NEVADA COUNTY PLANNING COMMISSION
STAFF REPORT

HEARING DATE: October 26, 2017

FILE NOs: DP14-001, MGT14-010 and EIR15-001 (formerly EIS14-005)

APPLICANT: SimonCRE, CJS Development II, LLC **OWNER:** Serge Bartlome

---

PROJECT: A Development Permit application proposing a 9,100-square-foot Dollar General Retail Store (DP14-001), and an Oak Management Plan (MGT14-010) addressing potential disturbance to a 1.40-acre Landmark oak grove and 4 individual Landmark oaks. The project site consists of 3 parcels in a southnsouth orientation. The ±1-acre project site for the building is located in between Alta Sierra Drive to the west and Little Valley Road to the east near the entrance to the Alta Sierra Subdivision, in an unincorporated area of the County.

LOCATION: 10166, 10120 Alta Sierra Drive, and 15675 Johnson Place, Grass Valley, CA 95949, approximately 550 feet east of State Highway 49.

ASSESSOR PARCEL NO.: 25-430-08, -10 & -12

PROJECT PLANNER: Tyler Barrington, Principal Planner

General Plan:	Neighborhood Commercial (NC)	**Water:**	NID
Region/Center:	Alta Sierra Rural Center	**Sewage:**	Septic
Zoning:	Neighborhood Commercial (C1)	**Fire:**	Consolidated
Flood Map:	FEMA Panel #0650 Zone X	**Schools:**	Pleasant Ridge/NUHS
ZDM No.:	43	**Recreation:**	Bear River
Parcel Size:	±1- acre	**Sup. Dist.:**	II
Date Filed:	July 17, 2014	**Receipt No.:**	61000024254
Prev. File Nos.:	PA 14-003		

ATTACHMENTS:

1. Recommended 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 and Statement of Overriding Consideration
5. Oak Management Plan
6. Architectural Drawings (Full Size Copies for PC)
7. Color Elevation
8. Civil Drawings (Full Size Copies for PC)

9. Landscape Plan (Full Size Copy for PC)
10. Public Comments Not Included with EIR (Same attachment as provided with Penn Valley and Rough and Ready Highway Staff Reports).

RECOMMENDATION: Staff recommends the Planning Commission make the following actions:

1. 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 and adopting the Statement of Overriding Considerations (*Attachment 4*).
2. Project Actions: Approve the Oak Management Plan (MGT14-010)
   Approve the Development Permit (DP14-001)

BACKGROUND:

In July of 2014, Simon CRE on behalf of Dollar General, proposed a 9,100 square foot retail store with associated improvements including 34-parking spaces, landscaping, signage, lighting drainage improvements, an offsite septic system and retaining walls. This project at 9,100 square feet was originally processed as a Zoning Administrator (ZA) project and therefore was considered by the Nevada County ZA on March 11, 2015. On March 11, 2015, the Zoning Administrator continued the consideration of the project to April 8, 2015, requesting that the developer remove the originally proposed secondary commercial access onto Little Valley Road, with the intention of reducing the amount of grading required and to lessen potential compatibility concerns with the neighboring residentially zoned properties which are located east of the project site across from Little Valley Road.

The April 8, 2015 ZA meeting was cancelled due to a limited amount of time for the applicant to respond to the ZA's request and staff's inability to prepare the appropriate revisions to the then proposed Mitigated Negative Declaration (MND) in time to appropriately circulate the document before returning to the ZA. Following a revision to the project and the project specific MND, the project was again brought before the ZA on July 1, 2015. On July 1, 2015, the Nevada County ZA after reviewing and considering the staff recommended action for approval and taking public testimony, the ZA elected to elevate the consideration of this project to the Planning Commission consistent with the provisions of Nevada County Land Use and Development Code (LUDC) Section L-II 5.5.E.4. In taking this action the ZA did not find that the project was either consistent or inconsistent with the General Plan or the Zoning Code requirements. Additionally, the ZA did not find that the proposed environmental document (EIS14-005) was or was not adequate for this project.

Following this action by the Nevada County Zoning Administrator, the County and the applicant agreed to pursue an Environmental Impact Report (EIR) for all three of the Dollar General Stores

as a way to ensure all potential cumulative impacts could be considered under one environmental document.

EXISTING AND SURROUNDING LAND USES:

The project site is located approximately 550 feet east of State Highway 49 in a commercial use area of unincorporated western Nevada County, approximately 8.5 miles southeast of Nevada City and approximately 4 miles south of nearest Grass Valley city limit line. The subject site that will support the retail store is a 1-acre parcel between Alta Sierra Drive and Little Valley Road, and is Lot 9 of Indian Mountain Estates, Unit 2 subdivision. The applicant proposes access off Alta Sierra Drive as originally provided in the subdivision map for Indian Mountain Estates. The project site is generally sloped downward from north to south and the property is currently undeveloped and undisturbed. The General Plan land use designation for the site is Neighborhood Commercial (NC) and the zoning district is also Neighborhood Commercial (C1).

The site itself is surrounded by asphalt or pavement on all four sides, with existing commercial development to the north and south of the site. Immediately to the west of the site is Alta Sierra Drive which is a paved major collector road that is approximately 24-feet in width with a 2012 daily volume of approximately 5,200 vehicles. Across from Alta Sierra Drive are two undeveloped parcels totaling approximately 1.5-acres that are also zoned for C1 uses. Other uses to the west include primarily commercial development, with a personal storage facility, a real estate office, and the Oak View Center; a commercial development. Immediately to the east is Little Valley Road which is a paved local road approximately 20-feet in width with traffic volumes around 600 vehicles daily. Across from Little Valley Road is a developed residential parcel zoned Residential Agricultural- 1.5-acre density limitation (RA 1.5) where the dwelling is approximately 110-feet from the eastern property line of Parcel 1 of the proposed project. The next closest residential dwelling is approximately 180-feet from the northeastern property boundary and approximately 400-feet from the proposed commercial building. Rural residential uses dominate the landscape east of Little Valley Road which backup to the Alta Sierra Residential subdivision. Little Valley Road acts as the dividing line between commercially (C1) zoned lands to the west, northwest and southwest and rural residential and single family residential uses/zoning to the east, northeast and southeast.

To the south of the project site is the Alta Sierra Market, which is over 9,000 square feet in size with approximately 41-parking spaces on a 1-acre parcel that is zoned C1. To the north of the project site is another commercially developed 1-acre property that is also zoned C1. This property is developed with three commercial buildings making up approximately 10,000 square feet of commercial space with associated parking, landscaping, lighting and signage. Farther north/northwest along Alta Sierra Drive, are other commercially developed properties consisting of a variety of uses, including but not limited to a gas station, bike shop, pizza parlor, and a specialty wine shop. Surrounding parcel sizes range from 1 to 2 acres in size, however some larger parcels exist primarily to the south farther away from the project site. Figure 1 below shows the project vicinity and zoning designations within the area of the proposed project and Figure 2 provides an aerial view of the built environment within the vicinity of the project site.

Figure 1. Project Vicinity and Surrounding Zoning

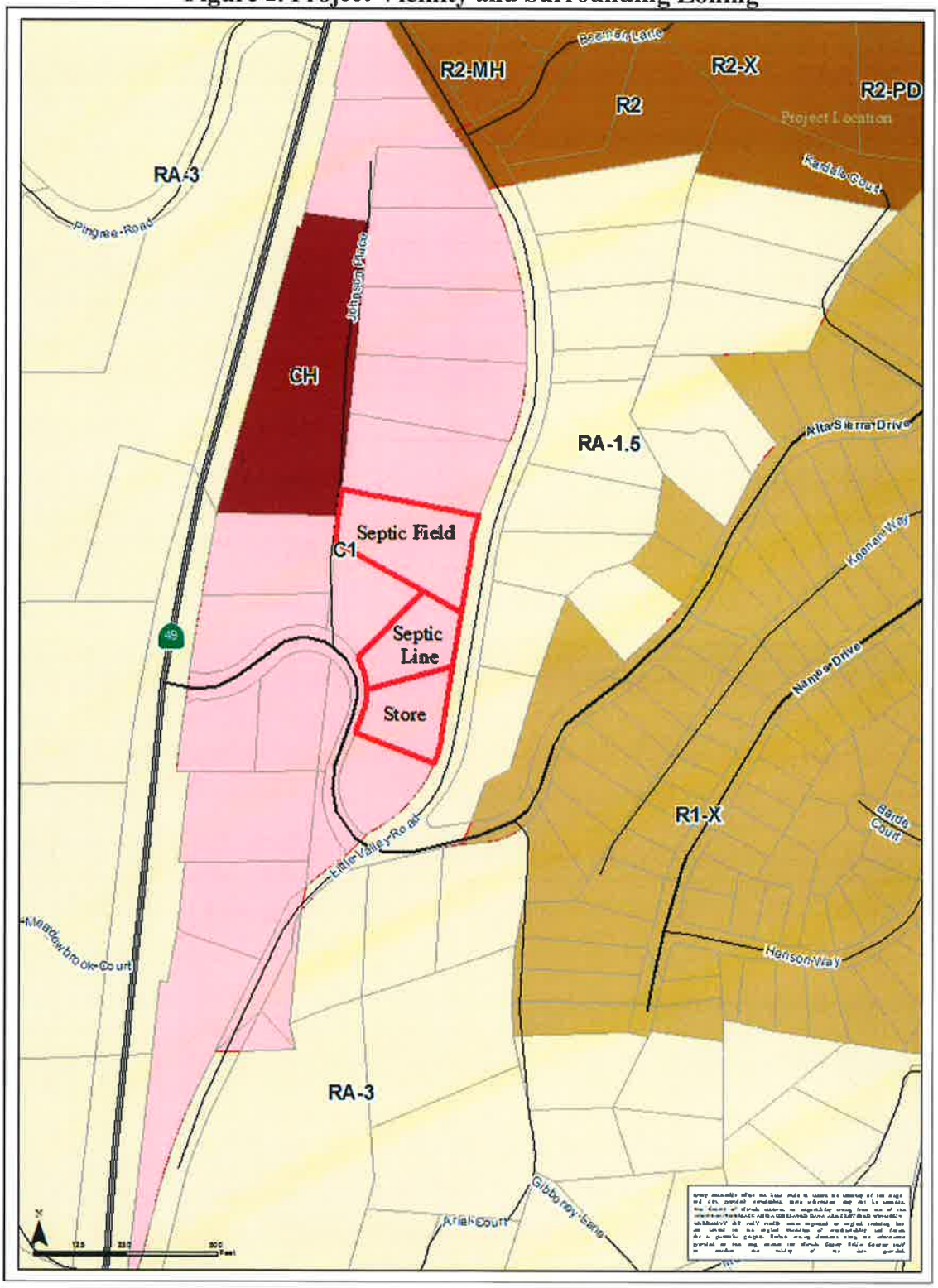
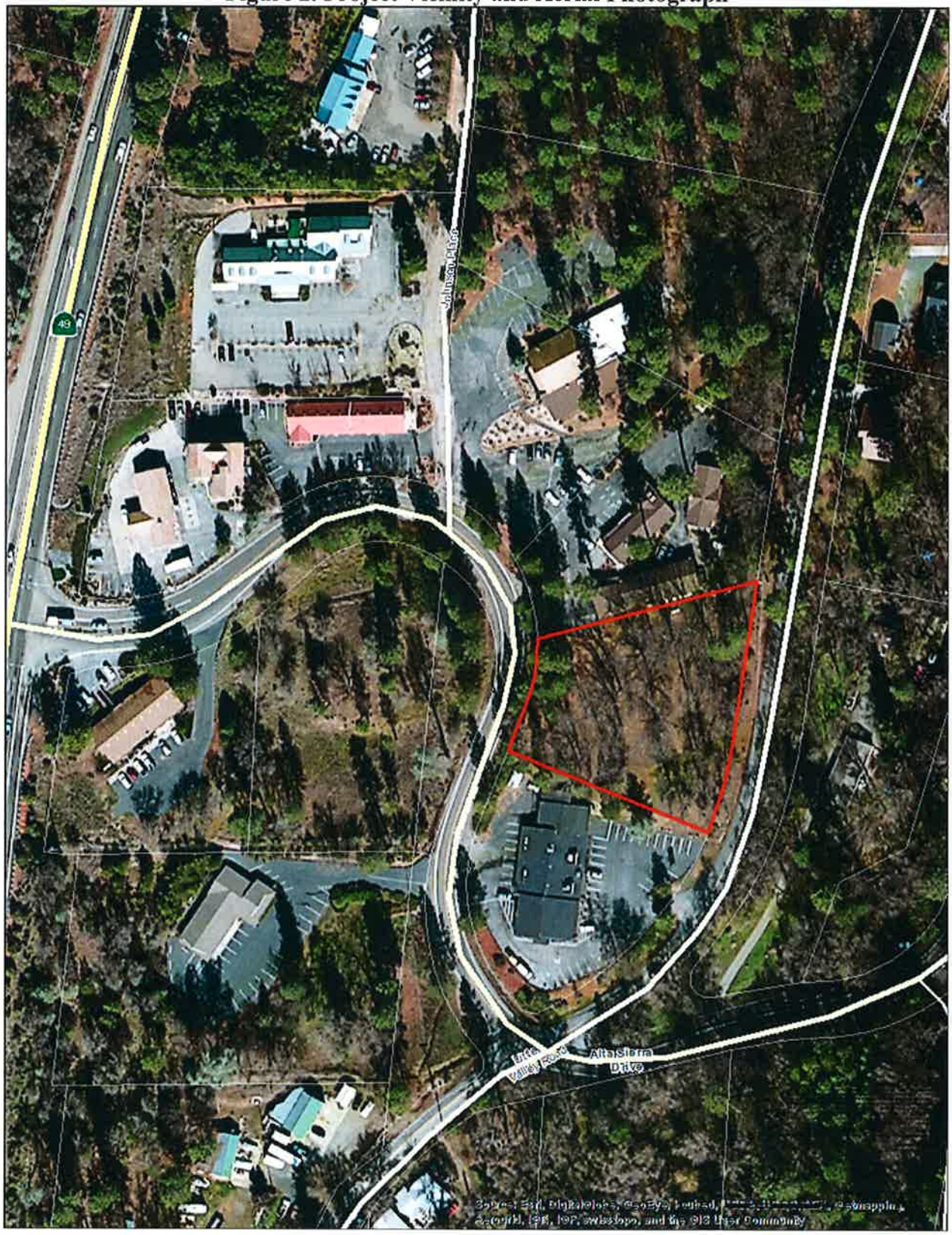


Figure 2. Project Vicinity and Aerial Photograph



PROJECT DESCRIPTION:

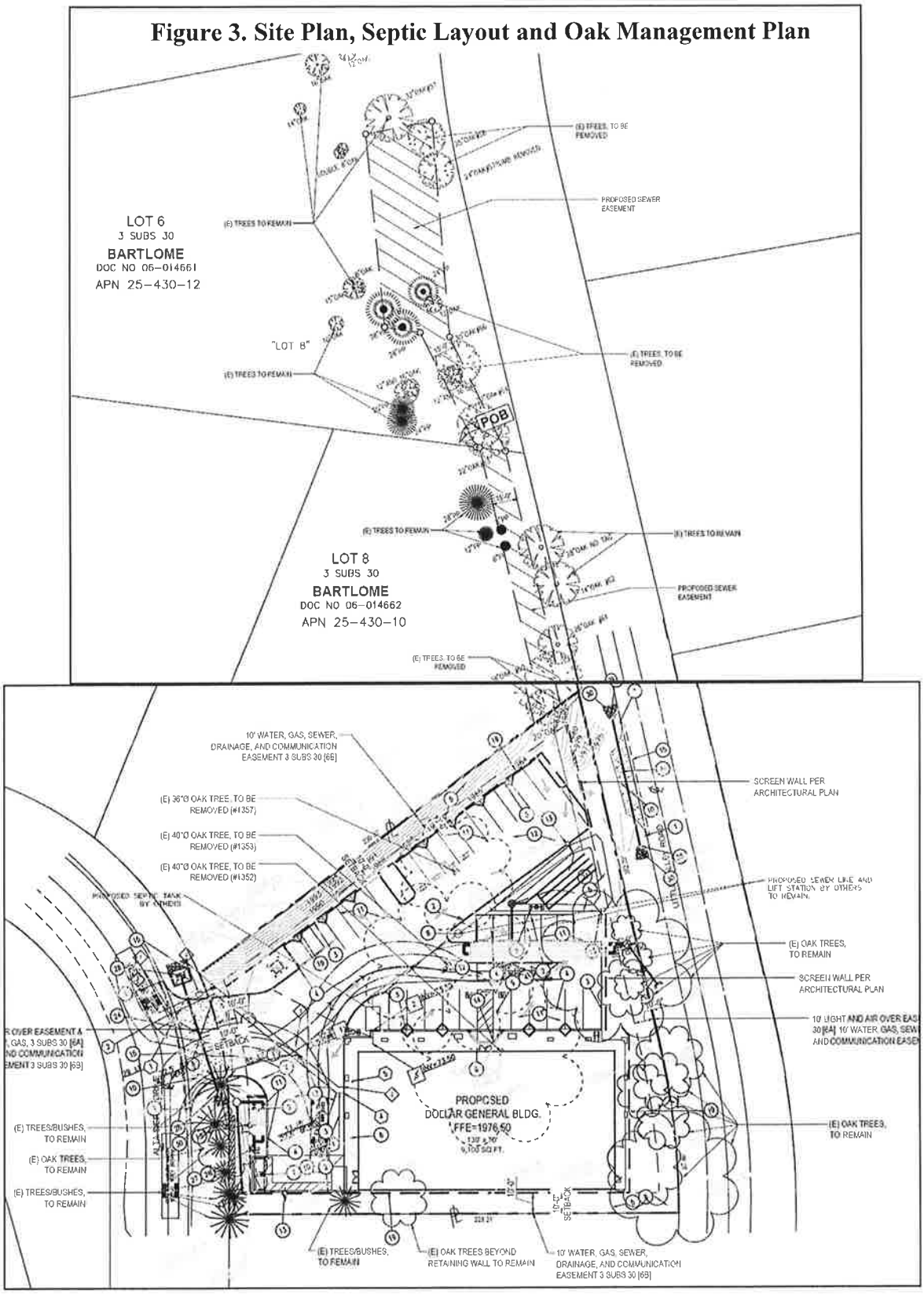
The proposed project is a Development Permit application proposing a 9,100-square-foot general Dollar General Retail store (DP14-001) including a 34-space parking lot with associated landscaping, signage and lighting. The project applicant is requesting a parking reduction, as allowed for by Nevada County Land Use and Development Code Sec. L-II 4.2.9.K.12, from 46-required spaces to 34-spaces by providing a Parking Study prepared by a Registered Professional Engineer authorized to practice as a Traffic Engineer (Kunzman Associates, Inc.) that substantiates that the required number of stalls needed for the proposed use are less than those required. Landscaped areas would comprise 17 percent of this site in addition to the 15 percent open space with impervious surfaces accounting for the remaining 68 percent. The project includes the consideration of a Biological Management Plan (MGT14-010) to mitigate potential impacts associated with the disturbance to the onsite landmark oak grove and 4 individual landmark oaks. The property in question is located between Alta Sierra Drive to the west and Little Valley Road to the east near the entrance to the Alta Sierra Subdivision, in an unincorporated area of the County approximately 4 miles from the southern Grass Valley City Limit boundary. The project site consists of 3 parcels in a south to north orientation; APN 25-430-08 is slightly under 1-acre in size and will support the retail store, onsite parking with access to the store from Alta Sierra Drive (parcel 1), and APN 25-430-10 and 25-430-12 (parcels 2 and 3 respectively) will support the proposed off-site septic system. Specifically, Parcel 2 will contain the 2-inch pipe line to the proposed leach field which will be located on Parcel 3 (See Figure 3).

Parcel 1 is undeveloped while Parcels 2 and 3 are currently developed with commercial uses. Parcel 1 has been identified by the project's biologist as a landmark oak grove and hosts 3 landmark oak trees that will be removed. The portions of Parcels 2 and 3 that will be disturbed by this project are also shown as areas of landmark oak grove and Parcel 3 contains 1 Landmark oak tree that will be directly impacted by the project's leach field, since moisture levels of the soils will increase during the dry season. Overall the project will require the removal and/or disturbance to a 1.40-acre landmark oak grove (oak habitat with a canopy closure of 33% or greater) and loss of 4 landmark oak trees (oak trees that are 36" or greater in diameter measured at breast height). A total of 85 oak trees across all three parcels with 63 trees will be removed on Parcel 1 to allow for the building and parking lot improvements, 3 of those trees are considered landmark oak trees (See Figure 3). The dominate species is Black Oak, which is in abundance in Nevada County. The fourth landmark oak tree is located near the offsite septic system (Parcel 3) and will be indirectly impacted by the project. A total of 17 existing trees, 10-oaks and 7 pines will be retained and incorporated into the project's landscape plan.

No water features are present on the project site, with the nearest water feature, Rattlesnake Creek, approximately 170 feet to the east. Access to the project site is proposed from Alta Sierra Drive per the original easement provided with the Indian Mountain Estates Unit 1 subdivision, as well as the Alta Sierra subdivision.

The site has access to piped treated Nevada Irrigation District (NID) water, and would be served by an off-site septic system utilizing approximately 6,275-feet of area of Parcel 3. An on-site driveway would bisect Parcel 1 and have ingress and egress onto Alta Sierra Drive. The only

Figure 3. Site Plan, Septic Layout and Oak Management Plan



proposed building associated with this project is the 9,100 square foot retail store which will be located on Parcel 1 as shown on the site plan (See Figure 3). The project proposes 34 parking spaces which include 23 standard stalls, 9 compact stalls and 2 handicap stalls. The site plan identifies two parking areas for customers, both located to the north of the proposed building. No outdoor uses, with the exception of the loading dock and trash enclosure are proposed with this application, which are located along the western side of the building. Once built the project will support up to 8 employees at any given time, and will be open from 8 a.m. to 9 p.m. 7 days a week. A 10-foot strip of landscaping is proposed along the perimeter of the parcel as well as interior parking lot landscaping. Two fifteen-foot-tall pole lights are proposed on the site with dual fixture parking lot lights that are downward facing and fully shielded as well as down facing exterior lights on the building itself of varied luminance.

The proposed Dollar General Retail Store will include a variety of architectural features to break up the massing of the 9,100 square foot building. Elevations for the project illustrate parapets on the front and rear of the building and awnings along the front, and portions of both sides of the building, colored fiber cement lap siding is proposed for the parapets and stucco is represented on all sides of the building. The roof and awnings are proposed to be dressed up with exterior cultured stone veneer at the base of the awning's 8'x8' wood support beams. The project will utilize several complementary earth tones on the exterior including the following Sherwin William's colors: "Kilim beige, Warm Stone, Pure White, Enduring Bronze, Van Dyke Brown and Universal Khaki" (See Figure 4/*Attachment 7*). To level the site out to meet accessibility and construction requirements, the applicant is proposing approximately 5,988 cubic yards of earthwork with 1,212 cubic yards being utilized as fill material and the remaining 4,776 cubic yards being exported off the site. Since the grading activity will not allow for a balance on-site, the applicant has indicated that the excess soils will be transferred to 11727 La Barr Meadows Drive, in Grass Valley (Hanson Brothers Inc.) which is a permitted location for the storage of soils/materials. The applicant is proposing a temporary access from Little Valley Road during grading and construction for soil export activities.

The project will require the construction of several long continuous retaining walls, including an approximately 8-foot tall retaining wall along the northern portion of the parking lot that will wrap around the eastern edge of the parking area where it will be tapered down to the finish grade elevation. A small section of the southwestern property line will require the construction of a retaining wall that will start out at approximately 3-feet tall on the southern side of the access point onto Alta Sierra Drive and will gain height to approximately 8-feet tall where it will take a 90-degree turn heading east along the entire southern property line and vary in height from approximately 7.8 to a maximum of 12-feet at the southeast corner of the site. This wall will then take another 90-degree turn to the north and run alongside of the entire eastern side of the building to the start of the parking area where it will be approximately 6-feet tall. As portions of these walls are within the setback, LUDC Sec. L-II 4.2.6.D allows for the approval of the height increase in the setbacks as a part of the discretionary land use permit process. The project also proposes two 6-foot tall concrete block screening walls along the eastern extent of both fingers of the parking area.

Figure 4. Architectural Rendering

STAFF COMMENT:

Traffic and Circulation: As discussed above the project proposes to take access directly from Alta Sierra for commercial activities and to utilize both Alta Sierra Drive and Little Valley Road for soil hauling activities during construction. The traffic study for the project concludes that Alta Sierra Drive is sufficient in terms of operational capacity and safety as well as meeting site distance requirements, without the secondary access onto Little Valley Road. The traffic study also provides a truck turning template which shows that a typical delivery truck as well as fire truck will be able to maneuver within the parking area. This truck turning template utilized a standard Surface Transportation Assistance Act (STAA) 73-foot truck to demonstrate that the site would be suitable for larger trucks should Alta Sierra Drive ever be designated an STAA route. At this time, it is not an STAA route and therefore the project is mitigated to prohibit STAA trucks (MM AS-15.1.2b). California Legal Trucks (65-feet) which the applicant has indicated that will be used for this project are allowed on Alta Sierra Drive with a permit from the Department of Public Works.

The project is requesting a reduction in the required number of parking spaces from 46-required to 34-total. The reduction in parking is allowed by LUDC Sec. L-II 4.2.9.K.12 when a Professional Traffic Engineer licensed to practice as a Traffic Engineer prepares a Parking Study that substantiates that the use would require less spaces than the code. Staff from DPW and Planning have reviewed this study and found that it meets the requirements of this Section of the LUDC and therefore should the Planning Commission approve this project, it will also be approving the reduction in parking spaces.

