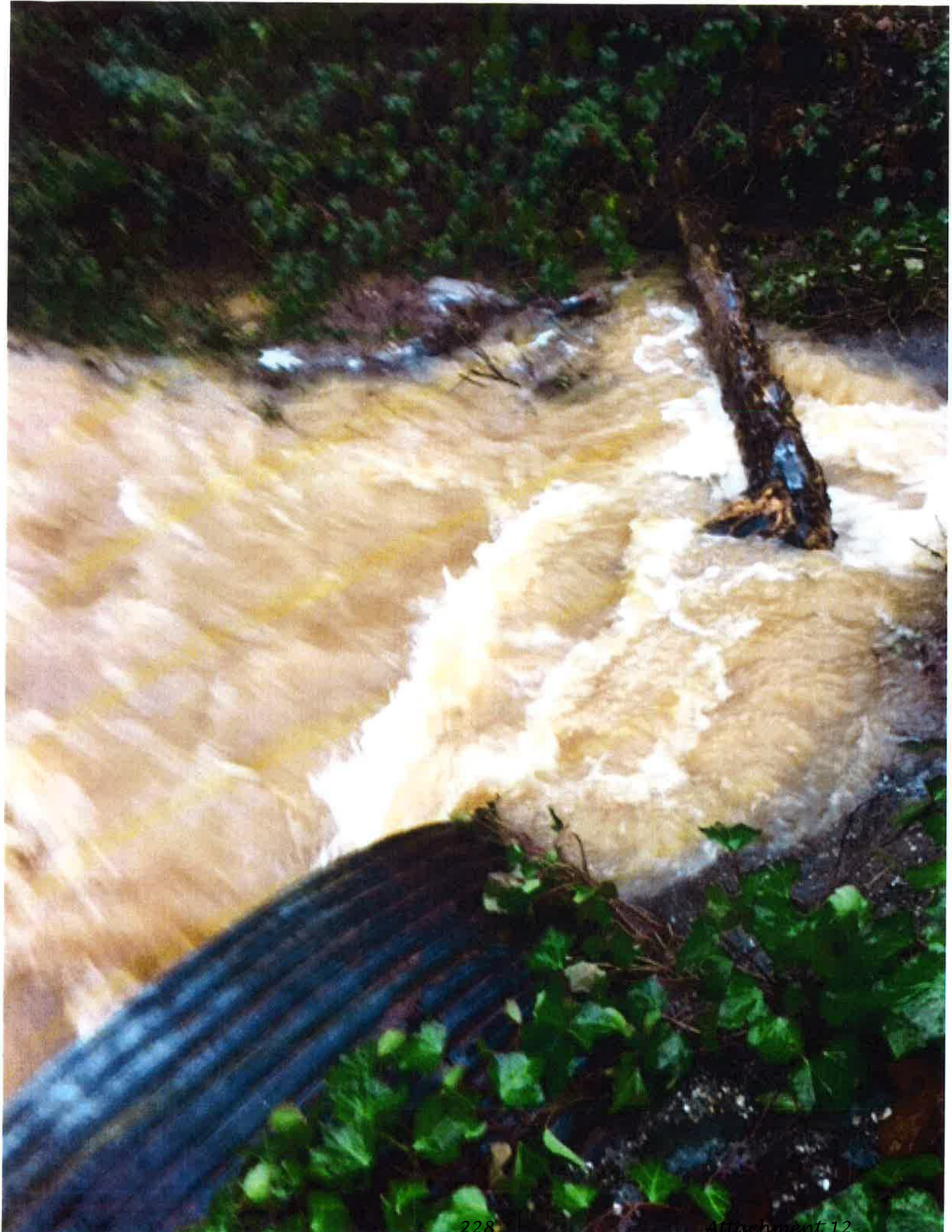




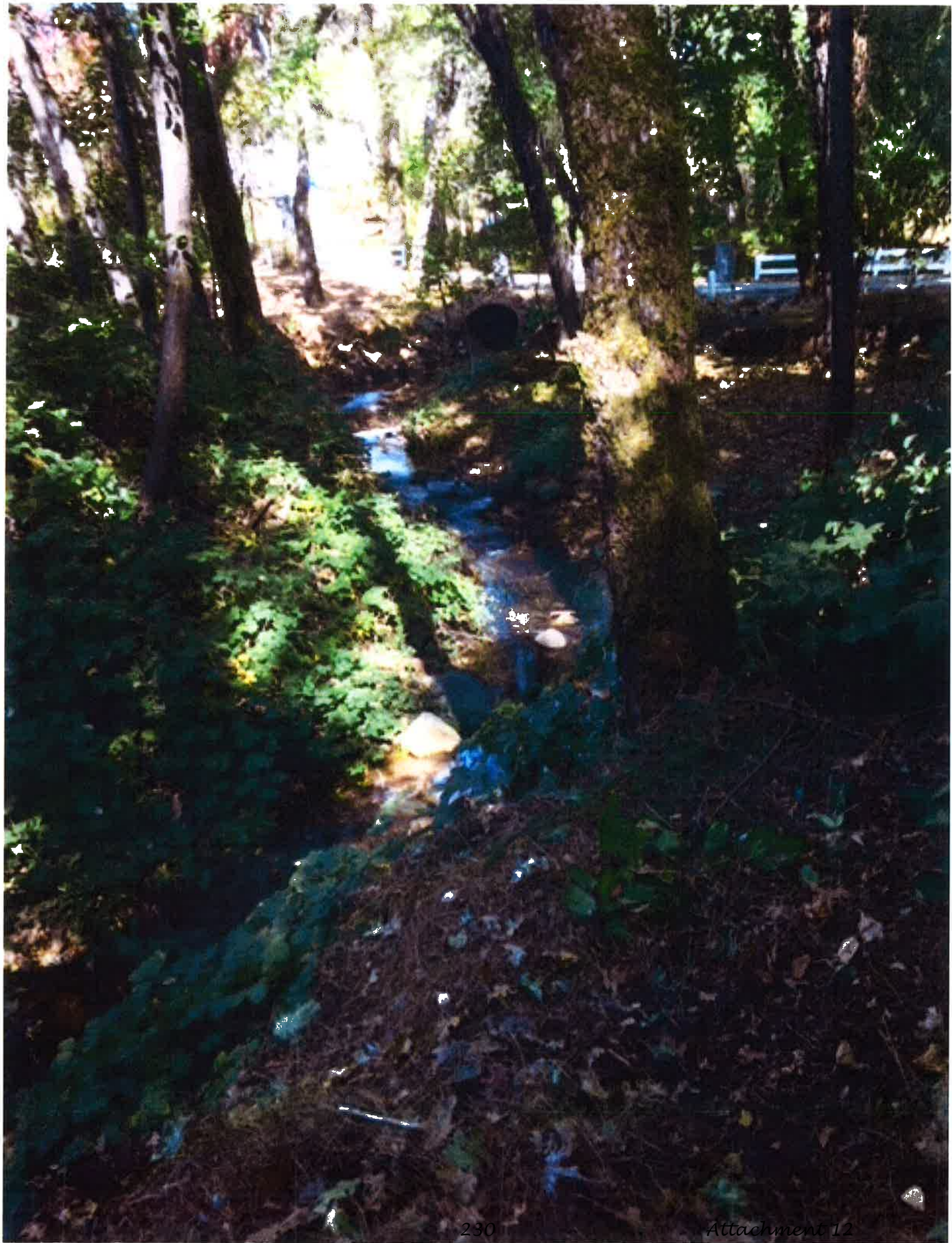








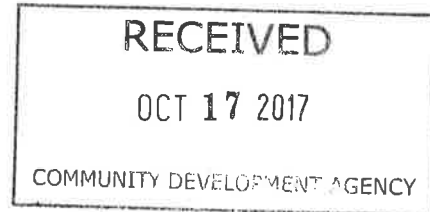






Tyler Barrington

From: Michael Freedman <mfreedman3@gmail.com>
Sent: Monday, October 16, 2017 12:51 PM
To: Tyler Barrington
Subject: Fwd: Dollar General



Mr. Barrington,

I am not in favor of this type of store in our rural areas: these stores degrade the quality of life that we are trying to sustain here.

Thanks,

Michael Freedman

From: Alma Rowe <almarowe@gmail.com>
Date: October 15, 2017 at 10:37:59 PM PDT
To: dsjrowe <dsjrowe@comcast.net>, Denyse Shaw <denysekshaw@earthlink.net>, "Greg & Jo Paden" <gitahoe@sbcglobal.net>, Heather Jacobsen <heather@wesellnevadacounty.com>, Danelle Riles <danellehadley@hotmail.com>, Sara Brownwood <sarabrownw@yahoo.com>, Jeff Brownw <jobrownw@yahoo.com>, Janet and Alan Caisse <jacaisse@comcast.net>, Nancy Burns Trice <nancyjeanburns@gmail.com>, Alan Caisse <acaisse@pacbell.net>, lilly brady <lillyebrady@att.net>, Dayna Baldwin <mommaday1991@gmail.com>, Sara Laurin <sarajeromy@hotmail.com>, Deborah Curtis <knit.pony@gmail.com>, Colleen Kelly Ericson <colleenlovingwhatis@gmail.com>, Sarah Galleo <Sarah.Galleo@co.nevada.ca.us>, "Janice & Rod Bedayn" <bedayn@gmail.com>, Adam Rowe <customlandscapesgv@gmail.com>
Subject: Dollar General

Hi!

I just wrote a quick letter to the Planning director for Nevada County regarding a project that would build three Dollar General stores in a neighborhood in Grass Valley and also in the "commercial" areas in Penn Valley and Alta Sierra. There is a 1,000 page report about this project. You don't have to read the whole report but I looked at the Aesthetics section.

If you would like to keep Nevada County rural and beautiful and not see three new Dollar General stores be built, could you send a short email to Tyler.Barrington@co.nevada.ca.us?

If you could send something to him on Monday that would be ideal but there is time leading up to the meeting. I'm not sure when the meeting is, but they are accepting comments from the public for at least a week or so. Time is of essence though! Please send a quick email and let him know you oppose having three Dollar General stores. You can state that you oppose the building of the three stores for aesthetics or any reason that you come up with.

I'm not sure if this link works but you can check out the website and navigate to "Planning" and then Current Projects to find "Dollar General". <https://www.mynevadacounty.com/522/Dollar-General>

Thank you!

Alma