Staff from the DPW has reviewed the traffic analysis and performed a site visit to ground truth the conclusions of the traffic report. As a result of this site visit and review, DPW staff has required two mitigation measures (MM AS-15.1.2a and MM AS-15.1.2c) which require the developer to perform brush clearing in the County Right-of-Way and to increase the taper of the proposed driveway to the north to assist in truck turning movements. These minor improvements are anticipated to increase safety and functionality of the proposed project. Additionally, the project's traffic study and the DPW has concluded that based on the number of trips attributed to the project, that a left hand turn pocket on southbound Alta Sierra Drive was not warranted. The applicant is required to pay a Traffic Mitigation Fee, which could eventually be utilized to pay for safety improvements should reported accident rates go up in the area that are directly correlated to this project. The project EIR also identified an additional mitigation to ensure that construction at the Alta Sierra project site would not have substantial effects on pedestrian, bicycle, or transit circulation in the area. This mitigation (MM AS-15-1.5) requires a Construction Traffic Control Plan to be submitted to DPW for review and approval. The project EIR also includes a mitigation measure (MM AS-12.1.1) intended to reduce land use impacts but is also related to traffic impacts which provides a 21-day period for the construction access on Little Valley Road to be utilized, requires that its use only occurs during off-peak traffic hours (9 a.m. to 4 p.m.), and requires the temporary access to be permanently closed off following soil exportation activities. The project will also be required to pay traffic mitigation fees in accordance with the latest fee Resolution of the Board of Supervisors. Ultimately, the Department of Public Works with the incorporation of these mitigation measures and payment off the traffic mitigation fee has determined that Alta Sierra Drive and the proposed project's commercial driveway are adequate to serve the project based on the project's traffic report as revised, reported accident history in this area, the incorporation of project specific mitigation measures (including the payment of traffic impact fees), and their site visit.

In addition to the aforementioned traffic specific mitigation measures discussed above, the California Department of Transportation (Caltrans) has provide comments requesting that the applicant perform improvements to the signal light at Alta Sierra Drive and State Highway 49. These improvements include installing a right-turn overlap at Highway 49 and Alta Sierra Drive. This includes replacing once existing three-section signal head with a five-section signal head on a new Type 1B pole on the northeast quadrant of the intersection and tying all connections in the signal controller box (Condition G.2). The purpose of these improvements are to improve and maintain safety at this intersection. For more detail please refer to Letter A and the response to Letter A in the Final EIR Volume 1. The applicant has reviewed the comments from Caltrans and has agreed to make these improvements. In addition to improving the signal at State Highway 49 and Alta Sierra Drive the applicant will also be required to pay their fair share contribution

towards future improvements to State Highway 49 (Condition G.1) and obtain encroachment permits for any work within the Caltrans Right-of-Way (Condition G.3).

Oak Management Plan: The project site including the two northern parcels where the septic system will reside is considered a landmark oak grove (oak woodlands with a canopy closure greater than 33%) and contains 4 landmark oak trees (oaks that are 36" or greater in diameter measured at breast height) as defined by the Nevada County Land Use and Development Code (LUDC) Section L-II 4.3.15. Landmark oak trees and groves are considered to be sensitive environmental resources that are encouraged to be protected to provide suitable habitat for native wildlife. The project's biologist has determined that the project will result in impacts to approximately 1.40-acres of the landmark oak grove (1-acre for the building and 0.40-acres for the septic line and leach field), the direct loss of 3 landmark oak trees and potential indirect impact to one landmark oak as a result of the use of the proposed leach field. Subsequently, the Nevada County Zoning Regulations allow for such disturbance to occur if a Management Plan is prepared and approved for the disturbance.

A Management Plan must be prepared by a qualified biologist and is required to describe why avoidance is not an option and outline specific mitigation measures to lessen the impact of a given project on either oak groves or individual trees. Since this is such a small site, avoidance is unachievable with this project as proposed by the applicant and any commercial development would necessitate some oak removal. Therefore, the project Management Plan (MGT14-010) outlines several mitigation measures to assist in protecting trees to remain as well as compensate for the loss of habitat (*Attachment 5*). These mitigations are included in the project specific EIR and remain essentially the same as those considered as a part past Zoning Administrator meetings. The proposed Management Plan includes a detailed oak habitat restoration project based on a proposal prepared by the Bear Yuba Land Trust (BYLT) with consultation with the project biologist in 2015 which will assist in mitigating the impacts of this project. Under the Management Plan, the developer is required to fully fund a portion of the Restoration Project, including a payment of $42,900, which will go towards project management, tools/equipment, fuels reduction, invasive species removal, black oak seedling development, an irrigation system and the planting of approximately 220-250 black oaks with a goal of a 60% success rate and 5-years of monitoring. The entire project plan is incorporated into Mitigation Measures AS-6.1.3e and staff finds that this mitigation is adequate for the anticipated project impacts to the oak grove habitat and individual oak trees.

The protection of oaks is an essential goal of both the County's General Plan and Zoning Regulations as they provide a distinct sense of place and add significant aesthetic and habitat value to our region. The proposed store location is one of the few properties in the immediate vicinity of the project that is still undeveloped and undisturbed, but the overall habitat value of this site is limited due to the built up character of this area. The site itself is surrounded by asphalt or pavement on all four sides, with existing commercial development to the north and south of the site. Immediately to the west of the site is Alta Sierra Drive which is a paved major collector road that is approximately 24-feet in width, with daily traffic volumes that exceed 5,000 vehicles. Across from Alta Sierra Drive are two undeveloped parcels totaling approximately 1.5-acres that contains similar habitat as the project site although the tree stand is not as dense as

those that exist on the project site. Immediately to the east is Little Valley Road which is a paved local road approximately 20-feet wide with daily traffic volumes of around 600-vehicles. Across from Little Valley Road are developed residential parcels where the nearest dwelling is approximately 110-feet from the eastern property line of Parcel 1 of the proposed project. The next closest residential dwelling is approximately 180-feet from the northeastern property boundary and approximately 400-feet from the proposed commercial building. Areas to the east appear to contain similar habitats as the project parcels with the exception of the areas that were cleared for the existing homes, garages, driveways, accessory buildings and lawns and/or pastures. Rattlesnake Creek and its riparian corridor are located near the backside of these properties (due east) approximately 170-feet from the project's eastern property boundary at its closest point.

To the south of the project site is the Alta Sierra Market, which is over 9,000 square feet in size with approximately 41-parking spaces on a 1-acre parcel that has been almost complete covered with impervious surfaces. To the north of the project site is another commercially developed 1-acre property that has been denuded of existing native vegetation prior to the County's current Resource Protection Standards. This property is developed with three commercial buildings making up approximately 10,000 square feet of commercial space with associated parking, landscaping, lighting and signage. Farther north beyond these existing commercially developed parcels appear to be some undeveloped properties with existing pines and oaks, similar to the project sites. Surrounding parcel sizes range from 1 to 2 acres in size, however some larger parcels exist primarily to the south farther away from the project site. This general area provides limited pristine habitat value due to its extensive built environment including commercially and residentially developed parcels, roads and associated improvements. With that being said, there are a significant number of existing large trees (oaks, pines, cedars, etc.) that have been retained and incorporated into this built environment.

The proposed project is considered to be an infill project in an area that is already impacted by existing and past human activity, including commercial and residential development. The site has been designated for commercial use since the 1980's and the use proposed, a retail store, is an allowable use subject to the approval of a discretionary development permit, for which the project is seeking. The project proposes to retain ten (10) existing black oaks, primarily on the eastern side of the project site and plant an additional nine (9) black oaks to reduce potential aesthetic impacts of the project. In addition to the Black Oak Restoration Project mitigation, other mitigation measures have been incorporated into the project to ensure trees to be retained are protected and overall habitat values are maintained. The County Zoning Code allows for disturbance of sensitive oak trees and groves, when a Management Plan is prepared consistent with the provisions of the County's LUDC (LUDC Sec. L-II 4.3.3 and 4.3.15). Staff has reviewed the Management Plan and has determined that it complies with the County Code requirements and subsequently incorporated the proposed mitigation measures into the proposed EIR for the project.

Grading: Project construction activities associated with building/building pad, the proposed parking lot, the surface and subsurface infrastructure, and the storm drainage system requires the use of cuts and fills as well as several retaining walls. As a result of the revision to the project to

remove the Little Valley Road access, the amount of soils needed to be exported are reduced by approximately 3,000 cubic yards (4,766 cubic yards vs. 7,728 cubic yards exported) as a result of the Zoning Administrator requiring the removal of the second access originally proposed onto Little Valley Road. This resulted in an anticipated reduction of approximately 30 truck trips from what was previously proposed. All exported soils will be hauled to 11727 La Barr Meadows Drive in Grass Valley (Hansen Brothers, Inc). For the soil exportation activities, the applicant is proposing to create a temporary access from Little Valley Road. To lessen the impact of this activity on surrounding residences, specific mitigation has been incorporated into the project specific environmental document that restricts this activity to a period of 21-days, requires that the temporary Little Valley Road access be permanently closed off, and that soil haul off activities only occur during off-peak traffic hours Monday through Friday. Standard grading permit best management practices, including erosion control measures and revegetation are also applicable to the project to ensure project grading activities, including disturbed areas for the placement of the septic system are replanted and 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 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.

Drainage: The proposed project intends to grade the site to achieve acceptable slopes for the parking area and building. The project will also disturb two offsite properties for the installation of the project's septic system. As discussed above, 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 site of the proposed store (Parcel 1) will result in 68% of the site being impervious surface for the building, parking areas and associated improvements (note: the C1 zoning district allows for up to 85% of impervious surfacing). Since this project will create new impervious surfacing, the applicant has submitted a Drainage Report, prepared by a registered professional engineer (TTG Engineers). This drainage report reviews the pre- and post-project stormwater drainage for a 10 year and a 100 year storm event, as required by the County Code.

Consistent with General Plan Policy 3.19A, the project is designed to reduce increases in stormwater by providing onsite retention/detention facilities that are designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event. Further Policy 11.6A requires new development to minimize the discharge of pollutants. The project will utilize two open space areas designed as bio-retention facilities (*Attachment 8*) which filter onsite stormwater before entering into two engineered underground retention/detention facilities through a birdcage style area drain. The pre- verse post-project runoff volume will be detained and bleed off along its historic path in road side swales on Alta Sierra Drive and Little Valley Road. The County Department of Public Works has reviewed the preliminary drainage report and has found that the report and the site drainage design are consistent with the County Standards and Regulations. To ensure the developer follows through with the preliminary drainage report and the design of the drainage facilities as well as obtains the appropriate permits

from the State Water Quality Control Board, Mitigation Measures MM AS-11.1.1a-MM AS-11.1.c, are incorporated into the project.

Land Use: The proposed project is on the southeastern side of a 24-property cluster of Neighborhood Commercial Zoning (1 property is zoned Commercial Highway), over half of which have been previously developed with commercial uses. The project site is one of the few remaining undeveloped properties in its surrounding area in what is considered the Alta Sierra Rural Center. In total this cluster equals almost 35-acres of commercial zoning, with a variety of developed businesses including but not limited to a gas station, real estate office, a personal mini-storage facility, the Oak View Center (a commercial development), a market, a restaurant, a bike shop, a pizza parlor, a natural health and gift store, a hairstylist, a chiropractor, a pet groomer and a specialty wine shop. As discussed above, the site is an infill project, surrounded by similar size properties to the north and south with similar sized commercial developments. Immediately to the east of the project site is Little Valley Road. Across from Little Valley Road is a developed residential parcel zoned Residential Agricultural- 1.5-acre density limitation (RA 1.5) where the nearest dwelling is approximately 110-feet from the eastern property line of Parcel 1 of the proposed project. The next closest residential dwelling is approximately 180-feet from the northeastern property boundary and approximately 400-feet from the proposed commercial building. Rural residential uses dominate the landscape east of Little Valley Road which backup to the Alta Sierra Residential subdivision. Little Valley Road acts as the dividing line between commercially (C1) zoned lands to the west, northwest and southwest and rural residential and single family residential uses/zoning to the east, northeast and southeast.

The proposed project is proposed to be located on properties that have a General Plan Designation of Neighborhood Commercial (NC) and a corresponding zoning of Neighborhood Commercial (C1). The NC/C1 designation is intended to provide for local needs of nearby neighborhoods, and limited mixed use employment opportunities, within Community Regions or as part of the development of Rural Centers in areas with convenient, controlled access to arterial or collector roads. The project proposes to establish a use consisting of "retail sales conducted indoors" which is allowed in the C1 zoning district subject to approval of a Development Permit and consistency with site development standard as allowed by LUDC Table l-II 2.4.D and Table L-II 2.4.E. The proposed use is a 9,100 square foot Dollar General Retail Store on a one-acre property in the Alta Sierra Rural Center. The County Planning Department does not have a policy or standards that restricts or dictates what the tenant of a retail store can be so long as the use type is consistent with the allowed uses within that Zoning District. Staff has reviewed the proposed project, as revised, and finds that the project has met the site development standards of the Land Use and Development Code and is consistent with the underlying zoning district and regulations.

One of the primary reasons the project was continued at the March 11, 2015 Zoning Administrator hearing, was to redesign the project to remove the proposed secondary access onto Little Valley Road, which has been described by the residents in the area as a rural residential roadway. As shown in *Attachment 6*, the design of the project has removed this access and added two screening walls at the end of each parking lot finger. The project EIR included an additional requirement to further screen the site from Little Valley Road by adding a third screen wall to fill

the gap or by redesigning the screen wall to be continuous along the entire eastern property line (MM AS-4.1.1c). Other mitigation to reduce land use compatibility issues include MM AS-4.1.1d which requires channel letter style wall signage, prohibiting the cabinet signs currently shown on the proposed architectural renderings. Mitigation Measure MM AS-4.1.2a requires a revised lighting plan to demonstrate how the project can completely retain light onsite, by reducing light wattage or by relocating parking lot standards to a more interior portion of the property. Mitigation Measure MM AS-4.1.1a requires that the building design be modified to better comply with Western Nevada County Design Guidelines requiring design modifications such as structure bays, roof overhangs, awnings and other details along the eastern and southern exterior walls, and articulating the flat roofline with cornices. Mitigation Measure MM AS-4.1.1a also mandates that no windows be added to the buildings eastern and southern walls so no additional light spill will occur on the Little Valley Road side of the building.

The project is requesting a reduction in the required number of parking spaces from 46-required to 34-total. The reduction in parking is allowed by LUDC Sec. L-II 4.2.9.K.12 when a Professional Traffic Engineer licensed to practice as a Traffic Engineer prepares a Parking Study that substantiates that the use would require less spaces than the code. Staff from DPW and Planning have reviewed this study and found that it meets the requirements of this Section of the LUDC and therefore the proposed reduction in the number of required parking spaces is consistent with the County Code requirements.

The applicant has a proposed preliminary landscaping pallet that incorporates mostly native plants and species and measures are in place to ensure the 17 existing mature trees to be retained will be protected during construction (MM AS-4.1.1b). Landscaped areas would comprise 17 percent of the site in addition to the 15 open space areas. The remaining area (68%) would be impervious surfaces which is below the 85% allowed within the C1 zoning district. As documented above, several mitigation measures have been incorporated into the project to further assist in reducing potential land use compatibility issues, these include measures are intended to lessen construction as well as operational impacts. These mitigation measures lessen potential land use compatibility issues related to aesthetics, nighttime noise generation, construction activities, lighting and signage all to levels of less than significance with the exception of aesthetic/visual impacts, which is discussed in more detail below. With the application of these mitigation measures and for those reasons described above, the project is not anticipated to result in major land use compatibility conflicts.

Aesthetics: Implementation of the proposed project would convert the approximately 1-acre store site from a wooded, undeveloped state to a commercial development. New uses would include a 9,100-square-foot, 27-foot-high commercial building; 20,260 square feet of surfaced area with 34 parking spaces; two concrete block screening/retaining walls along the eastern and southern sides of proposed building and parking lot that would vary in height with the natural topography from 6 to 12 feet high; and 7,481 square feet of landscaped area. Further, development of the project would impact 85 oak trees, including four landmark oak trees on the site and the site of the proposed off-site sewer improvements on two adjacent parcels. The specifics on the oak tree impact and mitigation are discussed above. All of these activities would affect the visual character of the site and adjacent parcels.

The project site is located between Alta Sierra Drive and Little Valley Road, with Alta Sierra Drive a main thoroughfare, resulting in high visibility from both approaches. The project site is set within a cluster of small-scale commercial retail operations surrounded by rural, wooded properties. Immediately north of site is a single-story, multi-tenant commercial center. These structures are setback from Alta Sierra Drive and appear as low-rise, single-story buildings set among trees. From Little Valley Road, views of these buildings are largely blocked by existing trees and vegetation. Farther north are heavily wooded rural residential properties. Immediately east of the site is Little Valley Road and a developed residential property located at the bottom of a small hill below the grade of the project site on the east side of the roadway. Rural residential uses dominate the landscape east of Little Valley Road, including the Alta Sierra residential subdivision. Immediately south of the project site is the Alta Sierra Market, with scattered rural residential properties located farther south. Alta Sierra Market is readily visible from the Alta Sierra Drive/Little Valley Road intersection. However, the building is single-story with a low roof and is not visually prominent. Immediately west of the project site is Alta Sierra Drive and an undeveloped, wooded parcel. Farther north/northwest along Alta Sierra Drive are other commercially developed properties consisting of a variety of uses. The project site is located within an established commercial center, and its development with a commercial use would be a logical expansion of the center and would be visually compatible with existing uses as viewed from Alta Sierra Drive. However, the project would be visually larger than the scale and style of the existing structures and the nearby residential uses as viewed from Little Valley Road.

As discussed above and provided in the visual simulations prepared for the EIR, the proposed development would be clearly visible from viewpoints surrounding the site but would be visually compatible with the adjacent commercial development and would not result in a substantial change in views. The project site would be highly visible from the existing residential property located immediately east of the site as well as for motorists traveling northbound on Little Valley Road, which provides access to residential properties to the north and east. If this project is constructed, views from Little Valley Road and surrounding residences would change dramatically due to the scale of the proposed building and screening/retaining walls and the site's elevation above the roadway. Viewing the site from the southeast, the project plans show an 18.5-foot building façade atop a retaining wall that is up to 12 feet in height, representing up to 30 feet of solid wall that would be visible along Little Valley Road. The increase in wall height to accommodate the proposed store is allowed pursuant to LUDC Sec. L-II 4.2.6.D (Fence and Wall "Height Exceptions") as the retaining walls are being proposed as a part of a discretionary land use permit and are necessary to ensure the project can meet grades to accommodate ADA access and parking. From the northeast, looking southwest, the proposed development would be almost entirely obscured by the existing trees and vegetation on the northeastern corner of the site and the adjacent parcel.

To provide further screening of the project site from the adjacent uses, particularly the residential uses to the east, the project is required to provide a 10-foot-wide landscape buffer in accordance with the Nevada County Code. The proposed landscaping plan shows the retention of eight oak trees and two pine trees along the east edge of the site and extensive landscaping along its entire perimeter with the exception of the access point on Alta Sierra Drive. Mitigation Measure MM

AS-4.1.1b requires the project contractor to protect these and other trees on the site to ensure they are successfully retained after construction. In addition, as described previously, the project applicant has proposed two screening/retaining walls just inside of the landscape buffer. However, as proposed, a 30-foot-wide gap would occur between the two walls, which would not provide adequate screening of the site from the residential uses east of Little Valley Road. To further screen the project, mitigation measure MM AS-4.1.1c requires the addition of a third wall or extension of the currently proposed walls to close the gap.

The project would also include open space per County requirements and landscaping throughout the site that would serve as an additional buffer for adjacent uses. Implementation of mitigation measures MM AS-4.1.1a through AS-4.1.1d would reduce the project's anticipated visual impacts by requiring the addition of architectural features to further break up exterior walls and screening/retaining walls, requiring existing mature trees to be preserved, requiring a continuous wall to better screen the site from the adjacent roadway and residential uses, and requiring more aesthetically-pleasing signage. Even with these measures, however, development of the Alta Sierra site as proposed would substantially change the existing visual character of the site particularly when viewed from the residential area to the east. The combined retaining wall and rear façade of the building would still result in a substantial degradation of public views from Little Valley Road. Given the substantial degradation and change of public views of a visually sensitive site, this would be a significant impact. A reduced-size project would likely be able to reduce the severity of this impact. Therefore, a reduced project alternative is addressed in Chapter 16.0, Alternatives of the EIR, for consideration by the Planning Commission. Given the area available for landscaping and size of the facades, additional landscaping would likely not reduce the perceived scale of the building from Little Valley Road. No other mitigation measures are available to eliminate or substantially reduce this impact; therefore, the EIR determined that this impact would be significant and unavoidable.

Design: Many of the issues related to the design of the proposed building are discussed above under land use and aesthetics, but will be discussed in more detail here. As the primary commercially developed area serving Alta Sierra and surrounding residential developments, this project is within what is considered the gateway to Alta Sierra. Subsequently, the intervening parcels to the north and northwest of the project site (primarily north and east of Alta Sierra Drive, have long been established with commercial uses. These properties have developed over time and consist of a variety of building styles/design, colors/materials, and signage. The predominate building color in this area is off-white/beige with both wood and stucco siding and roofing materials include composite shingles (brown), standing seam metal roofing (light green), and Spanish tile (terra cotta red) all of which are pitched to some degree primarily with a ridgeline down the middle of the building. Some of the buildings provide dormer windows and varied rooflines to add uniqueness to the roof while others do not. One of the tallest buildings in this gateway area is a two story building with a Scandinavian/Tudor style design, while others are one-story with a more contemporary non-descript style.

Business signage in the area is a mismatch of styles and colors, including a relative large multi-tenant non-conforming sign at the corner of Highway 49 and Alta Sierra Drive, as well as several other multi-tenant signs fronting individual business that follow the basic design of the larger

primary sign. Some of the businesses have wall mounted signs and others utilize both roof mounted signs along with monument signs.

As outlined in the project description, the proposed Dollar General Retail Store will include a variety of architectural features to break up the massing of the 9,100 square foot building. Elevations for the project illustrate parapets on the front and rear of the building and awnings along the front, and portions of both sides of the building, colored fiber cement lap siding is proposed for the parapets and stucco is represented on all sides of the building. The roof and awnings are proposed to be dressed up with exterior cultured stone veneer at the base of the awning's 8'x8' wood support beams. The project will utilize several complementary earth tones on the exterior including the following Sherwin William's colors: "Kilim beige, Warm Stone, Pure White, Enduring Bronze, Van Dyke Brown and Universal Khaki."

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), 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 Alta Sierra project includes building materials and colors that would blend with the surrounding environment and landscape and help to screen the urban nature of the proposed building. The project features some architectural details along the side and rear exterior walls and the screening/retaining walls including low stone veneer columns and an awning. However, the project does not incorporate sufficient architectural features such as windows, structural bays, roof overhangs, and other details to visually break up the appearance of the proposed exterior walls on some of the façades, particularly the walls of the proposed building facing Little Valley Road. While generally consistent with the WNCDG, the project could improve its overall aesthetic design by breaking up the flat roofline and overall massing of the building. To alleviate this discrepancy, mitigation measure MM AS-4.1.1a requires the addition of architectural features on the eastern and southern exterior walls and along the roofline to further break up the mass of the 30-foot-high structure.

Based on the design features provided, including the use of earth tones and materials, the pitched entry way with fiber cement board siding, the mansard roof covered walk ways, the wainscoting and the cultured stone columns, and with implementation of mitigation measure MM AS-4.1.1a, staff finds that the project will conform to the Western Nevada County Design Guidelines. Further, with the incorporation of project specific mitigation measures focused on land use and aesthetic impacts, staff finds that the project is generally compatible in design with other uses in the area.

PUBLIC COMMENT:

This project has garnered a significant amount of public involvement throughout the processing of this project. Two-hundred and ninety-one public comment letters were received as a part of the Draft EIR public comment period which 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, after the release of the Final EIR and during other times during the processing of this project

following the Zoning Administrator relegating the project decision to the Planning Commission and those letters are attached to this staff report as a part of the public record for the Planning Commission's consideration (*Attachment 10*).

ENVIRONMENTAL REVIEW:

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. One specific agency comment was received on this project from Caltrans, requesting that signal light improvements be made to the Alta Sierra Drive and State Highway 49 intersection, which the applicant has agreed too. An additional two hundred ninety-one comment emails or letters have been provided on this and the other 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 Mitigation Monitoring and Reporting Matrix, the Response to Comments, the Revisions to the Draft EIR and a Memo from Kunzman and Associates responding to the original Caltrans letter. Some minor revisions to the Draft EIR for the Alta Sierra project include a minor revision to the impact analysis discussion in the Aesthetics Section and making it clear that STAA trucks are not allowed on Alta Sierra Drive. The Final EIR includes the Draft EIR, the Technical Appendices, both volumes of the Final EIR and the Mitigation Monitoring and Reporting Program, as described above.

Based on the CEQA Initial Study checklist criteria, the EIR identified one significant and unavoidable impact for the proposed Alta Sierra Store, which was a result of substantial changes in the visual character of the site and surroundings (Aesthetic Impact). All other impacts have been mitigated to less than significant levels. As a result, should the Planning Commission elect to approve this project, it will require the Planning Commission to make the specific CEQA Findings of Fact as required by CEQA Guidelines Section 15091 and to adopt a Statement of Overriding Considerations (*Attachment 4*) pursuant to CEQA Guidelines Section 15093. Section 15093(a) states:

> *CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological or other benefits including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable".*

Further Section 15093(b) states:

> *When a lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.*

As documented in this staff report, the project has been reviewed for consistency with the County's Land Use and Development Code requirements and as conditioned and mitigated has been found consistent with those regulations. The project is viewed as an infill development that is consistent with the character and built commercial environment surrounding it. In addition, as outlined below, the project furthers several goals and policies of the County General Plan. Because the project will result in significant and unavoidable aesthetic impacts, staff is recommending that in addition to the making the specific CEQA findings certifying the EIR as adequate for the project that the Planning Commission also adopt the Statement of Overriding Considerations (*Attachment 4)*, which is predicated on the project having the potential to create positive economic benefits, reduce potential vehicle miles traveled resulting in reduction of greenhouse gas emissions and regional air quality impacts, and promoting land use policies defined in the County's General Plan.

ZONING AND GENERAL PLAN CONSISTENCY:

With the approval of the proposed Environmental Impact Report, Management Plan 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 and found to be consistent with the County's standards, regarding parcel size, setback requirements, building height and through implementation of the project specific Oak Tree 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.g which outlines the purpose of the Neighborhood Commercial Land Use Designation that allows for commercial development within Rural Centers; Policy 1.3.6 which directs a mix of activities within a Rural Center to ensure that adequate land area is maintained for commercial uses in Rural Regions; Policy 1.4.6 which directs the County to designate a diversified compatible mix of land uses in close proximately to residential uses, as the Alta Sierra Rural Center provides for commercial uses and is immediately adjacent to residential uses along Little Valley Road and serves as the gateway to the Alta Sierra residential subdivision; 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 oak tree 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 Alta Sierra Rural 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: and, 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 Rural 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 was originally designated for commercial uses as far back as 1980; 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 Alta Sierra area and is not anticipated to be a regional commercial use; 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 3.19A, 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-4.6 which directs the County to ensure that the transportation system serving regional destinations maintain desired levels of service consistent with existing and future land use patterns. While this project is not considered a regional destination, the project will not exceed acceptable levels of service of the existing roads or intersections where it is located; Policy LU-4.1.1 which establishes Level of Service (LOS) C as the acceptable LOS for rural 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.

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; and, Policy 9.1.13 which requires a noise study to be prepared for projects that could create noise levels inconsistent with the County standards. This project has provided a noise study prepared by an acoustical engineer and the recommendations of the noise study have been incorporated into the project specific Mitigated Negative Declaration.

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 bio-retention swales 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 primarily native plant species; and, Objective 13.4 which encourages the County to support the acquisition, maintenance and restoration of habitat lands for wildlife enhancement. The project will accomplish this objective by funding a Black Oak Restoration project, on a site with significant more habitat value than the project site, since the project site is significantly impacted by existing human activities within the Alta Sierra Rural Center.

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 (DP14-001) for a 9,100 square foot Dollar General Retail Store and associated landscaping, parking, lighting and signage on property located at 10166 Alta Sierra Drive within the Alta Sierra Rural Center (DP14-001). The project will utilize three properties as discussed throughout this staff report for the store, septic line and leach field. The project includes the consideration of an Oak Tree Management Plan (MGT14-010) prepared by a qualified biologist to mitigate anticipated impacts to 1.40-acres of landmark oak grove and 4 landmark oak trees. Many residents have expressed their displeasure for this proposed project, primarily related to the brand of business proposed (a "chain store"), the increase in traffic both for construction and operations, the introduction of commercial activities on this vacant site, and the loss of 1.40-acres of oak woodlands and 4 landmark oak trees. While these concerns are valid, staff finds that the all potential impacts of the project have been analyzed and except for a significant and unavoidable impact to aesthetic/visual resources as a result of taking a vacant vegetated parcel and removing the vegetation to construct the project (which would likely be required for any commercial project on this 1.00-acre site) are mitigated to less than significant levels by the project specific Environmental Impact Report (EIR15-001). A Statement of Overriding Considerations has been prepared pursuant to California Environmental Quality Act Guidelines Section 15093 which outlines that this project will result in potential positive economic benefits,

a reduction of greenhouse gas emissions and air quality impacts, and promotes several land use policies of the General Plan and therefore should the Planning Commission elect to approve this project the Planning Commission must adopt the Statement of Overriding Considerations and make specific CEQA findings provided in *Attachment 4.*

The project has been designed and conditioned to be consistent with the Western Nevada County Design Guidelines and is consistent with the sites underlying Neighborhood Commercial General Plan Designation and Zoning Districts (NC/C1) 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 and a reduced parking standard (as allowed by the Land Use and Development Code). 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, certify the EIR (EIR15-001) as adequate environmental review for the project making the CEQA Findings of Fact and adopting the Statement of Overriding Considerations, then approve the project specific Oak Tree Management Plan (MGT14-010) and approve the project Development Permit (DP14-001) subject to the conditions and mitigation measures provided as *Attachment 1* (Conditions of Approval) and *Attachment 3* (Mitigation Monitoring and Reporting Program).

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 and adopting the Statement of Overriding Considerations (*Attachment 4*).

II. Approve Management Plan (MGT14-010), to address impacts to a landmark oak grove as well as 4 individual Landmark oak trees and trees as described and mitigated in the project Management Plan for Oak Resources (*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 4.3.15:

   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 to landmark oak groves and trees located on the project site have been minimized through the incorporation of mitigation measures, including those to protect on site trees to remain and for the implementation of the Black Oak Restoration project, as recommended by

biologist Tina Costella in the Biological Management Plan, dated March 26, 2015, prepared for this project.

III. Approve the Development Permit (DP14-001) 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 *(Attachment 1) and* Mitigation Measures *(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 Neighborhood 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 C1 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 or a same practical effect of those provisions, including design and siting to meet the intent of the Site Development Standards 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 both Alta Sierra Drive (primary access) and Little Valley Road (for temporary soil export activities only), which serve the project are County-maintained roads adequate in size, width, and pavement type to carry the quantity and kinds of traffic generated by this project and improvements to the signal light at the intersection of Highway 49 and Alta Sierra Drive will ensure safety is maintained at this intersection following project construction;

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, Nevada County Consolidated 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,

BRIAN FOSS
Director of Planning

ATTACHMENT 1
DOLLAR GENERAL
DP14-001, MGT14-010, EIS14-005

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 1.0-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 Alta Sierra Drive. Construction includes the parking lot, trash enclosures, the use of retaining walls, screening walls, the required landscaping, and the use of an offsite sewage disposal area on APNs 25-430-10 & -12, all subject to the Conditions required below. The Management Plan approval authorizes the removal of the heritage oak woodland canopy, including three Landmark oak trees and disturbance to a 4th Landmark oak, and the preservation of an oak tree habitat at an approved off-site location associated with the Bear Yuba Land Trust, and 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 (DP14-001), 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. Design of the commercial/retail building shall be in substantial conformance to that authorized in this approval, as modified to better comply with the Western Nevada County Design Guidelines pursuant to Mitigation Measures MM AS-4.1.1a, including dark brown (enduring bronze) metal roofing awnings and beige-colored stucco exterior walls, with brown (warm stone) wainscot and cultured stone veneer bases for the support beams. 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.

5. Lighting included in this approval as shown in the proposed plans and as modified by Mitigation Measures MM AS-4.1.2a, 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.

6. The project signage, as modified by Mitigation Measure AS 4.1.1d, shall be maintained consistent with the preliminary sign plan and with Section L-II 4.2.12 of the Land Use and Development Code. This approval is for 1 wall-mounted channel letter sign located above the front entrance of the building and one monument sign at the entrance from Alta Sierra Drive. The monument sign will be 5 feet in height and approximately 24.9 square feet in size. No signage shall be permitted to have internally illuminated features.

7. 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. 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, backout area, driveway/aisle widths, and parking stall sizes. As supported by the findings of the parking study prepared by Kunzman Associates dated November 19, 2014, a minimum of 34 parking spaces, including disabled parking 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.

8. 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."

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.

9. All trees and resident species shown for retention shall be incorporated into the grading improvement and landscape plans, including methods to be employed for tree retention and preservation, as outlined in Mitigation Measures MM AS-4.1.1b, MM AS-6.1.3b, MM AS-6.1.3c and MM AS-6.1.3d.

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, utility, and septic easements.

13. Project retaining wall(s) shall incorporate architectural features and landscaping so that it does not appear to be one large contiguous flat wall. The retaining wall(s) shall reflect those shown on Sheet C3 prepared by TTG Engineers (date stamped March 30, 2015 and kept in the Planning Department file) including provided cultured stone veneer columns with cap blocks every 15-feet to match the building. Prior to issuance of final occupancy, the Planning Department shall perform a site visit to confirm that the retaining walls have been constructed consistent with the Architectural Renderings and Elevations.

14. 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.

15. Prior to the final inspection of the grading permit, sufficient documentation shall be supplied to the Planning Department concluding that the excess materials/soils from the project site have been transferred to an appropriate location for storage. A receipt of

acceptance at the Hanson Brothers Enterprises or a similar approved location such as a soils broker shall be submitted to the Planning Department.

16. 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.

17. Prior to issuance of building or septic permits, provide proof to the Planning Department and the Department of Environmental Health, that the necessary easement for the off-site septic system has been obtained.

18. 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.

19. 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.

20. 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.

21. 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 final map approval, unless and until the applicant has fully complied with this condition.

B. DEPARTMENT OF PUBLIC WORKS

1. 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 latest fee schedule adopted by the Nevada County Board of Supervisors at time of building permit for additional trips generated by the project.

2. Driveway Design: Project driveways shall conform to County commercial approach standards including meeting slope and site distance requirements and providing a minimum 24-foot-wide commercial approach at all ingress and egress points.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. On-site Traffic Signing/Striping: Per the recommendations of the May 20, 2015 Focused Traffic Analysis (Revised) prepared for the site by Kunzman Associates, Inc., prior to

improvement permit issuance, on-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the project site.

10. Delivery Truck Access: STAA trucks are prohibited from accessing the project site unless Alta Sierra 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).

C. ENVIRONMENTAL HEALTH DEPARTMENT

1. Prior to Building Permit issuance: Apply for and receive approval of a Wastewater System Construction Permit including accurate site plan over all three parcels impacted by the system's design allowing installation of an off-site sewage disposal system. Complete details and documentation of the necessary easements shall be submitted for review prior to an approval for a Wastewater System Construction Permit and shall be officially recorded with the Nevada County Recorder's Office.

2. Prior to approval of occupancy, the applicant shall obtain final approval for the sewage disposal system permitted installation.

3. Prior to approval of occupancy, the applicant shall submit Proof of Service from the agency supplying water to the area.

4. 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.

5. 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. Specific emphasis in the report shall be given to the high amount of cut and fill at this site as well as retaining wall construction including surcharge loading from buildings and neighboring parcels.

4. 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.

5. All project plans shall be designed and wet stamped/signed by a California Licensed Design Professional for each prospective field of the project.

6. 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.

7. Show a minimum of two (2) temporary bike racks per the CA Green Building Standards Code.

8. Show a minimum of two (2) permanent bike locker per the CA Green Building Standards Code.

9. 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.

10. Show a minimum of three (3) clean air/EV/ Van pool parking spaces per the CA Green Building Standards Code.

11. 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.

12. A complete code analysis shall be provided for the building showing allowable area, height, fire protection components, non-separated/separated uses, property setbacks, etc.

13. 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.

14. The project shall meet all ignition resistant Wildland Urban Interface (WUI) construction requirements per Chapter 7A of the CA Building Code.

15. 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.

16. Completion of the County of Nevada Special Inspection Agreement will be required at time of building permit submittal for all required special inspections.

17. 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.

18. The project shall be submitted, reviewed and approved by the local fire protection district prior to submittal to the Building Department.

19. Prior to the issuance of any grading permits, the plans shall indicate a permitted location for the excess cut material/soils to be deposited, or an approved soil broker. A receipt of acceptance shall be provided to the Building Department documenting that the excess material/soils have been properly located at an approved site.

E. NEVADA COUNTY CONSOLIDATED FIRE DISTRICT/CALFIRE

1. Fire flow requirements shall be 2,500 gallons per minute. A minimum of two fire hydrants will be required for this project. Based on the required fire flow a minimum of two fire hydrants will be required. There is one hydrant located on Alta Sierra Drive near the project and will be considered as it is located within 500 feet of the project. The location of the on-site fire hydrant, post indicator valve and fire department connection is not shown on the most current set of plans. The location is to be near the sewer lift station or the planter area north of the sewer lift station. This needs to be shown on the plans and approved by the Fire District prior to issuance of grading and building permits.

2. An approved fire sprinkler system shall be required throughout the entire building due to the required fire flow of 2,500 gallons per minute. This system shall be monitored by an approved fire alarm system. Plans shall be submitted to the Fire District and approved prior to any work on the system. Since t the available fire flow is less than the required 1,500 gallons per minute, provide an alternatives means proposal to be approved by the Fire District prior to issuance of building permits. Potential alternatives include by are not limited to changing the construction type, increasing the capabilities of the Fire Sprinkler System, and/or additional hydrants.

3. The slope of the driveway access shall not exceed 16% in any location. Development plans shall show the slope on the plans.

4. The location of the Fire Department Connection and Post Indicator Valve shall be located on the same side of the roadway near the on-site fire hydrant. The FDC and PIV shall be located within 40 feet of the fire hydrant.

5. The Fire District shall be able to easily access the rear of the building.

6. Submit a minimum of four complete sets of construction plans and three sets of fire sprinkler and fire alarm plans to the Fire District for review prior to construction. The fire sprinkler and alarm plans may be deferred for a short period of time.

7. 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.

8. 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.

9. The Fire District has adopted development fees for new construction and fees for services provided by the Fire Prevention Bureau. Fees for services provided by the Fire Prevention Bureau are based on an hourly rate. Fees for service provided by the Fire Prevention Bureau shall be paid at the time services are rendered.

F. NEVADA IRRIGATION DISTRICT

1. The project site is located within the boundaries of the Nevada Irrigation District. Per District records, this parcel has a standby account (#27899) and treated water service is available to this parcel from Loma Rica Treatment Plant upon proper application and payment of the applicable connection fees. There is an existing 6 inch waterline fronting along Alta Sierra Drive; there is no waterline located along Little Valley Road.

2. All treated water services are metered. The responsibility of the District ends at the meter. It is the property owner's responsibility to acquire necessary easements and to install and maintain the private service pipeline(s) and appurtenances there from.

3. The District does not assume liability or responsibility for the provision or supply of water for fire protection; however, the District's treated water system is available is available for fire protection. Review of fire flow requirements is not an assumption of liability or responsibility for fire flow design criteria.

G. CALTRANS

1. Prior to issuance of the first grading or building permit for this project, the applicant shall pay their fair share contribution to the future widening of State Highway 49. Prior to issuance of final occupancy, the applicant shall provide written documentation from the State of California Department of Transportation (CALTRANS) that this payment has been made to the satisfaction of the Department.

2. Prior to final occupancy, the developer shall install a right-turn overlap at the State Highway 49 and Alta Sierra Drive intersection. The construction of this right-turn overlap will mostly consist of: 1) Replacing one existing three-section signal head with a five-section signal head; 2) Installation of a new five-section signal head on a new Type 1B

pole in the northeast quadrant of the intersection; and 3) tying all the connections into the signal controller box.

Caltrans Signal Operations engineers shall review the plans and shall assist in making the upgrade operational.

3. Any work within the State Highway 49 Right of Way will require an encroachment permit from Caltrans.

H. 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 $2,216.25 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 10 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

ALTA SIERRA DOLLAR GENERAL

MITIGATION MONITORING AND REPORTING PROGRAM

SCH No. 2016012009

Prepared for:

NEVADA COUNTY
950 MAIDU AVENUE
NEVADA CITY CA 95959

Prepared by:

MICHAEL BAKER INTERNATIONAL
2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670

SEPTEMBER 2017

TABLE OF CONTENTS

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Alta Sierra 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 TABLE

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
4.0 Aesthetics				
AS-4.1.1a	The proposed building design shall be modified to better comply with the Western Nevada County Design Guidelines to create greater visual interest and to break up the mass of building and the roofline. Design modifications could include the incorporation of structural bays, roof overhangs, awnings, and other details along the buildings eastern and southern exterior walls as well as varying the roofline so that it transitions from the height of adjacent buildings to the maximum height of the proposed building and articulating the flat roofline with cornices. No windows shall be added to the buildings eastern or southern exterior walls.	Nevada County Planning Department	Prior to approval of improvement plans	
AS-4.1.1b	The 17 existing mature trees on the project site and off-site improvement area that will be retained after construction shall be identified on all grading and improvement plans as "trees to be retained." Prior to grading permit issuance, the Planning Department shall verify that this requirement has been met. Additionally, the developer shall flag the trees in the field that will be retained following construction and shall provide and maintain adequate protection measures for the trees for the duration of all site construction activities. These measures shall include providing highly visible protective barriers around the trees such plastic construction fencing and prohibiting vehicle access and storage of materials, equipment or waste within the protective barriers. The Building Department shall verify that the trees to be retained have been properly marked in the field and protected during the first grading inspection. Construction personnel shall	Nevada County Building Department and Planning Department	Prior to grading permit issuance and throughout construction	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	be made aware of these protected trees and the significance of the field markings and protection measures by the general contractor prior to commencing construction activities to minimize potential direct and indirect impacts.			
AS-4.1.1c	To minimize potential conflicts between the commercial use of this site and existing residential uses east of Little Valley Road, the developer shall revise project plans to either (1) add a third six foot tall split block face wall designed consistently with other existing walls in the area that will fill the gap shown on the preliminary plans or (2) connect the two proposed screen walls to completely screen the parking lot area. Prior to issuance of final occupancy, the Planning Department shall verify in the field that the wall has been constructed consistent with the approved plans.	Nevada County Building Department and Planning Department	Prior to grading permit issuance and throughout construction	
AS-4.1.1d	The developer shall revise project plans and elevations to include the use of channel letter signage. Cabinet-style signage shall be prohibited. Prior to issuance of final occupancy, the Planning Department shall verify in the field that project signage is consistent with the approved plans.	Nevada County Planning Department	Prior to approval of final occupancy	
AS-4.1.2a	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 two 400-watt light fixtures located on the southwest and southeast corners of the building with light fixtures of lesser wattage and/or providing additional screening of those features. Additionally, for the northern parking lot lighting, similar or alternative methods, such as reducing	Nevada County Planning Department	Prior to issuance of building permit and prior to issuance of final occupancy	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	the wattage of the lighting fixture or moving the pole farther into the interior of the site, 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.			
AS-4.1.2b	All lighting for advertising must meet the County Lighting and Signage Ordinance requirements. Internally illuminated signage shall be prohibited. Al 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 AS-4.1.2a. 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.	Nevada County Planning Department	Prior to issuance of building permit and prior to issuance of final occupancy	
5.0 Air Quality				
AS-5.1.1a	The Alta Sierra construction contractor shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground	Nevada County Building Department; Northern Sierra Air Quality	The Off-Road Construction Equipment Emission	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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–	Management District	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.	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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.			
AS-5.1.1b	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	Nevada County Building Department; Northern Sierra Air Quality Management District	Prior to grading permit issuance and throughout construction phase	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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.			
AS-5.1.1c	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	Nevada County Building Department; Northern Sierra Air Quality Management District	Prior to building permit issuance and throughout construction phase	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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.			
AS-5.1.2	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				
AS-6.1.2	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	Nevada County Planning Department	Prior to construction activities	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	should occur outside of the typical nesting season to minimize or avoid adverse effects to all nesting birds.			
AS-6.1.3a	Construction activities, such as grading, shall avoid impacts to existing mature trees and other native vegetation to the maximum extent possible. Mature trees and native vegetation shall be marked as Environmentally Sensitive Areas (ESA) and the project site should be designed to avoid these areas where feasible. All ESAs shall be fenced with orange fencing and maintained until project completion. In addition, any tree and native vegetation that is to be retained shall be shown on the final landscaping plans.	Nevada County Planning Department	Prior to construction activities	
AS-6.1.3b	Seventeen trees (10 oaks and 7 pines) are to be retained. The developer shall flag the trees to ensure their protection. The Building Department shall verify the trees to be retained have been properly marked and construction personnel should be made aware of these trees in order to minimize direct and indirect impacts. In addition, a note shall be included on all plans and specifications stating that "The existing ground surface within 6 feet of the drip line of any oak tree and within 10 feet of the dripline of any landmark oak tree to be preserved shall not be cut, filled, compacted or pared." A qualified biologist, botanist, professional forester, or certified arborist shall be consulted prior to any excavation that will occur adjacent to any oak tree that is to be retailed to ensure that there will be no damage to the root system. Exceptions may be approved by the Nevada County Planning Department based on consultation with a qualified professional resulting in reasonable assurance that they tree will not be damaged.	Nevada County Planning Department	Prior to construction activities	
AS-6.1.3c	For oak trees that are to be retained on any of the three parcels, the following measures shall be taken to prevent	Nevada County Planning Department	Prior to construction activities	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	impacts during and after construction activities. 1. Plans and specifications shall clearly state protection procedures for oaks on the project site. The specification shall also require contractors to stay within designated work areas and shall include provisions for penalties if the retained oak trees are damaged; 2. Protective fencing not less than 4 feet in height shall be placed at the limits of the protective root zone of any individual oak tree or stand to remain, whether it is a Landmark oak or a small cluster of oak trees within 50 feet of the grading limits, and shall be inspected by the contractor prior to commencement of any grading activity on site, and shall remain in place until construction is completed; 3. Damage to oak trees during construction shall be immediately reported to the Nevada County Planning Department. The contractor shall be responsible for correcting any damage to oak trees that will be retained on the property in a manner specified by a qualified professional. 4. Equipment damage to limbs, trunks, and roots of all retained trees shall be avoided during project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies. 5. Grading restrictions near protective root zones shall limit grade changes near the protected root zone of any oak tree to be retained. Grade changes can lead to plant stress from oxygen deprivation or oak root fungus at the root collar of oaks. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored			

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	by a County approved professional. 6. The root protective zone grade shall not be lowered or raised around the trunks (i.e. within the protective zone) of any oak tree to be retained. A County approved professional shall supervise all excavation or grading proposed within the protective zone of a tree, and/or the excavation, or clearance of vegetation within the protective zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the greatest extent possible and treated as recommended by the professional. 7. Utility trenches shall not be routed within the protective zone of an oak tree unless no feasible alternative locations are available, and shall be approved by a County approved professional. 8. No storage of equipment, supplies, vehicles, or debris shall be permitted within the protective root zone of any retained tree. 9. No dumping of construction wastewater, paint, stucco, concrete, or any other cleanup waste shall occur within the protective zone of an oak tree. 10. No temporary structures shall be placed within the protective zone of any retained oak tree. 11. Necessary drains shall be installed according to County specifications so as to avoid harm to the oak trees due to excess watering. 12. Wires, signs, and other similar items shall not be attached to the oak trees.			
AS-6.1.3d	Prior to the start of construction activities, a qualified	Nevada County Planning	Prior to issuance of	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	biologist, botanist, registered forester or certified arborist (qualified professional) shall schedule a field meeting to inform the construction personnel where all protective zones are and the importance of avoiding encroachment into the protective zones. A signed affidavit documenting the meeting shall be provided prior to the issuance of project permits. Additionally, a qualified professional shall periodically monitor on-site construction activities to ensure that damage to retained oak trees does not occur. Prior to scheduling final inspection for the grading, pipe trenching, septic placement, retaining walls, and building foundation, the developer shall provide a brief report from the qualified professional documenting the findings in the monitoring.	Department	permits	
AS-6.1.3e	Prior to the issuance of any grading or improvement permits for the project, the applicant shall pay $42,900 in mitigation costs to the Bear Yuba Land Trust (BYLT) for replanting, management, and restoration of black oak habitat on the Clover Valley Preserve Property located on the eastern side of the Alta Sierra subdivision 2 air miles from the project site. The BYLT shall implement the restoration plan consistent with the approach outlined in the Appendix B of the Oak Resources Management Plan (Appendix 6.0-AS), which includes but is not limited to planting approximately 220-250 black oak seedlings with a goal of a 60% survival rate; monitoring for the first 5 years following replanting; and restoration of the existing oak woodlands. Prior to issuance of grading or improvement permits, the developer and the BYLT shall also enter into a contractual agreement that must be reviewed and approved by the Nevada County Planning Department prior to finalization. Once finalized, the agreement shall be submitted to the Nevada County	Nevada County Planning Department	Prior to issuance of permits	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	Planning Department and will be kept on file. The contractual agreement shall outline the specific steps of the Restoration Project that will occur, consistent with Appendix B of the Oak Tree Management Plan, including a clause to trigger the attachment of a conservation easement on the property if the BYLT should ever transfer the property to non-land trust ownership. In addition, the contractual agreement shall provide specific steps for annual monitoring of the success of the project and reporting to the County Planning Department by a qualified professional.			
7.0 Cultural Resources				
AS-7.1.2	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 e and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access 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	Nevada County Planning Department	During construction activities	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	be included on the grading and construction plans for the project.			
8.0 Geology and Soils				
AS-8.1.1a	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.	Nevada County Building Department and Planning Department	Prior to grading permit issuance	
AS-8.1.1b	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.	Nevada County Building Department and Planning Department	Prior to improvement plan approval	
AS-8.1.2a	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	
AS-8.1.2b	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:	Nevada County Building Department	Prior to grading permit issuance	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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.			

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
10.0 Hazards and Hazardous Materials				
AS-10.1.4	Prior to issuance of grading and building permits for the project, the County shall ensure the following is completed: 1. The applicant shall provide written verification to the Nevada County Consolidated Fire District of 1,500-gallons-per-minute (gpm) fire flow. A fire hydrant shall be installed on-site to supplement the existing hydrant on Alta Sierra Drive. The location of the hydrant shall be shown on project plans and shall be subject to Nevada County Consolidated Fire District approval. 2. An approved fire sprinkler system shall be installed throughout the entire building to achieve the 1,500 gpm fire flow and shall be monitored by an approved fire alarm system. 3. If alternative means of providing necessary fire flow are necessary, the applicant shall submit a plan to the Nevada County Consolidated Fire District for review and approval, and the County shall ensure project design incorporates the approved features.	Nevada County Building Department and Nevada County Consolidated Fire District	Prior to issuance of grading and building permits	
11.0 Hydrology and Water Quality				
AS-11.1.1a	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	Nevada County Planning Department	Prior to issuance of grading permit and approval of improvement plan; during construction activities	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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 Rattlesnake Creek or other offsite drainages after the project is complete, no direct discharge of runoff from newly constructed			

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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.			
AS-11.1.1b	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 AS-8.1.1b. 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.	Nevada County Planning Department	Prior to issuance of grading permit and approval of improvement plan; during construction activities	
AS-11.1.1c	Drainage facilities for this project shall utilize County	Nevada County Planning	Prior to issuance of Grading Permit and	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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 May 2016, and Sheet C2 date stamped March 30, 2015, 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.	Department	approval of improvement plan; during construction activities	
12.0 Land Use and Planning				
AS-12.1.1	To minimize potential conflicts with existing traffic flow and the general peace and welfare of surrounding residents and commercial businesses, soil export activities are limited to non-peak traffic hours (9 a.m. to 4 p.m.), Monday through Friday only. Additionally, soil export activities must be completed within 21-day of issuance of the grading permits, unless justifiable unforeseen circumstances occur (e.g., long periods of inclement weather or equipment failure) where an extension to this time frame may be allowed by the Building Department. Following soil export activities, the temporary access on Little Valley Road shall be permanently closed off. Future grading plans shall include a Note that reflects the restricted duration, hours and days for soil export activities as well as the requirement	Nevada County Planning Department	Prior to Grading Permit issuance/during and after soil export activities	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	to discontinue the use of the temporary access to Little Valley Road at the completion of soil export activities. Following the completion of the soil export activities, the developer shall notify the Planning Department to conduct a field visit to verify that the access to Little Valley Road has been permanently closed off.			
13.0 Noise				
AS-13.1.1	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 Alta Sierra 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	
AS-13.1.2	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	Nevada County Planning Department	Prior to approval of improvement plans	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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.			
14.0 Public Services and Utilities				
AS-14.1.5	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 not 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	Nevada County Planning Department and Environmental Health Department	Prior to issuance of grading or building permits	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	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				
AS-15.1.2a	No objects or vegetation along the project site's frontage area along the north and south sides of Alta Sierra Drive shall exceed the maximum height of 18 inches to ensure a clear line of sight from the property driveway onto Alta Sierra Drive. The project's landscape plan shall be reviewed by Nevada County Planning Department staff prior to approval of a building permit to ensure the plan conforms to this restriction. In addition, the project applicant shall perform brush clearing and trimming up or down of trees and shrubs and maintenance within this area to ensure a clear line of sight prior to project operation. The project applicant shall coordinate with the Nevada County Public Works Department regarding the extent of clearing and trimming necessary and 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	
AS-15.1.2b	STAA trucks shall be prohibited from accessing the project site and will be strictly enforced, unless Alta Sierra 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	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
AS-15.1.2c	To improve the operational safety of truck delivery and customer access to the site, the developer shall modify their north side curb by either shifting (flaring) it to the north or increasing the curb radius to improve truck turning so that an outbound truck can successfully turn onto Alta Sierra Drive without encroaching into the opposing lane. The developer shall submit final improvement plans to the Department of Public Works that reflect the revised design, subject to approval of the Department of Public Works, as a part of their encroachment permit review.	Nevada County Public Works Department	Prior to issuance of encroachment permit/inspection prior to final of encroachment permits	
AS-15.1.5	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.	Nevada County Public Works Department	Prior to issuance of a grading permit	

ALTA SIERRA 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, Public Resources Code Sections 21000, et seq ("CEQA"), Michael Baker International has prepared a Final Environmental Impact Report (the "FEIR") for the Alta Sierra 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 Commission's written analysis and conclusions regarding the Project's environmental effects, mitigation measures, alternatives to the Project, and the overriding considerations which, in the Commission's 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 one-acre site in the community of Alta Sierra. The exterior design would be based on a western motif. The Project proposes to provide 34 parking spaces. As allowed by Nevada County Land Use and Development Code Section L-II 4.2.9.F.12, the applicant has provided a parking study prepared by a registered traffic engineer which demonstrates that the proposed parking would meet demand for the proposed use as a Dollar General Store. Lighting for the Project would be designed in accordance with the Nevada County Code. The Project would provide 7,481 square feet of landscaping and would set aside a 6,622 square foot portion (15.2 percent) of the site as permanent open space in accordance with Nevada County Code. Both potable water and water for fire hydrants and suppression would be provided by the Nevada Irrigation District (NID). Off-site construction within the existing roadway would be necessary to connect the site to water infrastructure. Wastewater treatment and disposal would be provided through a septic system with off-site tight lines and leach fields on adjacent parcels directly to the north of the Project site. Storm drainage would include on-site detention that would ultimately flow into an off-site storm drainage ditch. The Project would be designed to maintain post-Project surface drainage flows at pre-Project levels.

The approvals necessary for implementation of the Alta Sierra Dollar General project include: approval of the Development Permit, Oak Management Plan, 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; and State Water Resources Control Board.

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 Draft EIR 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. Under CEQA no mitigation measures are required for impacts that are less than significant (Pub. Resources Code, §21002;

CEQA Guidelines, §15126.4 subd. (a)(3), 15091)

1. **Air Quality**

- **Impact 5.1.3(AS)** The Alta Sierra project would not contribute to localized concentrations of mobile-source carbon monoxide that would exceed applicable ambient air quality standards.

- **Impact 5.1.4(AS)** The proposed Alta Sierra project would not result in increased exposure of existing sensitive land uses to construction-source pollutant concentrations that would exceed applicable standards.

- **Impact 5.1.5(AS)** Operation of the Alta Sierra 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 5.1.6(AS)** The proposed Alta Sierra 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.

2. **Biological Resources**

- **Impact 6.1.1(AS)** The Alta Sierra project site does not provide suitable habitat for any special status plant species that may occur in the vicinity.

- **Impact 6.1.4(AS)** The proposed Alta Sierra project would not interfere with the movement of native resident or migratory wildlife species.

- **Impact 6.1.5(AS)** Development of the project site could result in the loss of landmark oak trees and groves, which could conflict with the Nevada County General Plan.

- **Impact 6.1.6(AS)** The proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

3. **Cultural Resources**

- **Impact 7.1.1(AS)** No historic properties would be affected by development of the Alta Sierra project site or septic site.

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

4. **Geology and Soils**

- **Impact 8.1.4(AS)** The Alta Sierra site may have soils incapable of supporting a septic system.

- **Impact 8.4.1** Implementation of the proposed project, 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.

5. **Greenhouse Gas Emissions**

- **Impact 9.1.1(AS)** The Alta Sierra project would generate greenhouse gas emissions.

6. **Hazards and Hazardous Materials**

- **Impact 10.1.1(AS)** Construction and occupancy of the Alta Sierra site would involve the use of hazardous materials.

- **Impact 10.1.2(AS)** Development of the Alta Sierra site would not encounter known hazardous materials contamination.

- **Impact 10.1.3(AS)** Development of the Alta Sierra site would not affect emergency response plans.

- **Impact 10.4.1** 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 hazards and hazardous materials impacts.

7. **Hydrology and Water Quality**

- **Impact 11.1.2(AS)** Saturated soil and groundwater seepage may be present seasonally at the Alta Sierra site and the site would be served by an existing septic system, but the project would have minimal effect on groundwater amount and quality.

- **Impact 11.4.1** Cumulative development, including the proposed project, 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 11.4.2** Cumulative development, including the proposed project, 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 project, could increase the rate and/or amount of stormwater discharged into local drainage systems and natural waterways, which could increase flood potential.

8. Land Use and Planning

- **Impact 12.1.1(AS)** Development of the Alta Sierra site would not physically divide the surrounding community.

- **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.

9. Noise

- **Impact 13.1.3(AS)** Groundborne vibration levels associated with short-term construction activities at the Alta Sierra project site could exceed the applicable groundborne vibration criterion at adjacent commercial uses.

- **Impact 13.1.4(AS)** 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.

10. Public Services and Utilities

- **Impact 14.1.1(AS)** Development of the Alta Sierra 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 14.1.2(AS)** The Alta Sierra project would increase demand for water supplies and water treatment capacity and would require construction of on- and off-site water conveyance improvements.

- **Impact 14.1.3(AS)** The proposed Alta Sierra project includes a septic system, the construction of which could result in environmental impacts.

- **Impact 14.1.4(AS)** The proposed Alta Sierra 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 project, 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 project, 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.

11. Traffic and Transportation

- **Impact 15.1.1(AS)** Implementation of the proposed Alta Sierra project would increase vehicular traffic on the local roadway system, potentially degrading intersection operations.

- **Impact 15.1.3(AS)** Development of the Alta Sierra project site as proposed would not result in the need for private or public road maintenance or for new roads.

- **Impact 15.1.4(AS)** Development of the Alta Sierra project site would have no effect on existing pedestrian, bicycle, or transit circulation in the area and would not conflict with adopted plans regarding alternative transportation.

- **Impact 15.4.1** When considered with existing, proposed, planned, and approved development in the region, implementation of the proposed Alta Sierra project would contribute to cumulative traffic volumes. However, this increase would not 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 Alta Sierra 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; and (ii) specific economic, legal, social, technological, or other considerations make it infeasible to substantially lessen or avoid the remaining significant impacts, as further described in the Statement of Overriding Considerations below.

1. Aesthetics

- **Impact 4.1.2(AS)** Development of the Alta Sierra project site as proposed would introduce new sources of light and glare.

  Level of Significance Before Mitigation: Potentially Significant Impact

  Mitigation Measure(s):

  MM AS-4.1.2a

  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 two 400-watt light fixtures located on the southwest and southeast corners of the building with light fixtures of lesser wattage and/or providing additional screening of those features. Additionally, for the northern parking lot lighting, similar or alternative methods, such as reducing the wattage of the lighting fixture or moving the pole farther into the interior of the site, 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 AS-4.1.2b

  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 AS-4.1.2a. 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 AS-4.1.2a and AS-4.1.2b, 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: 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 AS-4.1.2a and AS-4.1.2b would further restrict Project lighting to ensure adjacent properties and roadways are not exposed to substantial light or glare (DEIR, p. 4.0-10 and -11).

2. Air Quality

- **Impact 5.1.1(AS)** Construction activities associated with the Alta Sierra 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 AS-5.1.1a

The Alta Sierra 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 accordancewith 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 AS-5.1.1b

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 AS-5.1.1c

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 AS-5.1.1a, AS-5.1.1b and AS-5.1.1c, 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. 5.0-11) notes "short-term daily

construction emissions associated with the Alta Sierra 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 5.1.2(AS)** The Alta Sierra 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 AS-5.1.2
  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 AS-5.1.2 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. 5.0-15) notes "daily operational emissions associated with the Alta Sierra site would not exceed Level A or Level B significance thresholds, and with implementation of mitigation measure MM AS-5.1.2, which would ensure compliance with NSAQMD permitting requirements, operational air quality impacts would be less than significant (DEIR, p. 5.0-15).

- **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 NOx) 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):
  Alta Sierra Project: Implement mitigation measure MM AS-5.1.1a

  Resulting Level of Significance: Less than Cumulatively Considerable Impact

  Findings of Fact:

  Finding: Implementation of Mitigation Measure AS-5.1.1a 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. 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 NOx) 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(AS), the Project would result in construction-generated emissions that would surpass the NSAQMD Level A significance threshold for NOx. 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 less than significant level.

3. Biological Resources

- **Impact 6.1.2(AS)** Project-related activities could result in loss of habitat for northern goshawk, other nesting raptors, and migratory birds.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):
MM AS-6.1.2
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 AS-6.1.2 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. 6.0-12) notes "construction activities could cause direct impacts to nesting raptors and migratory birds, if birds are actively nesting during construction. The loss or disturbance of active nests or direct mortality is prohibited by the MBTA and California Fish and Wildlife Code Section 3503.5." To offset this potential impact, a focused pre-construction survey is required per MM AS-6.1.2. If active nests are found, construction activities will be prohibited within 500 feet of the nest until the young have fledged and trees containing nests will be removed outside of the nesting season, thus reducing the impact to a less than significant level (DEIR, p. 6.0-12 and-13).

- **Impact 6.1.3(AS)** Project-related activities could result in loss of landmark oak groves and landmark oak trees.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM AS-6.1.3a

Construction activities, such as grading, shall avoid impacts to existing mature trees and other native vegetation to the maximum extent possible. Mature trees and native vegetation shall be marked as Environmentally Sensitive Areas (ESA) and the project site should be designed to avoid these areas where feasible. All ESAs shall be fenced with orange fencing and maintained until project completion. In addition, any tree and native vegetation that is to be retained shall be shown on the final landscaping plans.

MM AS-6.1.3b

Seventeen trees (10 oaks and 7 pines) are to be retained. The developer shall flag the trees to ensure their protection. The Building Department shall verify the trees to be retained have been properly marked and construction personnel should be made aware of these trees in order to minimize direct and indirect impacts. In addition, a note shall be included on all plans and specifications stating that "The existing ground surface within 6 feet of the drip line of any oak tree and within 10 feet of the dripline of any landmark oak tree to be preserved shall not be cut, filled, compacted or pared." A qualified biologist, botanist, professional forester, or certified arborist shall be consulted prior to any excavation that will occur adjacent to any oak tree that is to be retailed to ensure that there will be no damage to the root system. Exceptions may be approved by the Nevada County Planning Department based on consultation with a qualified professional resulting in reasonable assurance that they tree will not be damaged.

MM AS-6.1.3c

For oak trees that are to be retained on any of the three parcels, the following measures shall be taken to prevent impacts during and after construction activities.

1. Plans and specifications shall clearly state protection procedures for oaks on the project site. The specification shall also require contractors to stay within designated work areas and shall include provisions for penalties if the retained oak trees are damaged;
2. Protective fencing not less than 4 feet in height shall be placed at the limits of the protective root zone of any individual oak tree or stand to remain, whether it is a Landmark oak or a small cluster of oak trees within 50 feet of the grading limits and shall be inspected by the contractor prior to commencement of any grading activity on site, and shall remain in place until construction is completed;
3. Damage to oak trees during construction shall be immediately reported to the Nevada County Planning Department. The contractor shall be responsible for correcting any damage to oak trees that will be retained on the property in a manner specified by a qualified professional.
4. Equipment damage to limbs, trunks, and roots of all retained trees

shall be avoided during project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies.

5. Grading restrictions near protective root zones shall limit grade changes near the protected root zone of any oak tree to be retained. Grade changes can lead to plant stress from oxygen deprivation or oak root fungus at the root collar of oaks. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a County approved professional.
6. The root protective zone grade shall not be lowered or raised around the trunks (i.e. within the protective zone) of any oak tree to be retained. A County approved professional shall supervise all excavation or grading proposed within the protective zone of a tree, and/or the excavation, or clearance of vegetation within the protective zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the greatest extent possible and treated as recommended by the professional.
7. Utility trenches shall not be routed within the protective zone of an oak tree unless no feasible alternative locations are available, and shall be approved by a County approved professional.
8. No storage of equipment, supplies, vehicles, or debris shall be permitted within the protective root zone of any retained tree.
9. No dumping of construction wastewater, paint, stucco, concrete, or any other cleanup waste shall occur within the protective zone of an oak tree.
10. No temporary structures shall be placed within the protective zone of any retained oak tree.
11. Necessary drains shall be installed according to County specifications so as to avoid harm to the oak trees due to excess watering.
12. Wires, signs, and other similar items shall not be attached to the oak trees.

MM AS-6.1.3d

Prior to the start of construction activities, a qualified biologist, botanist, registered forester or certified arborist (qualified professional) shall schedule a field meeting to inform the construction personnel where all protective zones are and the importance of avoiding encroachment into the protective zones. A signed affidavit documenting the meeting shall be provided prior to the issuance of project permits. Additionally, a qualified professional shall periodically monitor on-site construction activities to ensure that damage to retained oak trees does not occur. Prior to scheduling final inspection for the grading, pipe trenching, septic placement, retaining walls, and building foundation, the developer shall provide a brief report from the qualified professional documenting the findings in the monitoring.

MM AS-6.1.3e

Prior to the issuance of any grading or improvement permits for the project, the applicant shall pay $42,900 in mitigation costs to the Bear Yuba Land Trust (BYLT) for replanting, management, and restoration of black oak habitat on the Clover Valley Preserve Property located on the eastern side of the Alta Sierra subdivision 2 air miles from the project site. The BYLT shall implement the restoration plan consistent with the approach outlined in the Appendix B of the Oak Resources Management Plan (Appendix 6.0- AS), which includes but is not limited to planting approximately 220-250 black oak seedlings with a goal of a 60% survival rate; monitoring for the first 5 years following replanting; and restoration of the existing oak woodlands. Prior to issuance of grading or improvement permits, the developer and the BYLT shall also enter into a contractual agreement that must be reviewed and approved by the Nevada County Planning Department prior to finalization. Once finalized, the agreement shall be submitted to the Nevada County Planning Department and will be kept on file. The contractual agreement shall outline the specific steps of the Restoration Project that will occur, consistent with Appendix B of the Oak Tree Management Plan, including a clause to trigger the attachment of a conservation easement on the property if the BYLT should ever transfer the property to non-land trust ownership. In addition, the contractual agreement shall provide specific steps for annual monitoring of the success of the project and reporting to the County Planning Department by a qualified professional.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures AS-6.1.3a through AS-6.1.3e, 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. 6.0-13) notes "the project would result in direct and indirect impacts on 1.40 acres of landmark oak groves as well as four landmark oak trees" which have been established by County Code Section L-II 4.3.15 as environmentally sensitive areas. In accordance with County requirements, a Biological Management Plan was prepared which determined that on-site replacement of the landmark trees is not feasible.

To offset this potential impact, protective measures for those trees that are to be retained onsite have been made part of the Project

and are required per MM AS- 6.1.3a through AS-6.1.3d. In addition, the Project will be required to pay mitigation costs for off-site replanting, management, and restoration of black oak habitat at the nearby Clover Valley Preserve Property per MM AS-6.1.3e., thus reducing this impact to a less than significant level.

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

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

  Mitigation Measure(s):
  Alta Sierra Project: Implement mitigation measures **MM AS-6.1.3a** through MM AS-6.1.3e.

  Resulting Level of Significance: Less than Cumulatively Considerable Impact

  Findings of Fact:

  Finding: Implementation of Mitigation Measures AS-6.1.3a through AS-6.1.3e, 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. 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 6.1.5(AS), the Alta Sierra project site would "contribute to this cumulative impact by resulting in the loss of 1.40 acres of landmark groves as well as four landmark oak trees." Protective measures for trees to be retained and payment of off-site mitigation costs for those to be removed have been made a part of the Project per MM AS-6.1.3a through AS- 6.1.3e, thus reducing the Project's contribution to this cumulative impact to a less than cumulatively considerable level.

4. **Cultural Resources**

- **Impact 7.1.2(AS)** Ground-disturbing construction activities associated with development of the Alta Sierra project site or the associated septic

site could inadvertently damage previously undiscovered archaeological or tribal cultural resources.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):
MM AS-7.1.2
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 e and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access 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.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures AS-7.1.2 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. 7.0-11) notes pedestrian surveys conducted on the Project site found "no evidence of prehistoric occupation or utilization of the site or associated sewer improvement site. However, there is always the possibility that previously unidentified cultural materials could be encountered on or below the surface during construction activities."

To offset this potential impact, protocol to ensure proper treatment of any archaeological or tribal resources discovered during Project construction has been made a part of the Project per MM AS-7.1.2, thus reducing this impact to a less than

significant level.

- **Impact 7.1.3(AS)** Ground disturbing construction activities associated with the proposed project could inadvertently disturb human remains, including Native American 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 AS-7.1.2.**

  Resulting Level of Significance: Less than Significant Impact

  Findings of Fact:

  Finding: Implementation of Mitigation Measure AS-7.1.2 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. 7.0-11 and -12) 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 AS-7.1.2, thus reducing this impact to a less than significant level.

5. **Geology and Soils**

- **Impact 8.1.1(AS)** The Alta Sierra 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 AS-8.1.1a
  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-8.1.1b
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 AS-8.1.1a and AS-8.1.1b, 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. 8.0-7) 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 AS-8.1.1a and AS-8.1.1b, thus reducing this impact to a less than significant level.

- **Impact 8.1.2(AS)** Development of the Alta Sierra site could result in temporary erosion.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):
MM AS-8.1.2a
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 AS-8.1.2b
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 AS-8.1.2a and AS-8.1.2b, 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. 8.0-7) 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 AS- 8.1.2a and AS-8.1.2b, 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 8.1.3(AS)** The Alta Sierra 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 AS-8.1.1a and MM AS-8.1.1b.**

  Resulting Level of Significance: Less than Significant Impact

  Findings of Fact:

  Finding: Implementation of Mitigation Measures AS-1.1.1a and AS-8.1.1b, 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. 8.0-9) notes that the soils underlying the Project site (Secca Rock outcrop complex soils) "are generally considered expansive, which could pose a hazard." To offset this potential impact, requirements to ensure that all recommendations of the final Geotechnical Engineering Report are included in the Project's improvement plans have been made a part of the Project per MM AS-8.1.1b, thus reducing this impact to a less than significant level.

6. **Hazards and Hazardous Materials**

- **Impact 10.1.4(AS)** Development of the Alta Sierra site would result in a new building in a high fire hazard severity zone.

  Level of Significance Before Mitigation: Potentially Significant Impact

  Mitigation Measure(s):
  MM AS-10.1.4

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

1. The applicant shall provide written verification to the Nevada County Consolidated Fire District of 1,500-gallons- per-minute (gpm) fire flow. A fire hydrant shall be installed on-site to supplement the existing hydrant on Alta Sierra Drive. The location of the hydrant shall be shown on project plans and shall be subject to Nevada County Consolidated Fire District approval.
2. An approved fire sprinkler system shall be installed throughout the entire building to achieve the 1,500 gpm fire flow and shall be monitored by an approved fire alarm system.

   If alternative means of providing necessary fire flow are necessary, the applicant shall submit a plan to the Nevada County Consolidated Fire District for review and approval, and the County shall ensure project design incorporates the approved features.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measure AS-10.1.4 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. 10.0-9) 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 AS-10.1.4, thus reducing this impact to a less than significant level.

7. Hydrology and Water Quality

- **Impact 11.1.1(AS)** Development of the Alta Sierra 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 AS-11.1.1a

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 Rattlesnake 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 AS-11.1.1b

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 AS-8.1.1b.

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 AS-11.1.1c

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 May 2016, and Sheet C2 date stamped March 30, 2015, 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 Measures AS-11.1.1a through AS-11.1.1c, 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. 11.0-7) notes "development of the Alta Sierra 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 AS-11.1.1a through AS-11.1.1c, thus reducing this impact to a less than significant level.

8. **Land Use and Planning**

- **Impact 12.1.2(AS)** Development of the Alta Sierra site as proposed would be consistent with applicable land use plans, policies and regulations and would be compatible with the surrounding uses.

  Level of Significance Before Mitigation: Potentially Significant Impact

  Mitigation Measure(s):
  Implement mitigation measures **MM AS- 4.4.1c** and **MM AS-13.1.1.**

  MM AS-12.1.2
  To minimize potential conflicts with existing traffic flow and the general peace and welfare of surrounding residents and commercial businesses, soil export activities are limited to non-peak traffic hours (9 a.m. to 4 p.m.), Monday through Friday only. Additionally, soil export activities must be completed within 21- day of issuance of the grading permits, unless justifiable unforeseen circumstances occur (e.g., long periods of inclement weather or equipment failure) where an extension to this time frame may be allowed by the Building Department. Following soil export activities, the temporary access on Little Valley Road shall be permanently closed off. Future grading plans shall include a Note that reflects the restricted duration, hours and days for soil export activities as well as the requirement to discontinue the use of the temporary access to Little Valley Road at the completion of soil export activities. Following the completion of the soil export activities, the developer shall notify the Planning Department to conduct a field visit to verify that the access to Little Valley Road has been permanently closed off.

  Resulting Level of Significance: Less than Significant Impact

  Findings of Fact:

  Finding: Implementation of Mitigation Measures AS-4.4.1c, AS-13.1.1, and AS-12.1.2, 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. 12.0-7 and -8) notes the Project "would be consistent with applicable land use plans, policies, and regulations and would be compatible with the surrounding uses" with the exception of the temporary inconvenience to nearby residents from the encroachment onto Little Valley Road during grading activities. To offset this impact measures to restrict trips associated with the export of soils to non- peak traffic hours and limit the total number of days of soil exports were made part of the Project per MM AS-12.1.2, thus reducing this impact to a less than significant level.

9. Noise

- **Impact 13.1.1(AS)** Development of the Alta Sierra project site as proposed could expose sensitive receptors to stationary source noise levels in excess of established standards.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):
MM AS-13.1.1
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 Alta Sierra 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 AS-13.1.1 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. 13.0-7 through -9) notes evening and nighttime truck delivery noise levels at the Alta Sierra 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 AS13.1.1, thus reducing this impact to a less than significant level.

- **Impact 13.1.2(AS)** Project construction would result in a temporary increase in ambient noise levels in the vicinity of the Alta Sierra project site.

Level of Significance Before Mitigation: Potentially Significant Impact

Mitigation Measure(s):

MM AS-13.1.2

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 AS-13.1.2 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. 13.0-9 through -11) 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 AS-13.1.2. 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.

10. Public Services and Utilities

- **Impact 14.1.5(AS)** Construction and operation of the Alta Sierra project would generate solid waste requiring collection and disposal.

  Level of Significance Before Mitigation: Potentially Significant Impact

  Mitigation Measure(s):

  MM AS-14.1.5

  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 not 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 AS-14.1.5 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. 14.0-23 and -24) 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 per MM AS- 14.1.5, thus reducing this impact to a less than significant level.

11. Traffic and Transportation

- **Impact 15.1.2(AS)** Development of the Alta Sierra 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 AS-15.1.2a

  No objects or vegetation along the project site's frontage area along the north and south sides of Alta Sierra Drive shall exceed the maximum height of 18 inches to ensure a clear line of sight from the property driveway onto Alta Sierra Drive. The project's landscape plan shall be reviewed by Nevada County Planning Department staff prior to approval of a building permit to ensure the plan conforms to this restriction.

  In addition, the project applicant shall perform brush clearing and trimming up or down of trees and shrubs and maintenance within this area to ensure a clear line of sight prior to project operation. The project applicant shall coordinate with the Nevada County Public Works Department regarding the extent of clearing and trimming necessary and shall obtain a standard encroachment permit from the County prior to initiating work within the public right-of-way.

  MM AS-15.1.2b

  STAA trucks shall be prohibited from accessing the project site and will be strictly enforced, unless Alta Sierra Drive is designated a STAA route.

  MM AS-15.1.2c

  To improve the operational safety of truck delivery and customer access to the site, the developer shall modify their north side curb by either

shifting (flaring) it to the north or increasing the curb radius to improve truck turning so that an outbound truck can successfully turn onto Alta Sierra Drive without encroaching into the opposing lane. The developer shall submit final improvement plans to the Department of Public Works that reflect the revised design, subject to approval of the Department of Public Works, as a part of their encroachment permit review.

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures AS-15.1.2a through AS-15.1.2c, 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. 15.0-11 and -12) notes "adequate stopping sight distance could be provided" at the Project driveway on Alta Sierra Drive; "however, it is necessary to restrict the height of objects in the area to ensure a clear line of sight." The DEIR further notes "Alta Sierra Drive has not been determined to safely accommodate trucks depicted in the proposed plan for the Project" (STAA trucks). To offset these potential impacts, restrictions on the height of objects and vegetation along the Project site's frontage area, requirements for regular brush clearing and trimming of trees along the frontage area, a prohibition of the use of STAA delivery trucks at the site, and modifications to the north side curb to improve operational safety of truck delivery were made part of the Project per MM AS-15.1.2a, AS-15.1.2b, and AS-15.1.2c, thus reducing this impact to a less than significant level.

- **Impact 15.1.5(AS)** Construction at the Alta Sierra 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 AS-15.1.5

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.

Implement mitigation measure **MM AS- 12.1.1.**

Resulting Level of Significance: Less than Significant Impact

Findings of Fact:

Finding: Implementation of Mitigation Measures AS-15.1.5 and AS-12.1.1, 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. 15.0-37 and -38) notes that while construction traffic associated with the Project "would be short-term and the anticipated trips would not be of such a volume that they could affect intersection operations on local roadways, it could create a temporary inconvenience to the residents on Little Valley Road." 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 AS- 15.1.5, thus reducing this impact to a less than significant level.

V. Findings and Recommendations Regarding Significant and Unavoidable Environmental Impacts and Mitigation Measures

A detailed analysis of the potential environmental impacts and the proposed mitigation measures for the Alta Sierra 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; and (ii) specific economic, legal, social, technological, or other considerations make it infeasible to substantially lessen or avoid the remaining significant impacts, as further described in the Statement of Overriding Considerations below.

1. Aesthetics

- **Impact 4.1.1(AS)** Development of the Alta Sierra project site as

proposed would convert commercially zoned vacant land to commercial development. Such a conversion would fundamentally alter the visual character of the site.

Level of Significance Before Mitigation: Significant Impact

Mitigation Measure(s):

MM AS-4.1.1a

The proposed building design shall be modified to better comply with the Western Nevada County Design Guidelines to create greater visual interest and to break up the mass of building and the roofline. Design modifications could include the incorporation of structural bays, roof overhangs, awnings, and other details along the buildings eastern and southern exterior walls as well as varying the roofline so that it transitions from the height of adjacent buildings to the maximum height of the proposed building and articulating the flat roofline with cornices. No windows shall be added to the buildings eastern or southern exterior walls.

MM AS-4.1.1b

The 17 existing mature trees on the project site and off-site improvement area that will be retained after construction shall be identified on all grading and improvement plans as "trees to be retained." Prior to grading permit issuance, the Planning Department shall verify that this requirement has been met. Additionally, the developer shall flag the trees in the field that will be retained following construction and shall provide and maintain adequate protection measures for the trees for the duration of all site construction activities. These measures shall include providing highly visible protective barriers around the trees such plastic construction fencing and prohibiting vehicle access and storage of materials, equipment or waste within the protective barriers. The Building Department shall verify that the trees to be retained have been properly marked in the field and protected during the first grading inspection. Construction personnel shall be made aware of these protected trees and the significance of the field markings and protection measures by the general contractor prior to commencing construction activities to minimize potential direct and indirect impacts.

MM AS-4.1.1c

To minimize potential conflicts between the commercial use of this site and existing residential uses east of Little Valley Road, the developer shall revise project plans to either (1) add a third six foot tall split block face wall designed consistently with other existing walls in the area that will fill the gap shown on the preliminary plans or (2) connect the two proposed screen walls to completely screen the parking lot area. Prior to issuance of final occupancy, the Planning Department shall verify in the field that the wall has been constructed consistent with the approved plans.

MM AS-4.1.1d
The developer shall revise project plans and elevations to include the use of channel letter signage. Cabinet-style signage shall be prohibited. Prior to issuance of final occupancy, the Planning Department shall verify in the field that project signage is consistent with the approved plans.

Resulting Level of Significance: Significant and Unavoidable

Findings of Fact:

Finding: Implementation of Mitigation Measures AS-4.1.1a and AS-4.1.1b, which have been required or incorporated into the Project, will help to offset the aesthetic impacts at the Project site. However, even with these mitigation measures the proposed development will fundamentally alter the visual character of the site and views of the site from surrounding properties and is considered a significant and unavoidable impact. The Planning Commission ("Commission") hereby directs that Mitigation Measures AS-4.1.1a and AS- 4.1.1b be adopted. The Commission concludes that the Project's benefits outweigh the significant unavoidable impacts of the Project as set forth in the Statement of Overriding Considerations.

Explanation: The DEIR (p. 4.0-8 and -9) notes "development of the Alta Sierra site as proposed would substantially change the existing visual character of the site particularly when viewed from the residential area to the east. As shown in the visual simulations in Figures 4.0-2 through 4.0-5, the combined retaining wall and rear façade of the building would still result in a substantial degradation of public views from Little Valley Road." The DEIR further notes that the site is visually sensitive and that numerous public comments were received expressing concern for the potential effects of the project on views in the area. Further landscaping would not reduce impacts and no other mitigation measures are available.

- **Impact 4.4.1(AS)** The Alta Sierra project site is located in a largely developed rural commercial center surrounding by rural residential development and a highway. Cumulative development in the area would substantially alter the existing visual character of the area and generate substantial new light or glare.

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

Mitigation Measure(s):

None Available

Resulting Level of Significance: Cumulatively Considerable Impact/ Significant Impact

Findings of Fact:

Finding: There are no feasible mitigation measures available to reduce this impact to a less than significant level and is considered a significant and unavoidable impact.

The Commission concludes that the Project's benefits outweigh the significant unavoidable impacts of the Project as set forth in the Statement of Overriding Considerations.

Explanation: The DEIR (p. 4.0-51) notes that "development of the Alta Sierra project site would have a significant and unavoidable impact on the visual character and quality of the site and surrounding area. There are no mitigation measures available that could reduce this impact to a level of insignificance." Thus, the cumulative impact would also be considered cumulatively considerable and significance and unavoidable.

VI. Findings Regarding Project Alternatives

A. Basis for Alternatives Feasibility Analysis

The project would result in two significant and unavoidable impacts, both of which can be substantially lessened, though not avoided, through implementation of feasible mitigation measures adopted in connection with the Project. Those impacts are:

1. **Impact 4.1.1(AS):** Development of the Alta Sierra project site as proposed would convert vacant land to commercial development. Such a conversion would fundamentally alter the visual character of the site.

2. **Impact 4.4.1**: The Alta Sierra project site is located in a largely developed rural commercial center surrounded by rural residential development and a highway. Cumulative development in the area would substantially alter the existing visual character of the area and generate substantial new light or glare.

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 but the two impacts identified above for the Alta Sierra Dollar General have been mitigated to a level of less than significant. These two impacts, although substantially lessened through implementation of mitigation measures, remain significant and unavoidable.

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects" (CEQA Guidelines Sections 15093, 15043, subd. (b); see also Public Resources Code Section 21081, subd. (b)). The California Supreme Court has stated, "[t]he wisdom of approving any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 576*) Therefore, the Planning Commission, in considering the four alternatives identified in the DEIR and these findings, must consider whether any alternatives are environmentally superior with respect to those impacts, and then determine whether the alternatives are feasible. If the Planning Commission determines that no alternative is both feasible and environmentally superior with respect to the unavoidable significant impacts identified above, then the Planning 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 the store would be reduced from 9,100 square feet to approximately 7,200 square feet[1] and the height of the building would be less than the proposed store. 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 (36 vs. 46), which would reduce the amount of paved parking area required.

- **Alternative 3 – Off-Site Alternative.** CEQA Guidelines Section 15126.6(f)(2) addresses the evaluation of alternative locations for proposed project 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 (Guidelines Section 15162.6). The key question concerning the consideration of an alternative location to the proposed project 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

[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.

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 Planning 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 Planning Commission recognizes that the project area is designated for commercial development and the project is an infill project located between two similarly sized developments in both acreage and built environment. Any future commercial development that would occur on the project site would result in the removal of vegetation and would take a natural undeveloped parcel and add commercial structures, lighting, signage and associated improvement, resulting in a significant and unavoidable aesthetic impact that would alter the visual character of the site and surrounding area.

The Planning 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, there are two impacts that cannot be mitigated to less than significant under the proposed Project. The Planning Commission finds that each of these two significant and unavoidable impacts may be reduced through mitigation but may still occur under each of the development alternatives evaluated.

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 Alta Sierra 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 C1 zoning at the Alta Sierra site, the parcel size 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, bar, building supply sales and storage, car wash, 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.

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. Aesthetics impacts would depend on the type of use and building. It should be noted that C1 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 site's visual character.

Different land uses have different trip generation rates. Some uses could result in more trips than the proposed Alta Sierra 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 a septic system and connection to public water 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, he significant and unavoidable aesthetic impacts, including the cumulatively considerable aesthetics impact, may or may not be reduced; however, any development of the site consistent with the existing zoning and site development standards will significantly alter its visual character and cumulatively impact the visual character of the neighborhood and is therefore unlikely to reduce significant and unavoidable impacts to a less than significant level. 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 feet[2] 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.

Aesthetics impacts would depend on the height of the building. However, with a smaller footprint for the building itself, there would be more options for site planning that could allow the building to be situated closer to Alta Sierra Drive, which could require less grading and a smaller retaining wall along Little Valley Road. A smaller retaining wall, more room for landscaping, and a greater setback from the roadway could substantially reduce the visibility of the project from Little Valley Road. Even with a reduction in building size, there would be a permanent change in the visual character of the site and vicinity, but it may be substantially reduced under this alternative. However, any development of this site consistent with the existing zoning and site development standards will significantly alter the visual character of the site and the surrounding neighborhood. The impacts of a reduced project may reduce the impacts on visual resources, but individually and cumulatively, but not to a less than significant level.

Construction-related impacts, such as construction vehicle and equipment emissions and construction noise, would be less than with the proposed project because the area of construction would be smaller and the timeline for construction could likely be reduced.

[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.

With a smaller retaining wall and a greater setback, there would be less cut and fill, and potential construction-related erosion impacts could be reduced.

Impacts on biological resources and cultural resources would be less than with the proposed project because it is assumed there would be less ground disturbance needed to accommodate the building and associated improvements, such as parking. However, tree removal would still be required.

Hydrology and water quality (drainage) impacts would be reduced compared to the proposed project because there would be less impervious surface generating stormwater runoff. Potable water demand and demand for fire suppression water may be less for the Reduced Project Alternative.

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.

Septic system improvements, and associated environmental impacts, would be similar to the proposed project. The traffic hazards and emergency access impact identified for the proposed project (Impact 15.1.2[AS]) 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 Alta Sierra Drive. The Reduced Project Alternative would also result in the need for a construction traffic control plan.

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 cumulatively considerable 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)

The EIR evaluated five off-site locations for the Project (see DEIR **Figure 16.0-1**). The key environmental conditions and impact considerations for the off-site locations are summarized in DEIR Table 16.0-1. DEIR Figure 16.0-1 shows the location of the five alternative sites considered for the Project. Because the only significant and

unavoidable impacts identified for the Project are related to aesthetics, the DEIR discussed the extent to which the alternative sites would reduce visual impacts as well as where other effects may differ substantially from the Project.

Alta Sierra Site 1, located at 15156 State Route 49, is an approximately 1-acre parcel west of the intersection of SR 49 and Little Valley Road. Development of the building as proposed for Alta Sierra may be visible from residences located east of SR 49, but given the site's flat topography, the scale of the building from these residences would be substantially less than at the proposed site. However, as discussed in Section 4.0, Aesthetics, SR 49 is identified in the Nevada County General Plan as a scenic route and is eligible for designation by Caltrans as a State Scenic Highway through the entire county. A large-scale commercial building with illuminated signage and other operational lighting could result in a substantial change on this portion of the scenic route. Consequently, the impacts on visual resources, though different from those of the proposed project, would also be significant.

Given the site's location on SR 49, access to Alta Sierra Site 1 would require changes to the local circulation to accommodate ingress and egress from northbound vehicles. Changes to the circulation on SR 49 would require approval from the California Department of Transportation (Caltrans). Other impacts associated with development of this site would be similar to the proposed project, though fewer trees would be removed, so potential biological effects would be reduced. However, for the reasons noted above, development of the project on this site would result in similar impacts than the proposed project.

Alta Sierra Sites 2 and 3 are not within line of sight of residential areas due to existing vegetation; thus, these alternative sites could avoid the significant and unavoidable aesthetics impact of the proposed project. Alta Sierra Site 2 is closer to SR 49, but there is adequate room on the site to position the building so it is not as close to SR 49 as Site 1, and it would not substantially affect views on State Route 49. Sites 2 and 3 would require tree removal, but less than required for the proposed project, and would also require less grading. Operational impacts would be the same as with the project, though to the extent that trips to the site are not pass-by trips, the traffic could increase along the residential roads and result in a corresponding increase in traffic noise in those areas. However, it is not anticipated that the traffic noise would exceed standards. Given the width of Little Valley Road, access to these sites would require improvements along Little Valley Road to ensure safe customer and delivery access.

Alta Sierra Site 4 is located between Johnson Place and Little Valley Road. It is assumed that access would be via Little Valley Road. Like the project site, extensive tree removal would be required on Site 4 and mitigation would be similar to the project. Because of the site's size, it is assumed the building could be set back father from Little Valley Road and the reduced slope of the site at Little Valley Road could reduce the amount of grading required, compared to the proposed project. Therefore, the impact of views of the building (and retaining wall) from Little Valley Road would be reduced compared to the project and would likely be eliminated. Like Sites 2 and 3, operational impacts would be the same as those of the project, though traffic and associated noise could increase along Little Valley Road. Similarly, it is not anticipated that the traffic noise

would exceed standards. Access at Site 4 would also require improvements along Little Valley Road to ensure safe customer and delivery access.

Alta Sierra Site 5 is located on Alta Sierra Drive west of the project site. Development on this site would require less tree removal and less grading than the proposed project site. This site is not within the viewshed of residential areas and would therefore not result in the significant visual impact identified for the project. Although it is closer to SR 49, the site is in a developed commercial area so it would not result in a substantial change in the visual character of a highway. Access to the site would be along Alta Sierra Drive, which would provide good visibility from the west, but there would be limited visibility from the east, which could affect westbound ingress and egress. Operational impacts would be similar to the project, though development on this site would not require construction of a sound wall as the proposed project would.

In summary, Alta Sierra Site 1 and Site 4 would not reduce the significant and unavoidable aesthetics impact identified for the project. Development on Alta Sierra Sites 2, 3, and 5 would reduce, and may avoid, the significant and unavoidable aesthetics impact identified for the Project but would still substantially alter the existing visual character of the area and generate substantial new light or glare. 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.

VII. Statement of Overriding Considerations

Pursuant to Public Resources Code Section 21081 and CEQA Guidelines Section 15093, this Planning Commission adopts and makes the following Statement of Overriding Considerations regarding the remaining significant unavoidable impacts of the Project, as discussed above, and the anticipated economic, legal, social and other benefits of the Project.

The approval by the Nevada County Planning Commission ("Planning Commission") of the Alta Sierra Dollar General Project ("Project"), will result in significant adverse environmental effects which cannot be mitigated or avoided notwithstanding the Commission has adopted all feasible mitigation measures. Indeed, most of the environmental impacts resulting from the Project taken alone have been mitigated to a level of less than significant. Despite the ultimate occurrence of these expected effects, the Commission, in accordance with *Public Resources Code* Section 21081(b) and *CEQA Guidelines* Section 15093, has balanced the benefits of the proposed Project against the unavoidable adverse impacts associated with the proposed Project and has adopted all feasible mitigation measures. The Commission has also (i) independently reviewed the information in the DEIR and the record of proceedings;

(ii) made a reasonable and good faith effort to eliminate or substantially lessen the impacts resulting from the Project to the extent feasible by adopting the mitigation measures as identified in the EIR; and (iii) balanced the Project's benefits against the Project's significant unavoidable impacts. The Commission has also examined alternatives to the proposed Project, and has determined that adoption and implementation of the proposed Project is the most desirable, feasible, and appropriate action. The Commission has chosen to approve the Project EIR because in its judgement, it finds that specific overriding economic, legal, social, technological, or other benefits of the Project outweigh the Project's significant effects on the environment. Substantial evidence supports the various benefits and can be found at a minimum in the preceding CEQA findings, which are incorporated by reference into this Statement, the FEIR, and the documents which make up the record of proceedings.

A. Significant and Unavoidable Impacts

Based on the information and analysis set forth in the DEIR and the record of proceedings, construction of the proposed Project would result in the following significant unavoidable impacts even with the implementation of all feasible mitigation measures:

1. **Impact 4.1.1(AS):** Development of the Alta Sierra project site as proposed would convert vacant land to commercial development. Such a conversion would fundamentally alter the visual character of the site.

2. **Impact 4.4.1(AS)**: The Alta Sierra project site is located in a largely developed rural commercial center surrounded by rural residential development and a highway. Cumulative development in the area would substantially alter the existing visual character of the area and generate substantial new light or glare.

B. Overriding Considerations

The following statement of considerations identifies why, in the Planning Commission's judgement, the Project and its benefits to Nevada County outweigh its unavoidable significant project specific and cumulative environmental impacts. The Commission has determined that any one of these considerations override, on balance, the significant negative environmental impacts of the Project. The substantial evidence supporting these various considerations is found in the following findings based on the EIR and/or the contents of the record of proceedings for the Project:

1. The Project will create economic benefits to Nevada County.

    a. The Project will create between 6 and 10 new permanent jobs in the County (DEIR, p. 17.0-2).

    b. The sale of the property will increase its value thus increasing property tax revenue collected by the County.

    c. As a retail use, the Project will generate sales tax revenue collected by the County and could capture sales revenue dollars that are currently spent out of the County.

d. The Project will result in the productive use of currently vacant land thereby contributing to the economic vitality of the County.

e. By improving the site with a quality retail building, the Project will revitalize an aging business center and attract additional businesses to the area thus having a multiplying effect on the local economy.

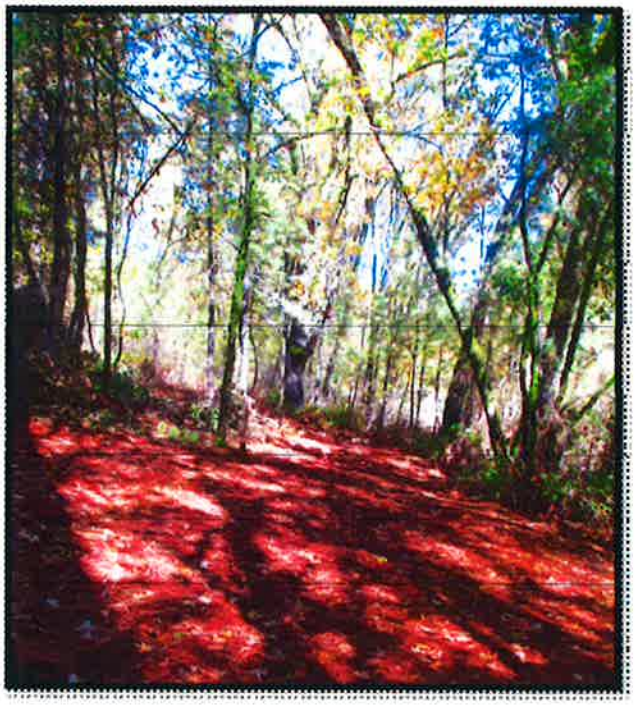
2. The project has the potential to reduce Vehicle Miles Traveled (VMT) by providing a variety of retail goods that are not otherwise available in the Alta Sierra project area, which without the Project would require travel to regional commercial centers such as Grass Valley or Auburn for those items.

   a. The project has the potential to reduce greenhouse gas emissions and regional air quality impacts as a result of the potential for a reduction in VMT to accommodate basic household shopping needs of the residential of the Alta Sierra project area.

3. The Project is consistent with and promotes the Land Use Policies defined in Nevada County's General Plan.

   a. The Project is consistent with all relevant goals and policies of the General Plan (DEIR, Impact 12.1.2(AS), p. 12.0-7 through- 9).

MANAGEMENT PLAN FOR OAK RESOURCES
DOLLAR GENERAL - ALTA SIERRA
And Addendum to the Biological Inventory
Nevada County, California
March 30, 2015



Prepared for:
Dan Biswas
CJS Development II, LLC
5111 N. Scottsdale Road, Suite 200
Scottsdale, AZ 85250

Prepared by:
Tina Costella M.S.
Costella Environmental
Consulting
P.O. Box 215
Nevada City, CA 95959

TABLE OF CONTENTS

EXECUTIVE SUMMARY

This Management Plan contains recommendations for compensating for impacts to oak resources within three small parcels that will result from the proposed Dollar General Store commercial development.

There are three adjoining parcels associated with the proposed retail store construction. The southernmost parcel will hold the store and effluent treatment plant, the mid-parcel will host a 2- inch pipeline for the transport of treated effluent, and the northernmost parcel will contain the leach field and repair site. According to Dollar Store representatives, all trees on the parcel to hold the store and treatment plant will need to be removed due to site restrictions ranging from size to topography in this location.

Canopy cover for the Landmark Oak Grove within the proposed store parcel includes approximately 74 oak trees, of which 71 are black oaks and 3 are small valley oaks; a total of 85 oak trees will be impacted on the three involved parcels. Total diameter at breast height for the 85 trees is ±1,100 inches. There are 4 Landmark Oaks on the three parcels, all Black Oaks, including three on the store parcel and one on the leach field parcel. On the mid-parcel there are six black oak trees that potentially could be impacted by the trenching activity.

Removal of the Landmark Oak Grove and three individual Landmark Oaks will be required, as well as construction within the dripline or protected root zone of three additional black oaks, one of which is a Landmark Oak. Based on neighborhood concerns, the initial project plan has been re-designed to protect an "Open Space" area comprising more than 15% of the project site.

Given the number of trees impacted, including 62 black oak trees, significant funding for a nearby black oak habitat restoration project managed by the local Bear Yuba Land Trust is proposed as mitigation for the lost functions and values of the 1.4 acres of oak woodlands that will be impacted by the development.

In addition, detailed measures for reducing or eliminating both direct and indirect impacts to protected resources at the site are included in this Management Plan.

OAK RESOURCES MANAGEMENT PLAN (AMENDED 3/26/15)

INTRODUCTION

This Management Plan contains recommendations for compensating for impacts to oak resources within three small parcels that will result from the proposed Dollar General Store commercial development. The project area can be reached from Highway 49 at the entrance to the Alta Sierra community in the southwestern region of Nevada County.

This analysis of impacts and recommendations for mitigation is based on the Tentative Parcel Map prepared by Andregg Geomatics dated June 2014. This report fulfills the requirements of the policies and ordinances for biological resource protection contained in the Nevada County ordinances (Nevada County 2000) and the Nevada County General Plan (Nevada County 2014).

This Management Plan is consistent with oak mitigation recommendations in the CEQA - Public Resources Code Section 21083.4: Oak Woodland Mitigation. Counties are required to determine if a project could result in significant conversion of oak woodlands. In brief, mitigation options for this project include, but are not limited to:

1. Conserving oaks through conservation easements,
2. Planting and maintaining an appropriate number of trees (either on-site or by restoring former oak woodlands), with tree planting limited to half the mitigation requirement, and/or
3. Contributing funds to the Bear Yuba Land Trust for the purpose of black oak woodlands habitat restoration.

This management plan describes the three small parcels that will be included in the proposed project's design. The store and parking will be constructed on the south parcel, as well as the septic tanks and effluent treatment system. The middle parcel, already developed, will require only that a trench be dug for the effluent pipeline along the eastern boundary, and this pipeline will not interfere with the existing MUSDA located on this parcel. The third, northern parcel will contain the leach field along its eastern portion. In sum, the effluent will be treated at the store site, then the treated effluent water will be pumped across the adjacent parcel to the north, and from there flow to the leach field on the north parcel.

Dan Biswas, Vice President of Development for the Dollar General Store, advises that the project has been redesigned at the request of Nevada County Planning so that the design will adhere to the requirements of Nevada County Land Use and Development Code Section L-II 4.2.10 Permanent Open Space/Maximum Impervious Surface. This section requires that development of parcels greater than one acre must include protection of 15% of the property, not including landscaped areas, as Open Space. This redesign will permit protection of the same

percentage of Oak Grove/Landmarks Oaks on site. Mitigation for the lost functions and values of oak trees to be removed on the three parcels is discussed later in this report.

Project Description

The project includes the site development and construction for a 9,100 square footage Dollar General retail store. There are three parcels associated with the proposed retail store construction and they adjoin each other in a north to south orientation. The northern most parcel, APN 25-430-12, is a ±1.75 acre site where the leach field and the repair site will be constructed, comprising an approximately 60 x 130 feet area located near the eastern portion of the parcel. The mid-parcel, APN 25-430-10, is a ±1.0 acre site that will contain the 2- inch pipeline for the transport of effluent treated on the southern store parcel and will run along the eastern boundary adjacent to Little Valley Road. The store parcel, APN 25-430-08, also a ±1.0 acre site, will hold the effluent treatment plant for the project, and the effluent water will be pumped across the adjacent mid-parcel, already commercially developed land, to the northern most site. Impacts to the protected oak resources will be discussed under mitigation.

Dollar Store Retail Information

The project includes the site development and construction for a 9,100 sf Dollar General retail location for Dollar General Corporation, a discount retailer that engages in the provision of various merchandise products in the United States. The company offers various consumable products, including paper and cleaning products such as paper towels, bath tissue, paper dinnerware, trash and storage bags, laundry, and other home cleaning supplies; packaged food, comprising cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, frozen meals, beer, and wine; snacks that include candies, cookies, crackers, salty snacks, and carbonated beverages; over-the-counter medicines and personal care products, such as soap, body wash, shampoo, dental hygiene and foot care products; and pet supplies and pet food products. It also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery, prepaid phones and accessories, gardening supplies, hardware, automotive, and home office supplies; and home products comprising kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen, bed, and bath soft goods. In addition, the company offers casual everyday apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories. As of May 2, 2013, it operated 10,662 stores in 40 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Project Location

The proposed project site is located in the western Sierra Nevada foothills between Alta Sierra Drive and Little Valley Road, in the community of Alta Sierra. The planned store site and leach field sites are currently undeveloped parcels and are covered entirely with Montane Hardwood-Conifer forest. The store site is situated on a hillside that generally slopes to the

south. Elevations range from approximately 1,994 feet in the north to 1,964 feet near the southeastern and southwestern property corners. Steep-cut slopes occur along the western, southern, and eastern property boundaries. The study area is surrounded by existing development. Adjacent land uses include commercial businesses to the north and south, an undeveloped parcel to the west, and residential homes situated in forested areas to the east.

METHODS

The Nevada County Code states that diameter at "breast height" (DBH) is 54-inches (4.5 feet) above the ground. This standard is consistent with the International Society of Arboriculture (ISA) guidelines. The DBH data reported here was collected by Andregg Geometrics in June 2014 and did not include evaluation of the health of the trees on site. The additional surveys for the health of the trees were accomplished by Costella Environmental Consulting. Appendix A contains the data collected for the tree evaluation.

All trees within the survey areas were evaluated for the following:

- Measured to determine DBH
- Individually numbered with oblong or round aluminum tags
- Evaluated for health rating
- Measured to determine approximate canopy radius

Inventoried Landmark Oak trees were assigned a health rating of 1 to 5, with 1 being poor and 5 being excellent. The health ratings were based on the following standards:

1: These trees have a major defect and are considered a potential hazard. The defect is typically extensive decay located within the trunk.
2: These are generally sound trees but often have prominent leans, trunk elongation, or general branching defects. Other potential health detractors include excessive dead wood from competition with other trees and mistletoe/ivy overgrowth.
3: These are average trees, generally in good health and without prominent defects in branching pattern and/or overall structure. These trees also have adequate growing room and are not overgrown with mistletoe.
4: These trees are above average, with good branch form. They are not overcrowded or light-starved and have plenty of room to grow; they often look much like a "3" tree except they are better established in the tree stand.
5: These trees are considered excellent in all aspects: form, branching, and structure, although within the study area none of the trees were given this designation, usually due to canopy crowding.

EXISTING CONDITIONS

The project site's oak tree population is dominated by black oaks (*Quercus kelloggii*). The other prominent tree species is Ponderosa pine, and mitigation is not required for this coniferous species. The understory on the store site, located in the south of the three parcels, has been brush-cleared at an earlier time and is comprised primarily of poison oak and annual

grasses. The oak woodlands on this site is considered a Landmark Oak Grove with canopy coverage equal to or greater than 33 percent, and there are 3- Landmark Oaks found within its boundaries.

Only a small area, roughly 15 x 60 feet, will be utilized on the mid-parcel and as noted, this area has already been commercially developed. There are 9 black oaks on this site that will be impacted indirectly by the trench construction.

The northern most parcel has not been brush-cleared, with the understory composed mostly of Himalayan blackberry (*Rubus armenicus*), an invasive plant that for many years was misidentified as *Rubus discolor*. This species initially colonizes disturbed areas, and if not controlled, will dominate lands. It is a highly competitive plant, and its thickets produce such a dense canopy that the lack of light severely limits the growth of native plant species. For this reason, the understory species diversity on this parcel is lacking, but still, the dominant trees are black oak and Ponderosa pine.

RESULTS

Canopy cover for the LMO Grove within the proposed store parcel accounts for approximately 74 oak trees; 71 are black oaks and 3 are small valley oaks; a total of 85 oak trees will be impacted on the three mentioned parcels. Total diameter at breast height (DBH) for the 85 trees is ±1,100 inches; the trees to be protected within the open space account for 192 inches at DBH. There are 4 Landmark Oaks on the three parcels, all Black Oaks, including three on the store parcel and one on the leach field parcel. On the mid-parcel there are six black oak trees that potentially could be impacted by the trenching activity. The tree inventory, Appendix A, shows the size and health of the trees on site. All impacts to the oak trees, whether temporary or permanent, will be mitigated for; specific mitigation measures are discussed later in this report.

OAK MANAGEMENT PLAN

ENCROACHMENT WITHIN LANDMARK OAK TREES AND OAK GROVES

This impact assessment is based on the review of the Andregg Geomatics Land Survey Map dated June 2014, the original Costella Environmental Consulting site visit in October 2014, and subsequent site visits in November 2014. A comprehensive tree inventory is included as Appendix A.

Definition of Indirect Impacts

Indirect impacts are those impacts to native oaks and associated resources through the on-going disturbance that results from human occupancy and use of oak woodlands. Examples

include landscaping, fire clearing around structures, hiking trails, bike paths and disturbance to wildlife from people, pets and automobiles.

Definition of Direct Impacts

Direct impacts are those impacts to oak trees and woodland resulting from tree and land clearing associated with land development projects. Examples include grading, clearing, or otherwise modifying land for roads, driveways, building pads, landscaping, utility easements, fire-safe clearance and other development activities. Any project that creates a significant direct impact is deemed to also create a significant indirect impact.

Open Space Land

Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health safety.

Direct and Indirect Impacts to Landmark Oaks, Landmark Oak Groves, and Individual Oaks

Parcel #1 APN 25-430-08

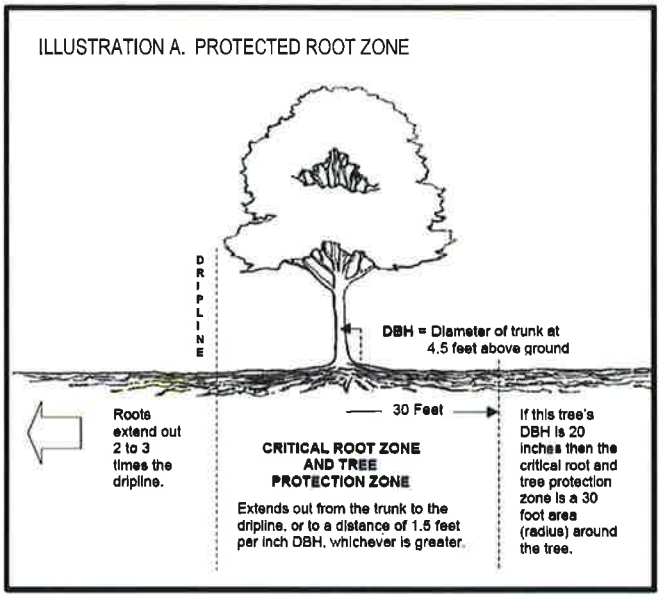
The construction of the Dollar General Store and associated infrastructures will result in removal of a Landmark Oak Grove and three individual Landmark Oak trees. **Total impact area: ± 1.0 acre;** most of the black oaks on the site will be removed.

Parcel #2 APN 25-430-10

The trenching for a 2 inch pipeline will result in indirect impacts to the "protected root zone" (refer to Illustration A, below) of nine individual oaks along the eastern boundary of this parcel. It should be noted that three of these oaks show substantial basal decay and could be considered a safety hazard since these trees grow along the edge of Little Valley Road. **Total impact area:** 154 ft x 15 ft = 2,310 sq. ft. = **0.05 acres;** the critical root zone of 9- black oak trees may be impacted by trenching.

Parcel #3 APN 25-430-12

The leach field will be constructed along the eastern portion of the property and within the dripline or protected root zone of three black oaks, one of which is a LMO. The impacts to these oaks are considered direct, since the moisture level of soils will increase during the dry season, typically May through October. It can be anticipated that over time, the oaks will decline and probably will require removal at some later date. **Total impact area:** 170 ft. x 70 = 21,900 = 0.27 acres + an additional 0.13 for 8- black oak trees adjoining the leach field and/or pipeline site = **0.35 acres.**



MITIGATION FOR INDIRECT IMPACTS TO OAKS AND OPEN SPACE LAND

As a general rule, the existing ground surface within 6 feet of the drip line of any oak tree and within 10 feet of the drip line of any Landmark Oak tree to be preserved shall not be cut, filled, compacted or pared. Excavation adjacent to any oak tree shall not be permitted where, in the judgment of a qualified biologist or arborist, damage to the root system will result. Exceptions may be approved by Nevada County Planning based on consultation with a qualified professional resulting in reasonable assurance that the tree will not be destroyed. Anticipated exceptions include making allowances to construct planned public improvements such as roads and sidewalks when it is not feasible to design the public improvements in a manner that will avoid encroachment into the drip line.

MITIGATION MEASURES FOR DIRECT IMPACTS

Any one or a combination of the following mitigation measures may be used on the project site or off-site to mitigate the direct impacts on oak resources. Options include, but are not limited to:

1. ***CONSERVING OAKS THROUGH CONSERVATION EASEMENTS***

Protect existing native oak trees on or off the project site from future development through a conservation easement or fee title dedication to a land conservation group approved by the County and the Department of Fish and Wildlife. If the conservation easement or land dedication does not reduce the oak woodland impact to less than significant, additional mitigation measures are required. Oak woodland offered as mitigation must be configured in

such a manner as to best preserve the integrity of the oak ecosystem and minimize the ratio of edge to area. Priority should be given to conserving oak habitat adjacent to existing woodlands under conservation easements, public lands or open space lands. Land proposed as mitigation, when viewed with adjacent existing conservation land, should not result in conserved parcels of less than one acre.

2. CONTRIBUTE FUNDS TO BEAR YUBA LAND TRUST FOR HABITAT RESTORATION

Contribute a fee to the Bear Yuba Land Trust or other established mitigation fund for preserving oak woodlands by using the following Formula: Fee = 1.0 x acres of impacted oak woodland x current land value. All contributions to the state Oak Woodlands Conservation Fund or other mitigation fund shall specify that these moneys will be used to purchase mitigation oak woodlands in the County. An administration fee equal to five percent of the mitigation fee shall also be required to cover the County's costs associated with this option. For land division projects, the in-lieu fee may be prorated among the parcels created and collected at the time of issuance of the first building permit on each parcel. This alternative is subject to approval by the County and Department of Fish and Wildlife.

3. PLANTING AND MAINTAINING AN APPROPRIATE NUMBER OF TREES (EITHER ON-SITE OR BY RESTORING FORMER OAK WOODLANDS); TREE PLANTING LIMITED TO HALF THE MITIGATION REQUIREMENT

Planting Replacement Trees: the planting of oaks shall not fulfill more than 50 percent of the mitigation requirement for the project. Plant and maintain on or off the project site replacement trees on land conserved through a conservation easement or fee title dedication to a land conservation group approved by the County and Department of Fish and Wildlife. All planted replacement trees must be grown in deep five-gallon containers and the trees shall not have been in the containers for more than two years. Planted trees must be spaced such that they do not compete with one another and they do not compete with established vegetation. This option will require a Tree Planting and Maintenance Plan showing species, size, spacing and location of plantings and the location and species of established vegetation. The plan will be subject to approval by the County and Department of Fish and Wildlife.

Tree planting may be used to restore former oak woodland at a ratio of one acre of oak woodland for every one acre of impacted woodland on the project site. Restoration only applies to lands that should naturally support oak habitat but due to human intervention currently do not support oak woodlands. Restoration should result in species composition and density similar to the project site and appropriate to the restoration site.

SAFEGUARDING TREES DURING CONSTRUCTION

For oak trees to be preserved on any of the three parcels, some indirect impacts are unavoidable, but measures will be taken to prevent impacts to retained trees and trees to remain as an Open Space, during and after the construction activities, including, but not limited to, the following activities: ***changes in grade, mechanical damage, and root undercutting***.

- ✓ ***Plans and specifications*** should clearly state protection procedures for oaks on the project site. The specifications should also require contractors to stay within designated work areas and should include a provision for penalties if oaks trees are damaged.

- ✓ ***Protective Fencing*** not less than four feet in height shall be placed at the limits of the root protective zone of any individual oak tree or stand, whether it is a Landmark oak or a small cluster of oak trees within 50 feet of the grading limits, and shall be inspected by the contractor prior to commencement of any grading activity on the site, and shall remain in place until construction is completed.

- ✓ ***Damage to Oak Trees*** during construction shall be immediately reported to the Nevada County Planning. The contractor shall be responsible for correcting any damage to oak trees on the property in a manner specified by a qualified professional.

- ✓ ***Equipment Damage*** to limbs, trunks, and roots of all remaining trees shall be avoided during project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies.

- ✓ ***Grading Restrictions near Protected Root Zones*** Care must be taken to limit grade changes near the protected root zone of an oak tree. Grade changes can lead to plant stress from oxygen deprivation or oak root fungus at the root collar of oaks. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a County-approved professional.

- ✓ ***The Root Protective Zones*** Grade shall not be lowered or raised around the trunks (i.e., within the protective zone) of any oak tree. A county approved professional shall supervise all excavation or grading proposed within the protective zone of a tree, and/or the excavation, or clearance of vegetation within the protective zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the greatest extent possible and treated as recommended by the professional.

- ✓ ***Utility Trenches*** shall not be routed within the protective zone of an oak tree unless no feasible alternative locations are available, and shall be approved by a County-approved professional.

- ✓ ***Equipment Storage*** No storage of equipment, supplies, vehicles, or debris shall be permitted within the protective zone of an oak tree.

- ✓ ***No dumping*** of construction wastewater, paint, stucco, concrete, or any other clean-up waste shall occur within the protective zone of an oak tree.
- ✓ ***No temporary structures*** shall be placed within the protective zone of any remaining oak tree.
- ✓ ***Necessary drains*** shall be installed according to county specifications so as to avoid harm to the oak trees due to excess watering.
- ✓ ***Wires, signs, and other similar items*** shall not be attached to the oak trees.

Pipe Line and Leach Field Construction Monitoring

- ✓ Prior to initiation of construction activities, a qualified professional shall schedule a field meeting to inform the personnel involved in construction where all protective zones are located and the importance of avoiding encroachment within the protective zones.
- ✓ A qualified professional shall periodically monitor on-site construction and grading activities occurring near all identified oak tree protection zones to ensure that damage to oak trees does not occur.

MITIGATION FOR THE LANDMARK OAK GROVE, FOUR LANDMARK OAKS, AND INDIVIDUAL OAKS

As noted, the proposed project will require removal of a Landmark Oak Grove and three individual Landmark Oak trees on the north parcel, as well as construction within the dripline or protected root zone of three black oaks, one of which is an LMO, for the leach field on this parcel. All these trees are black oaks that will be directly impacted by the proposed construction.

The project has been re-designed to protect an "Open Space" area comprising greater than 15% of the parcel where the store is located. This will entail protecting 22 black oak trees and 3 conifer trees. These trees are located along the boundaries of the east, west, and south portions of the site for a total of greater than 15% in undisturbed area. A table including details on these saved trees is included with Appendix A.

The following summarizes a black oak habitat restoration project from Bear Yuba Land Trust (BYLT) to mitigate for the lost functions and values of the 1.4 acres of oak woodlands, including 62 black oak trees, that will be impacted by the development of the store, parking area, and associated facilities. The detailed BYLT project plan with site and vicinity maps is attached to this Management Plan as Appendix B.

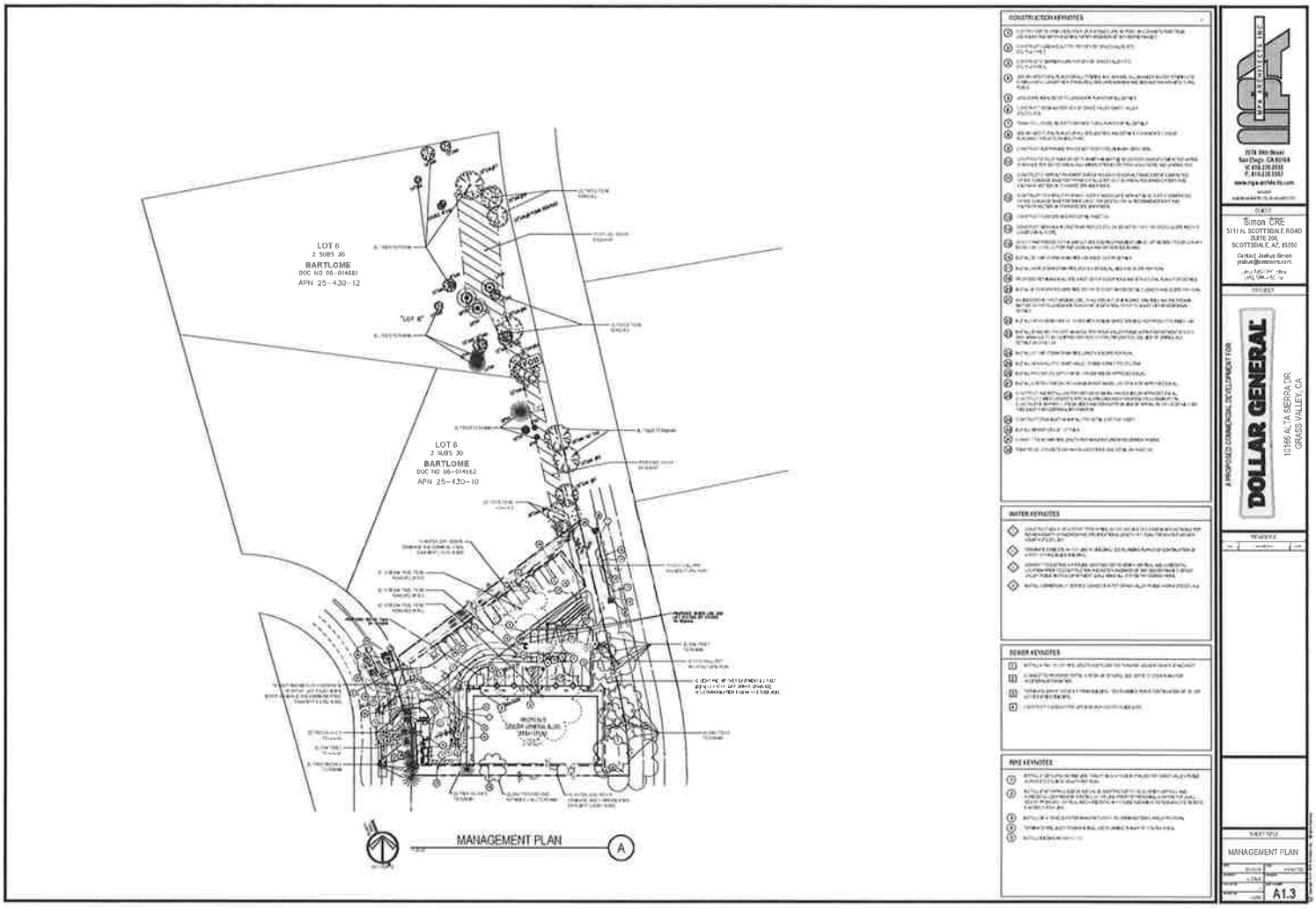
The proposed mitigation site is a ±35 acre black oak and Ponderosa pine woodlands with intact riparian corridor (South Wolf Creek), known as the Clover Valley Parcels (Bach CV). This is a newly acquired preserve that was transferred to BYLT in fee title but without endowment, so without funding for site restoration, planting, monitoring and management to restore and protect its black oak resources. The site is located approximately 2-3 miles from the Alta Sierra proposed store site. The project proponent and BYLT believe this property is well suited for the requisite mitigation because of the existing oak trees and habitat, its proximity to the project site, its size, and the fact that it is developable and surrounded by development, as is the project site.

The proposal to use the Bach CV site for mitigation is based on a site visit and initial survey of the oaks currently on the site to determine its potential as suitable habitat for this project. The survey results demonstrated definitively that this BYLT habitat restoration project is appropriate to serve as a mitigation site for this project. Additionally, BYLT's field biologists have prepared a restoration project plan that will provide a firm budget for these mitigation efforts; see Appendix B. number.

As stated in the project plan, "the purpose of this restoration project is to create a healthy ecosystem along South Wolf Creek that includes planting black oak trees, reducing the fuel load and opening the understory to allow sunlight on the seedlings, and to remove invasive noxious plants that pose competition for the seedlings." The project will incorporate mitigation efforts to off-set the lost functions and values of the 62 oak trees impacted at the Alta Sierra store site by determining, restoring, planting and monitoring appropriate planting areas on the 35 acre Clover (Bach) Valley Preserve. Many factors will affect the location of the planting areas of black oak seedlings. The BLYT plan provides that "It is very likely that the project areas will be spread out throughout the 35 acres. The hope is not to create a black oak plantation, but to create a naturally functioning ecosystem that supports native plants and wildlife. At this time an exact determination of the number of oaks needed to plant for a successful restoration project is not known. It is estimated we will plant approximately 220-250 seedlings" (Black Oak Restoration Project Clover Valley Preserve, March 2015).

BYLT is as yet unable to quantify the exact number of trees to result from the mitigation effort because they will count trees as well as acres, then ask their biologists to weigh in on recommended mitigation and planting requirements. BYLT has based its budget on restoration, planting and management needs, not property value. The projected project budget is $42,900, as detailed in the Project Plan, which will be paid in full by SimonCre.

BYLT was founded over 25 years ago as a land conservation organization that saves land, builds trails, and provides nature programming. BYLT's charter as a land conservation organization requires them to manage the land consistent with a conservation easement. They are not proposing to have an additional conservation easement on the fee title ownership, rather, they would have a clause inserted in their contractual agreement with the project proponent and permitting agency(s) to trigger attachment of a conservation easement on the property if BYLT should ever transfer the property to non-land trust ownership.


LOT 6
3 SUBS 30
BARTLOME
DOC NO 06-014661
APN 25-430-12
LOT 8
3 SUBS 30
BARTLOME
DOC NO 06-014662
APN 25-430-10
MANAGEMENT PLAN
A
CONSTRUCTION KEYNOTES
WATER KEYNOTES
SEWER KEYNOTES
PIPE KEYNOTES
Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200
SCOTTSDALE, AZ, 85250
A PROPOSED COMMERCIAL DEVELOPMENT FOR
DOLLAR GENERAL
10166 ALTA SIERRA DR.
GRASS VALLEY, CA
MANAGEMENT PLAN
A1.3

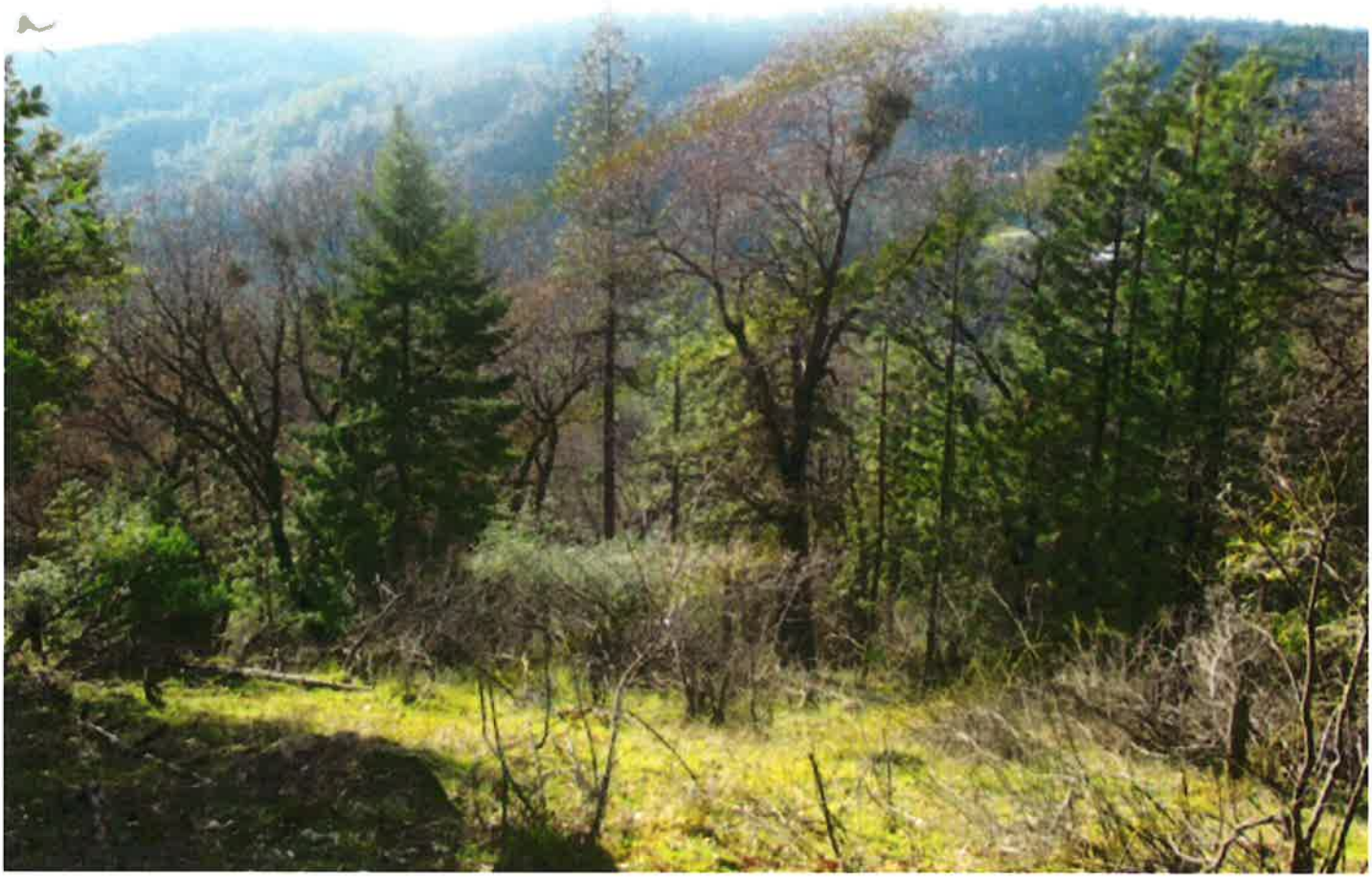
APPENDIX A. TREE INVENTORY FORM
ALTA SIERRA DOLLAR GENERAL STORE
November 2014 (Amended March 2015)

TAG #	TREE SPECIES	DIAMETER AT BREAT HEIGHT (Inches)	VIGOR 1 = Poor 5 = Good	COMMENTS
173	Pine (*Pinus ponderosa*)	12	3	
174	Pine (*Pinus ponderosa*)	27	3	
175	Pine (*Pinus ponderosa*)	20	3	
176	Pine (*Pinus ponderosa*)	8	2	
177	Pine (*Pinus ponderosa*)	16	3	
178	Pine (*Pinus ponderosa*)	14	3	
179	Pine (*Pinus ponderosa*)	9	1	Major die-back
180	Pine (*Pinus ponderosa*)	14	3	
181	Pine (*Pinus ponderosa*)	12	3	
188	Pine (*Pinus ponderosa*)	12	3	
189	Pine (*Pinus ponderosa*)	10	3	
192	Oak (*Quercus kelloggii*)	20	3	
193	Oak (*Quercus kelloggii*)	9	3	
194	Pine (*Pinus ponderosa*)	10	3	
195	Pine (*Pinus ponderosa*)	11	2	Severe leaning
196	Oak (*Quercus kelloggii*)	18	4	
197	Oak (*Quercus kelloggii*)	18	3	
198	Oak (*Quercus kelloggii*)	20	3	
199	Pine (*Pinus ponderosa*)	10	3	
1340	Oak (*Quercus kelloggii*)	14	3	
1340	Oak (*Quercus kelloggii*)	16	3	
1341	Oak (*Quercus kelloggii*)	22	4	
1342	Oak (*Quercus kelloggii*)	10	4	
1342	Oak (*Quercus kelloggii*)	10	4	
1342	Oak (*Quercus kelloggii*)	12	4	
1343	Oak (*Quercus kelloggii*)	18	3	
1344	Oak (*Quercus kelloggii*)	28	3	Modest amount of mistletoe
1345	Oak (*Quercus kelloggii*)	16	3	
1345	Oak (*Quercus kelloggii*)	20	3	
1346	Oak (*Quercus kelloggii*)	28	3	
1347	Oak (*Quercus kelloggii*)	12	4	
1348	Oak (*Quercus kelloggii*)	18	3	
1349	Oak (*Quercus kelloggii*)	14	3	
1349	Oak (*Quercus kelloggii*)	16	3	
1350	Oak (*Quercus kelloggii*)	14	4	
1351	Pine (*Pinus ponderosa*)	10	3	
1352	Oak (*Quercus kelloggii*)	12	3	
1352	Oak (*Quercus kelloggii*)	12	3	

TAG #	TREE SPECIES	DIAMETER AT BREAT HEIGHT (Inches)	VIGOR 1 = Poor 5 = Good	COMMENTS
1352	Oak (*Quercus kelloggii)*	40	3	
1353	Oak (*Quercus kelloggii)*	12	3	
1353	Oak (*Quercus kelloggii)*	12	3	
1353	Oak (*Quercus kelloggii)*	40	4	
1354	Oak (*Quercus kelloggii)*	20	3	
1355	Oak (*Quercus kelloggii)*	14	3	
1356	Oak (*Quercus kelloggii)*	14	4	
1357	Oak (*Quercus kelloggii)*	36	4	
1358	Oak (*Quercus kelloggii)*	24	4	
1359	Oak (*Quercus kelloggii)*	15	2	
1360	Oak (*Quercus kelloggii)*	6	3	
1360	Oak (*Quercus kelloggii)*	8	2	
1360	Oak (*Quercus kelloggii)*	21	3	
1361	Oak (*Quercus kelloggii)*	12	3	
1361	Oak (*Quercus kelloggii)*	14	3	
1362	Oak (*Quercus kelloggii)*	10	3	
1363	Oak (*Quercus kelloggii)*	19	3	
1364	Oak (*Quercus kelloggii)*	13	3	
1365	Oak (*Quercus kelloggii)*	15	4	
1366	Oak (*Quercus kelloggii)*	15	3	
1367	Oak (*Quercus kelloggii)*	20	3	
1368	Pine (*Pinus ponderosa*)	28	3	
1369	Pine (*Pinus ponderosa*)	28	3	
1370	Oak (*Quercus kelloggii)*	8	3	Save tree for 25% Open Space
1370	Oak (*Quercus kelloggii)*	8	3	Save tree for 25% Open Space
1370	Oak (*Quercus kelloggii)*	8	3	Save tree for 25% Open Space
1371	Oak (*Quercus kelloggii)*	28	3	
1372	Oak (*Quercus kelloggii)*	6	3	Save tree for 25% Open Space
1373	Oak (*Quercus kelloggii)*	6	3	
1373	Oak (*Quercus kelloggii)*	8	3	Save tree for 25% Open Space
1374	Oak (*Quercus kelloggii)*	6	2	Save tree for 25% Open Space
1374	Oak (*Quercus kelloggii)*	8	2	Save tree for 25% Open Space
1375	Oak (*Quercus kelloggii)*	12	2	
1376	Oak (*Quercus kelloggii)*	12	2	
1377	Oak (*Quercus kelloggii)*	13	2	
1378	Oak (*Quercus kelloggii)*	6	3	
1378	Oak (*Quercus kelloggii)*	13	3	
1378	Oak (*Quercus kelloggii)*	13	3	
1379	Oak (*Quercus kelloggii)*	14	3	Save tree for 25% Open Space
1380	Oak (*Quercus kelloggii)*	11	3	Save tree for 25% Open Space
1381	Oak (*Quercus kelloggii)*	14	2	Wire embedded in trunk
1383	Oak (*Quercus kelloggii)*	12	2	Save tree for 25% Open Space

TAG #	TREE SPECIES	DIAMETER AT BREAT HEIGHT (Inches)	VIGOR 1 = Poor 5 = Good	COMMENTS
1384	Oak (*Quercus kelloggii)*	13	1	Save tree for 25% Open Space
1384	Oak (*Quercus lobata)*	13	2	Save tree for 25% Open Space
1385	Oak (*Quercus lobata)*	8	2	Save tree for 25% Open Space
1385	Oak (*Quercus kelloggii)*	14	3	Save tree for 25% Open Space
1386	Oak (*Quercus kelloggii)*	6	2	Save tree for 25% Open Space
1386	Oak (*Quercus kelloggii)*	8	2	
1386	Oak (*Quercus kelloggii)*	15	2	
1386	Oak (*Quercus kelloggii)*	18	2	
1387	Oak (*Quercus kelloggii)*	8	2	
1387	Oak (*Quercus kelloggii)*	20	3	
OFF PROPERTY				
182	Pine (*Pinus ponderosa*)	13	3	
183	Pine (*Pinus ponderosa*)	13	2	
184	Pine (*Pinus ponderosa*)	15	3	
185	Pine (*Pinus ponderosa*)	10	3	
186	Oak (*Quercus kelloggii)*	12	3	
187	Pine (*Pinus ponderosa*)	10	3	Save tree for 25% Open Space
190	Pine (*Pinus ponderosa*)	15	3	Save tree for 25% Open Space
191	Pine (*Pinus ponderosa*)	10	3	Save tree for 25% Open Space
1339	Pine (*Pinus ponderosa*)	20	3	
1389	Pine (*Pinus ponderosa*)	14	3	
1388	Pine (*Pinus ponderosa*)	20	3	
1382	Oak (*Quercus kelloggii)*	14	2	
LEACH FIELD				
57	Oak (*Quercus kelloggii)*	40	3	
58	Oak (*Quercus kelloggii)*	30	3	
59	Oak (*Quercus kelloggii)*	29	3	
EFFLUENT PIPELINE				
60	Oak (*Quercus kelloggii)*	30	3	
61	Oak (*Quercus kelloggii)*	28	3	
62	Oak (*Quercus kelloggii)*	27	1	Crown loss and major limb and basal decay
62	Oak (*Quercus kelloggii)*	27	1	Crown loss and major limb and basal decay
62	Oak (*Quercus kelloggii)*	27	1	Crown loss and major limb and basal decay
63	Oak (*Quercus kelloggii)*	27	3	
64	Oak (*Quercus kelloggii)*	27	3	
65	Oak (*Quercus kelloggii)*	dbl 8 & 12	2	Some basal and limb decay
3- existing Ponderosa pine (*Pinus ponderosa*) trees will be included in the landscape design.				

BLACK OAK RESTORATION PROJECT
CLOVER VALLEY PRESERVE



Prepared by:
Bear Yuba Land Trust
March 2015

Bear Yuba
LAND TRUST

Table of Contents

1. Summary of Property

Type of donation: Fee Title Preserve
Location: Southern Alta Sierra – Clover Valley Rd
Elevation: approximately 1,500 – 2,200 ft.
Size: 35 Acres
Land Type: Mixed hardwood and conifer
Address: Clover Valley Rd
Assessor's Parcel Numbers: 26-500-06, 26-500-07, 26-500-08, 26-500-09

Clover Valley Preserve is an approximately 35 acre fee title Preserve in southern Alta Sierra. The dominant ecological setting is defined as mixed hardwood and conifer forest with South Wolf Creek running through.

This document contains an initial habitat restoration plan draft for the ecosystem within and surrounding South Wolf Creek on Clover Valley Preserve in Grass Valley, CA. For exact location please see Vicinity Map on page 5.

This project would be used as direct mitigation for the proposed Dollar General store in Alta Sierra. Funding for this project would be made entirely through the mitigation fees that Dollar General pays to build their store. Both Nevada County and the Department of Fish & Wildlife have approved this site for mitigation of the Dollar General Store development.

Bear Yuba Land Trust feels that keeping mitigation funds in Nevada County for development occurring within county boundaries is the most beneficial outcome. Clover Valley Preserve is located very close to the proposed development site and is composed of very similar habitat types.

2. Project Goals

1) Survey landscape and designate suitable areas for black oak populations to be planted.
    a) Consult with RPF for project set up and planning.
    b) Site visits and biological surveys to designate project areas.
    c) Site visits with contractors to perform fuel reduction and invasive removal.
2) Create suitable habitat for black oak (*Quercus kelloggii*) regeneration and establishment.
    a) This will include fuel reduction to thin dense understory to create sunlight on forest floor for oak survival.
    b) Removal of invasive species competing for resources.
    c) Collect black oak acorns and grow to desired height for planting.
3) Ensure survival of at least 50% of planted black oak seedlings.
    a) Install plant cages
    b) Install irrigation system
    c) Planting native forb and grass understory
    d) Regular monitoring for first 2 years

3. Project Summary

The Clover Valley Black Oak Restoration Project will be implemented on BYLT's newly acquired 35 acre Preserve in southern Alta Sierra. The purpose of this project is to create a healthy ecosystem along South Wolf Creek that includes planting black oak trees, reducing the fuel load and opening the understory to allow sunlight on the seedlings, and to remove invasive noxious plants that pose competition for the seedlings. Tree cages will be utilized and an irrigation system will be installed to ensure regular watering and protection from predators.

The first steps of the project will be to consult with a Registered Professional Forester (RPF) to determine best management practices before work begins. Areas will be determined where plantings should be. Many factors will affect the location of these areas. It is very likely that the project areas will be spread out throughout the 35 acres. The hope is not to create a black oak plantation, but to create a naturally functioning ecosystem that supports native plants and wildlife. At this time an exact determination of the number of oaks needed to plant for a successful restoration project is not known. It is estimated we will plant approximately 220-250 seedlings.

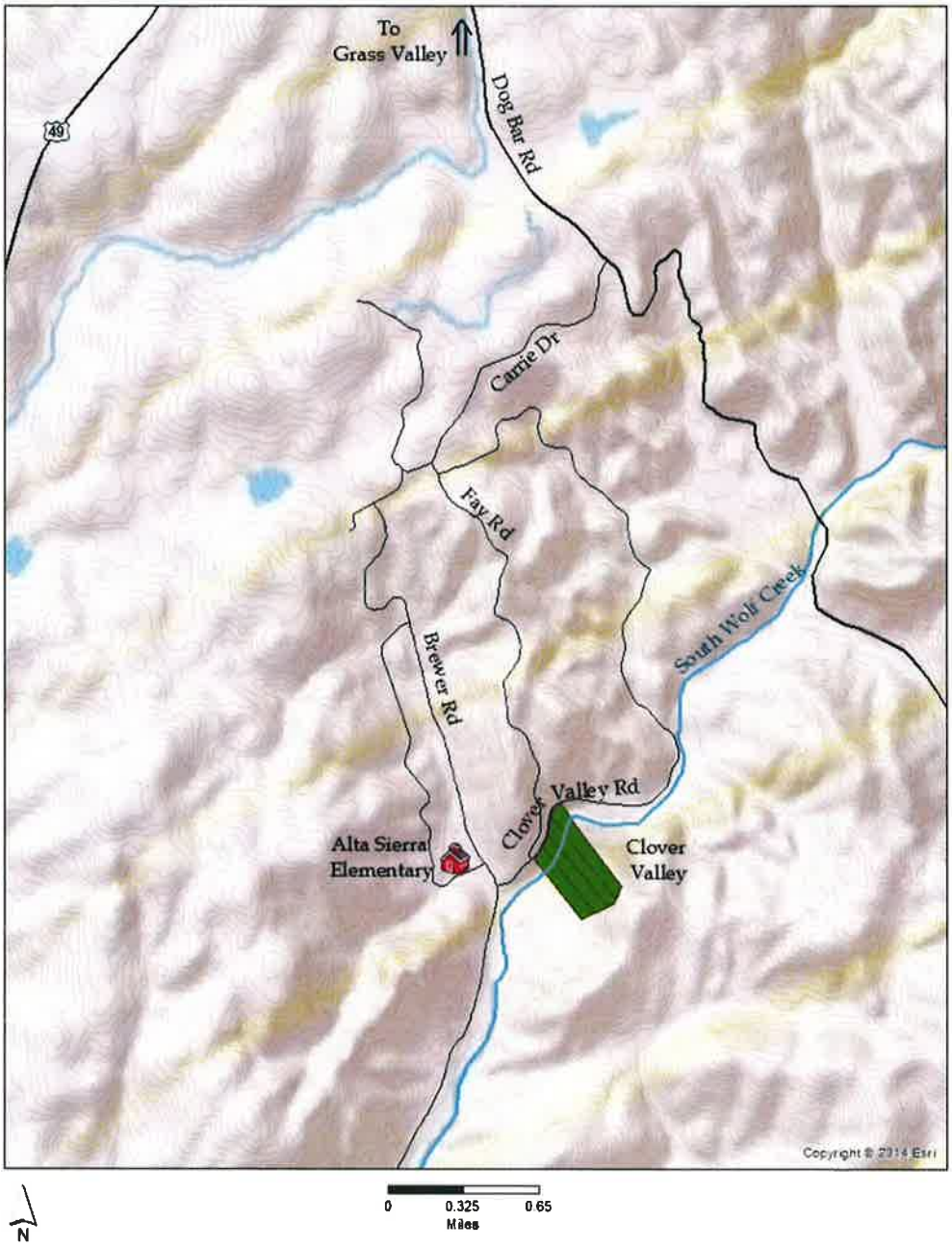
A contractor will be chosen to implement the fuel reduction portion of the project. Access to the site is very limited to machinery due to the steep slopes. Hand crews will be utilized. Contractors will also be sought out for invasive species removal. Some of the work will be done by BYLT staff and some will be done through contracts. After completion of this portion of the project, native seeds of forbs and grasses will be spread in the disturbed areas.

Acorns will be collected from the site (or sites in the same area) and grown at a nursery or at BYLT offices. Planting will take place when the first steps of the project are complete and the seedlings are to a proper size. Tree cages will be placed around saplings to deter predation and trampling. An irrigation system will be designed and installed to create adequate water is reaching each seedling until properly established. Regular monitoring will occur for the first 5 years. A success rate of at least 60% is desired.

4. Maps

Exhibit 1: Vicinity Map

Clover Valley Vicinity Map

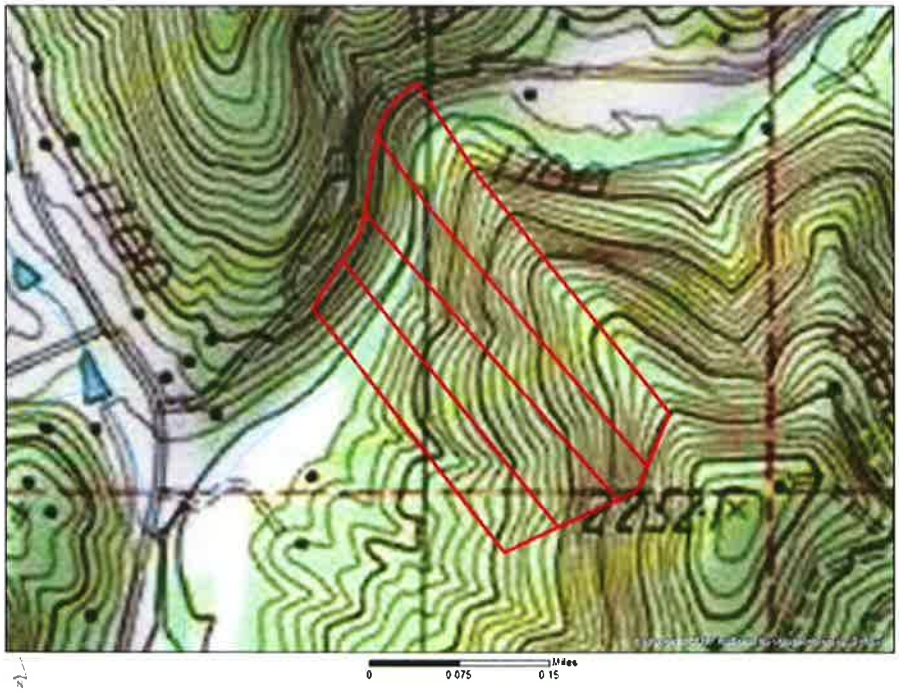


E

Bach Clover Valley Parcels

Exhibit 3: Topo Map

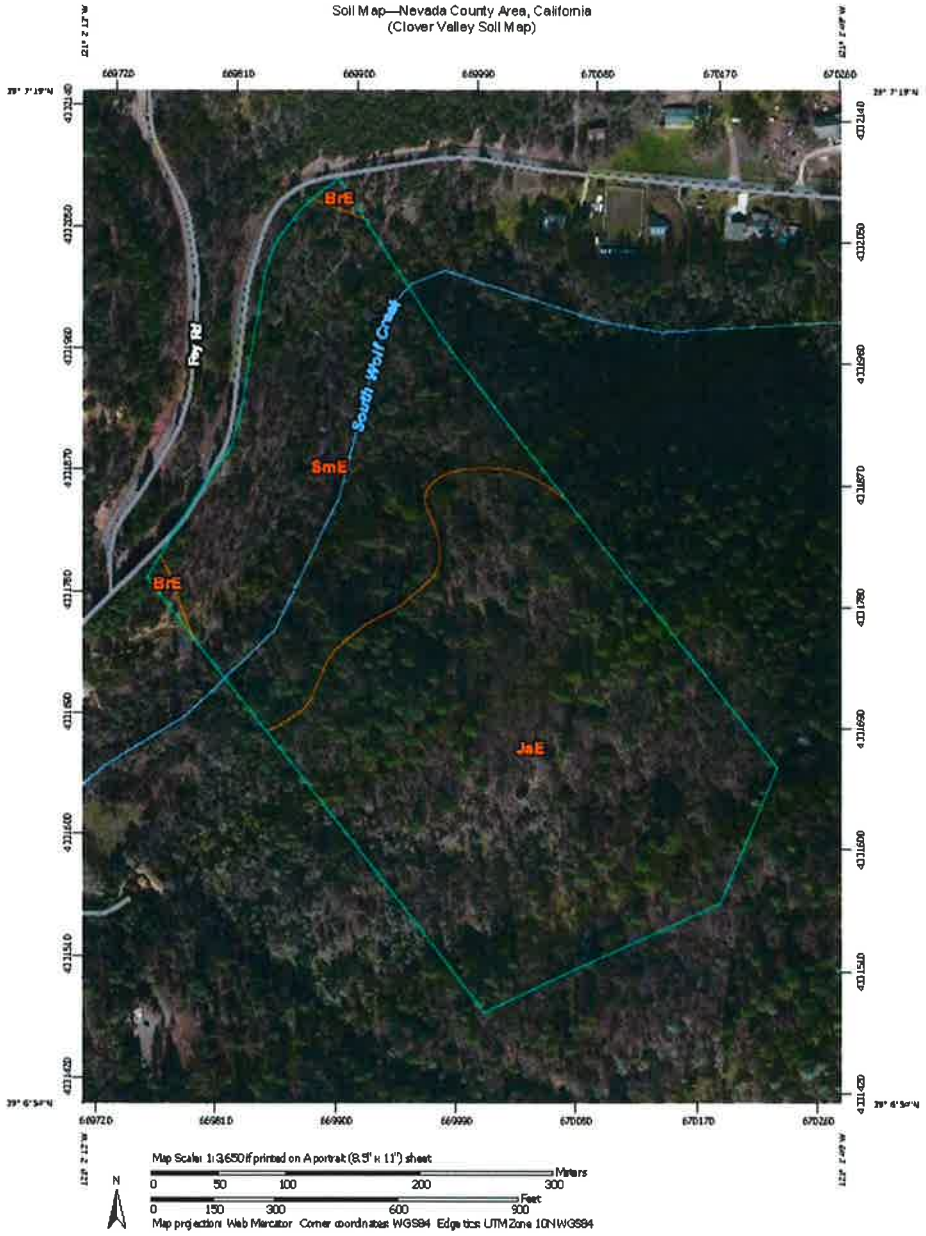
Clover Valley Topographic Map



e

Totals for Area of Interest	35.5	100.0%

E:



Map Unit Legend

Nevada County Area, California (CA619)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrE	Boomer-Rock outcrop complex, 30 to 50 percent slopes	0.2	0.7%
JsE	Josephine rock-Outcrop complex, 15 to 50 percent slopes	21.8	61.3%
SmE	Sites very stony loam, 15 to 50 percent slopes	13.5	38.0%
Totals for Area of Interest		35.5	100.0%

5. Budget

Clover Valley Preserve Restoration Project Projected Budget

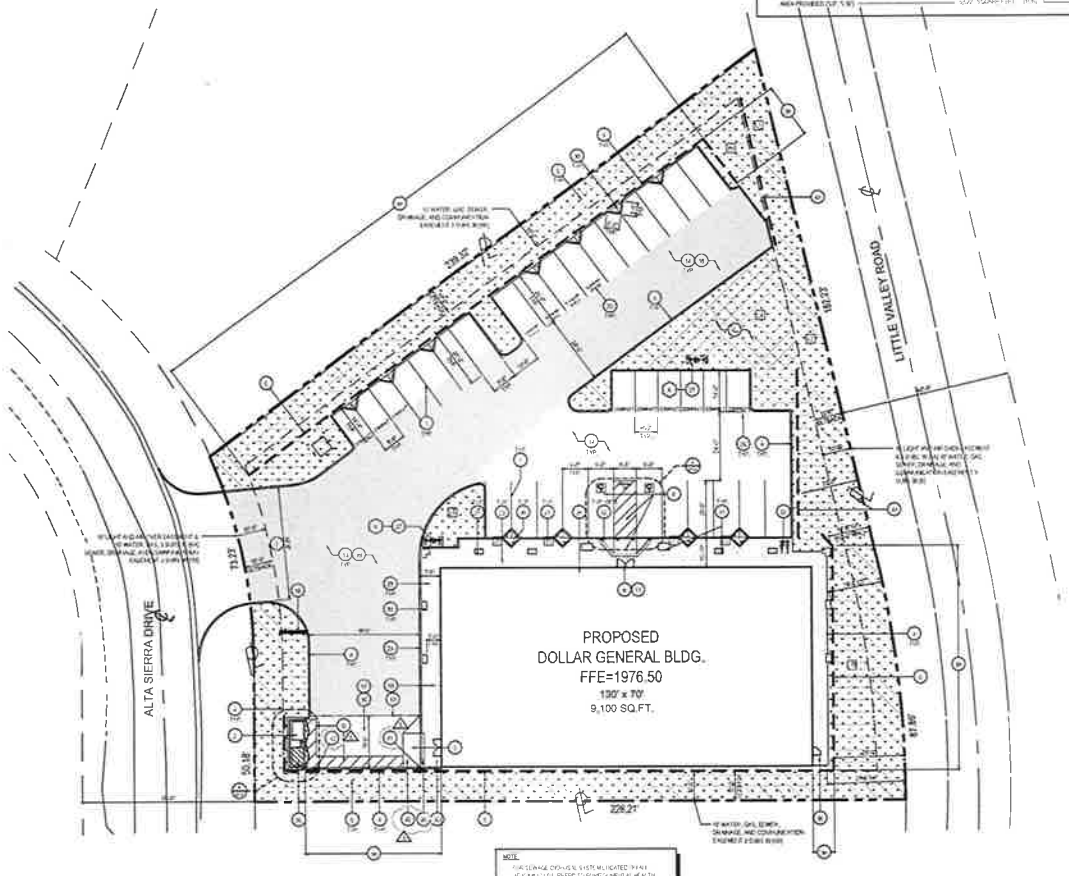
Project Mangement	$5,500.00
Contractor: RPF	$3,000.00
Contractor: Fuel Reduction	$6,500.00
Contractor: Invasive Removal	$5,500.00
Native Seeds	$1,500.00
Black Oak Seedling Development	$9,100.00
Tools/Equipment	$1,500.00
Irrigation System	$3,800.00
Plant Cages	$800.00
Monitoring	$3,500.00
Overhead	$2,200.00
Total Project Cost	**$42,900.00**

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL - GRASS VALLEY, CA.

DOLLAR GENERAL

10166 ALTA SIERRA DRIVE, GRASS VALLEY, CA 95949
STORE #



SITE PLAN (A)

NOTES:

COVERAGE TABLE

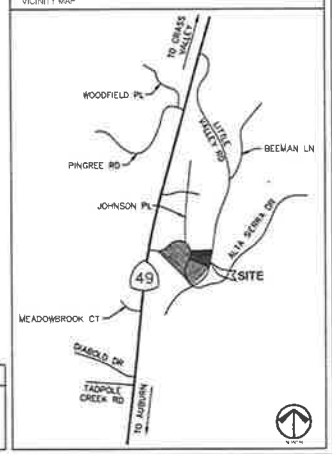
AREA REQUIREMENTS

SITE SUMMARY

TITLE REPORT EXCEPTION NOTES

GOVERNING CODES

VICINITY MAP



PARKING ANALYSIS

PROJECT DIRECTORY

ARCHITECT:
MPA ARCHITECTS, INC.
3578 30TH ST
SAN DIEGO, CA 92104
CONTACT: JOHN STUMPES
P: 619.236.0556 EXT. 322
F: 619.230.0557
email: jstumpes@mpa-architects.com

OWNER:
SIMON CRE
7474 E. STETSON DRIVE
SUITE 150
SCOTTSDALE, ARIZONA 85251
CONTACT: Joshua Simon
P: (480) 745-1956
F: (480) 948-4150

PLUMBING, MECHANICAL AND ELECTRICAL DESIGN:
MPA ARCHITECTS, INC.
3578 30TH ST
SAN DIEGO, CA 92104
CONTACT: KELLEY MINARD
P: 619.230.0556 EXT. 323
F: 619.230.0557
email: kelley@mpa-architects.com

LANDLORD:
SIMON CRE
7474 E. STETSON DRIVE
SUITE 150
SCOTTSDALE, ARIZONA 85251
CONTACT: Joshua Simon
P: (480) 745-1956
F: (480) 948-4150

TENANT:
DOLLAR GENERAL CORPORATION
CONSTRUCTION PROJECT MANAGER
100 EAST GUESS RIVER
P: 770.329.4871
email: gcarr@dolgencorp.com

GENERAL CONTRACTOR:
MONGE CONSTRUCTION
3021 AUSTIN QUAY
CHANDLER, ARIZONA 85225
CONTACT: Dan Lonnon
P: (480) 497-4700
F: (480) 759-6564

SITE ANALYSIS

AREA ANALYSIS

PARKING ANALYSIS

ALLOWABLE FLOOR AREA FOR NON-SEPARATED USES

SITE PLAN INDEX

MPA ARCHITECTS, INC.
3578 30th Street
San Diego, CA 92104
V: 619.236.0556
F: 619.236.0557
www.mpa-architects.com
AMERICAN INSTITUTE OF ARCHITECTS

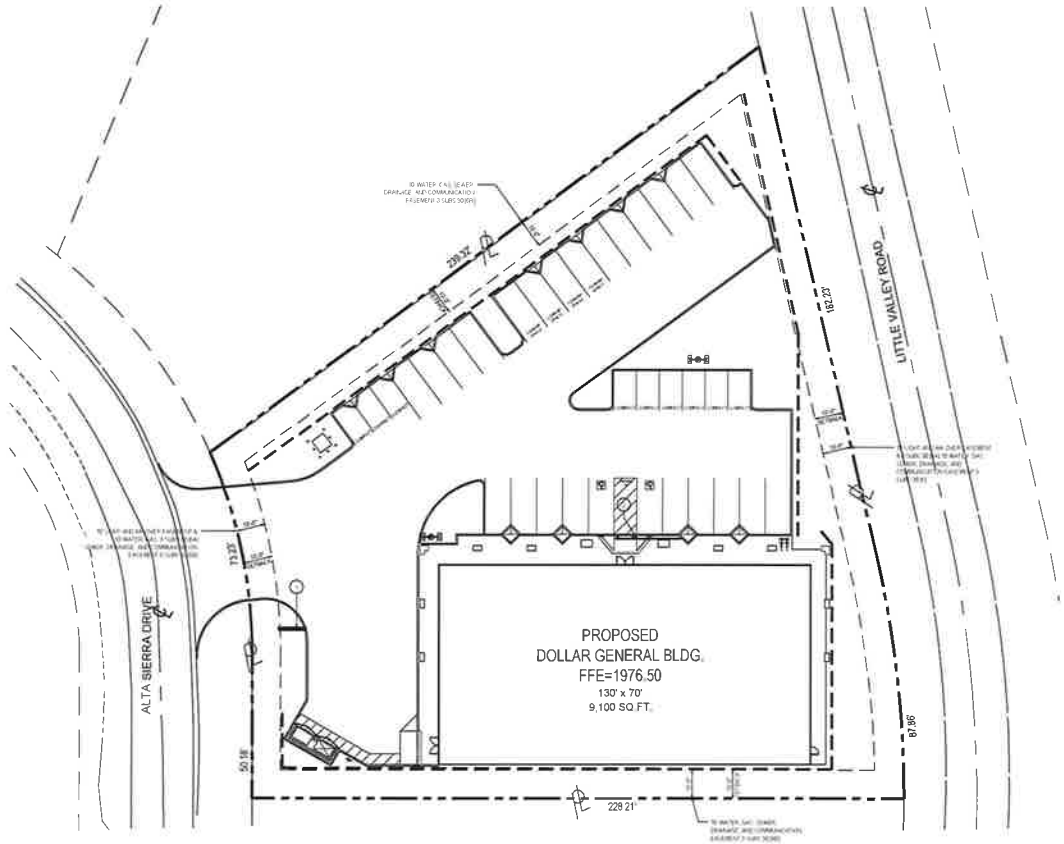
CLIENT:
Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200
SCOTTSDALE, AZ. 85250
Contact: Joshua Simon
joshua@simoncre.com
(480) 745-1956 office
(480) 584-4150 fax

PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR
DOLLAR GENERAL
10166 ALTA SIERRA DR.
GRASS VALLEY, CA

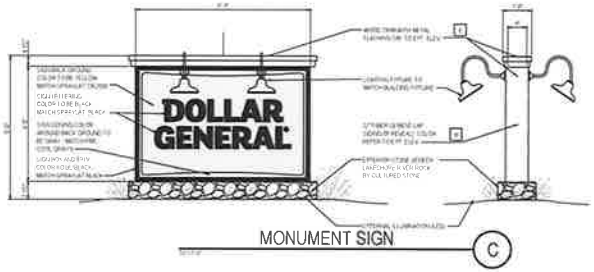
REVISIONS

SHEET TITLE
COVER SHEET & SITE PLAN

A1



SIGNAGE PLAN (A)



MONUMENT SIGN (C)

PROTOTYPICAL MAIN BUILDING SIGN FOR 'A', 'B', 'E' & 'F' SCHEMES

BUILDING EXTERIOR SIGNAGE (B)

NEVADA COUNTY MONUMENT SITE REQUIREMENTS

SIGN SPECIFICATIONS

SIGN NOTE

SITE PLAN INDEX

MPA ARCHITECTS INC
3578 30th Street
San Diego, CA 92104
V. 619 236 0595
F. 619 236 0552
www.mpa-architects.com

CLIENT

Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ 85250
Contact: Jared Alkisson
DIRECTOR of CONSTRUCTION
jared.alkisson@simoncre.com
(480) 745-7982 office
(480) 568-4150 fax

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR

DOLLAR GENERAL

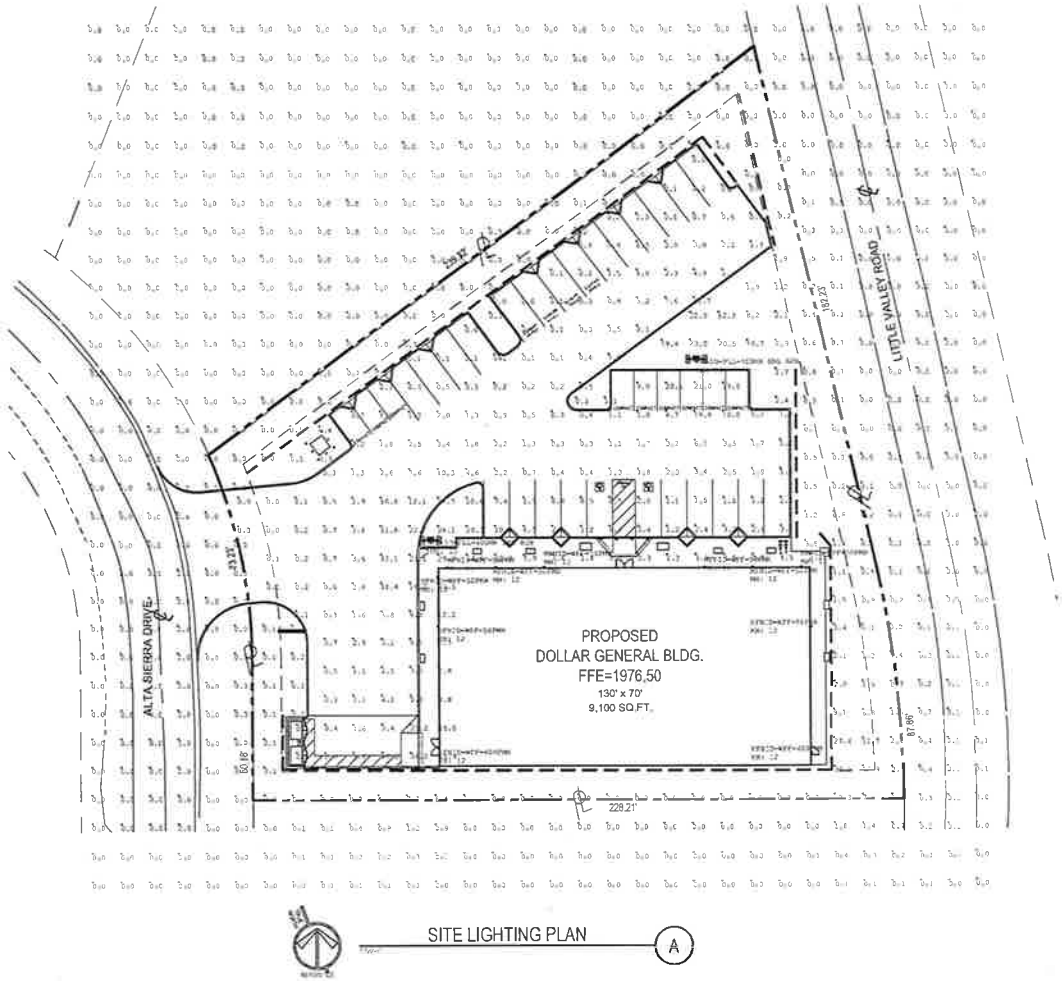
10166 ALTA SIERRA DR.
GRASS VALLEY, CA

REVISIONS

SHEET TITLE

SIGNAGE PLAN

A1.1



SITE LIGHTING PLAN (A)

NEVADA COUNTY LIGHTING REQUIREMENTS

Luminaire Schedule

Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
	2	MFHID-WPF-400PSMH	400W Full Cutoff Wall Pack	SINGLE	44000	0.720
	3	MFHID-PL1-400MH SBL R2R	100 400W Parking Lot Lighting w. SBL	BACK-BACK	40000	0.720
	5	MFHID-WPF-50PSMH	50W Full Cutoff Wall Pack	SINGLE	3450	0.720

Calculation Summary

Label	CalcType	Units	Avg	Max	Min
Parking Lot Lighting	Illuminance	Fc	4.07	32.0	0.0
Site Lighting	Illuminance	Fc	0.46	30.2	0.0

BOM Schedule

Qty	Part Number	Description
	MFHID-WPF-400PSMH	1000 Full Cutoff Wall Packs
	MFHID-WPF-50PSMH	50W Full Cutoff Wall Packs
	MFHID-PL1-400MH	400W Parking Lot Lighting - *NOTE: DO NOT tilt fixtures up, keep at 0 degree horizontal plane
	MAEXG-TOP25-FA	25' Parking Light Pole
	KWHDHPL1-18CW	Square, internal 110 Degree Tenon, Mounting Bracket
	HSHPLLDSS-18	18" Housing Sunlight Shield

Dollar General
Alta Sierra, CA - Rev 2

Orion Energy Systems, Inc.
9143 Phillips Hwy. Suite 420
Jacksonville, FL 32256
Tel: (904) 284-1220
Email: bhartt@oesx.com

Date:3/20/2015

Page 1 of 4

Luminaire Location Summary

Label	No.	Qty	Y
MFHID-WPF-400PSMH	12	0	0
MFHID-WPF-50PSMH	12	0	0
MFHID-WPF-400PSMH	12	190	8
MFHID-PL1-400MH SBL R2R	15	190	8
MFHID-PL1-400MH SBL R2R	15	190	8
MFHID-WPF-50PSMH	12	185	8
MFHID-WPF-50PSMH	12	185	8
MFHID-WPF-50PSMH	12	90	8
MFHID-WPF-50PSMH	12	90	8
MFHID-WPF-50PSMH	12	90	8
MFHID-WPF-50PSMH	12	90	8
MFHID-WPF-50PSMH	12	90	8
MFHID-WPF-50PSMH	12	90	8

Dollar General
Alta Sierra, CA - Rev 2

Orion Energy Systems, Inc.
9143 Phillips Hwy. Suite 420
Jacksonville, FL 32256
Tel: (904) 284-1220
Email: bhartt@oesx.com

Date:3/20/2015

Page 2 of 4

MPA ARCHITECTS, INC.
2679 30th Street
San Diego, CA 92104
V. 619.236.0066
F. 619.236.0057
www.mpa-architects.com

CLIENT
Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ. 85250
Contact: Joshua Simon
joshua@simonre.com
(480) 745-1956 office
(480) 584-4150 fax

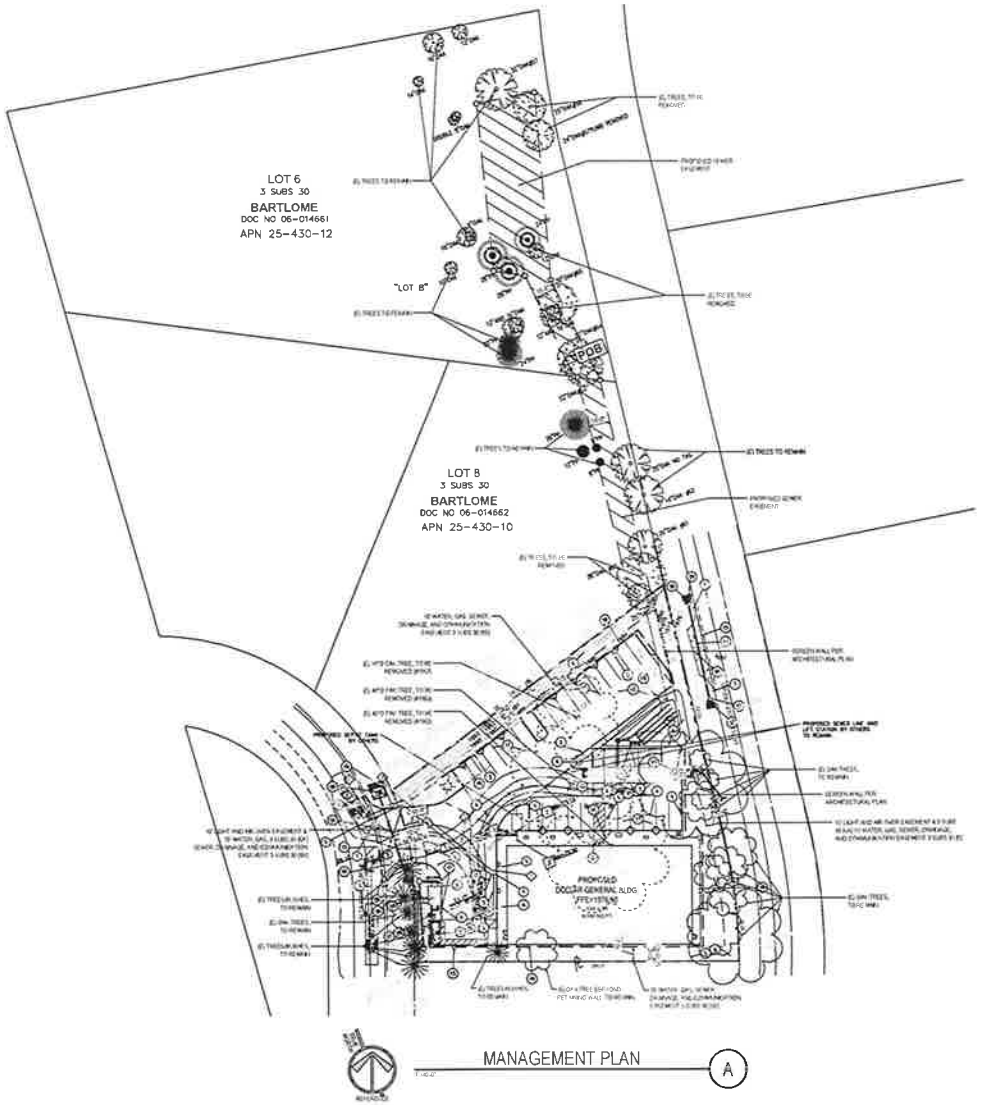
PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
10166 ALTA SIERRA DR.
GRASS VALLEY, CA

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
SITE LIGHTING PLAN

DATE	03-17-15	SCALE: AS NOTED
DRAWN BY	L.DALE	CHECKED BY: LCT/DWG
JOB NO.	1453	SHEET NO. A1.2



MANAGEMENT PLAN (A)

CONSTRUCTION KEYNOTES

1. (DEMOLISH) TO NEW FULL WIDTH OF PAVEMENT AND (CONSTRUCT) NEW ASPHALT OR CONCRETE PAVEMENT (TYP.) (SEE ARCHITECTURAL SITE PLAN) (SEE NOTE 1 UNDER GENERAL NOTES FOR AMOUNT OF PAVEMENT REMOVED)
2. CONSTRUCT CURB AND GUTTER PER CITY OF GRASS VALLEY STD. (SEE STD. PLAN TYPE)
3. CONSTRUCT 6" BARRIER CURB PER CITY OF GRASS VALLEY STD. (SEE STD. PLAN TYPE A)
4. SEE ARCHITECTURAL PLANS FOR ALL STRIPING AND SIGNAGE. ALL DETAILED ACCESS STRIPING TO COMPLY WITH CURRENT ADA STANDARDS. TYPE LANE MARKING AND SIGNAGE PER ARCHITECTURAL PLANS.
5. LANDSCAPE AREA PER DETAILS ON LANDSCAPE PLANS (SEE DETAIL)
6. CONSTRUCT SIDEWALK PER CITY OF GRASS VALLEY (GRASS VALLEY STD. DTL. STD.)
7. TRANSITION ASPHALT (SEE DETAIL ON ARCHITECTURAL PLANS FOR PIPE ALL DETAILS)
8. SEE ARCHITECTURAL PLANS FOR ALL SITE LIGHTING NEEDS (SEE DETAILS DESIGNATED TO ENSURE PROPER PLACEMENT PRIOR TO PAVING START.
9. CONSTRUCT ADA PARKING SPACES (SEE T-1 SHEET C2.1 FOR DETAILS)
10. CONSTRUCT 6" POST FROM CREEK (LIKE APPEARANCE) @ 10' CENTERS (TYPE OF COMPACTED NATIVE SUBGRADE SEE GEOTECHNICAL RECOMMENDATIONS FOR THICKNESS) (SEE AND APPROVED NOTE 10)
11. CONSTRUCT 3" ASPHALT PAVEMENT OVER 6" AGGREGATE ASPHALT BASE OVER 8" COMPACTED NATIVE SUBGRADE (SEE PAVEMENT DETAILS PER GEOTECHNICAL RECOMMENDATIONS AND CALTRANS SPECIFICATIONS STANDARD SPECIFICATIONS)
12. CONSTRUCT 2.5" ASPHALT PAVEMENT OVER 9" AGGREGATE ASPHALT BASE OVER 8" COMPACTED NATIVE SUBGRADE (SEE FOR ENTIRE LENGTH PER GEOTECHNICAL RECOMMENDATIONS AND CALTRANS SPECIFICATIONS STANDARD SPECIFICATIONS)
13. CONSTRUCT CURB OPENING PER DETAIL SHEET C4
14. CONSTRUCT DRIVEWAY ACCESS RAMP PER STD DTL ON SHEET EXCEED 7.5% GRADE SLOPE AND 1:12 CLIMB APPROACH SLOPE.
15. CONSTRUCT AND MATCHING TO THE GRADE LINE (EXISTING PAVEMENT SURFACE) ON RECOMMENDED BY GEOTECH INSPECTOR, CURB, GUTTER AND SIDEWALK WHERE EXISTING
16. INSTALL 24" DIP STORM DRAIN PIPE (SEE SHEET C3.1 FOR DETAILS)
17. INSTALL HDPE STORM DRAIN PIPE (ADS, N12 OR EQUAL) (SEE AND C3.1, C3.2 FOR PLAN)
18. PREPARE SUBGRADE AS REQ. SEE SHEET C2.1 FOR (4" AGG.) AND STRUCTURAL PLAN FOR DETAILS.
19. INSTALL 4" PERFORATED HDPE PIPE, REFER TO SHEET C4 FOR DETAILS, LENGTH AND SLOPE PER PLAN
20. INSTALL BIO-RETENTION AREA PER DETAIL SHEET C4 AND SHEET C3.1 FOR PLAN AND PROFILE
21. INSTALL CATCH BASIN, REFER TO SHEET C4 FOR DETAILS, LENGTH AND SLOPE PER PLAN
22. INSTALL CATCH BASIN, NDS, NP SERIES WITH STANDARD GRATE, REFER TO SHEET C4 FOR ADDITIONAL DETAILS.
23. INSTALL CATCH BASIN, NDS, HP SERIES WITH HYDRAULIC RATED GRATE, NDS PRODUCT NUMBER
24. INSTALL 12" DIP STORM DRAIN PIPE (LENGTH & SLOPE PER PLAN)
25. INSTALL HEADWALL PER GRASS VALLEY STANDARD DETAIL
26. INSTALL HEADWALL PER GRASS VALLEY STANDARD DETAIL
27. INSTALL PRECAST JOE DAN BASIN WITH GRATE PER APPROVED EQUAL
28. INSTALL CONCRETE TRAPEZOIDAL DITCH PER DETAIL SHEET C4 AND C3.1 FOR APPROVED EQUAL
29. CONSTRUCT AUTOMOBILE CONTROL GATE (SEE NOTE 29) PER ENGINEER APPROVED EQUAL CONSTRUCT 2' WIDE CONCRETE APRON (USING BARRIER) TOWARDS CATCH BASIN AT 2% SLOPE AT 4" WATER FLOW (SEE GEOTECHNICAL RECOMMENDATIONS) PROVIDE 24" APRON (SEE DETAIL ON THIS SHEET) FOR ADDITIONAL INFORMATION.
30. CONSTRUCT 6" DIP FLARE HEADWALL PER DETAIL (ON THIS SHEET)
31. INSTALL 18" RCP STORM DRAIN PIPE
32. CONNECT TO 4" DIP PIPE (LENGTH PER SMALE PLANTERS) RECOMMENDATIONS.
33. REINFORCED CONCRETE DIP AND ACCESS HOLES (SEE DETAIL ON SHEET C4)

WATER KEYNOTES

1. CONSTRUCT NEW 1 1/2" COPPER TYPE K PRE-WATER SERVICE TO CURRENT NEVADA IRRIGATION DISTRICT (NID) STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN. TERMINATE PER NEVADA COUNTY STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN. TERMINATE PER NEVADA IRRIGATION DISTRICT (NID) STD. SD-1
2. TERMINATE DOMESTIC WATER LINE AT PROPERTY LINE. PLUMBER PLAN TO COORDINATE WITH WATER SERVICE SIZE (MIN. 1-1/2")
3. CONNECT TO EXISTING WATER LINE. COORDINATE TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING WATER LINE PRIOR TO TRENCHING. CONTRACTOR SHALL ADJUST PROPOSED VERTICAL AND HORIZONTAL ALIGNMENT AS REQUIRED TO TIE INTO EXISTING WATER LINE.
4. INSTALL COMMERCIAL IRRIGABLE CONNECTION PER GRASS VALLEY PUBLIC WORKS STD DTL #

SEWER KEYNOTES

1. INSTALL 4" PVC SEWER PIPE. LENGTH AND SLOPE PER PLAN (PER NEVADA COUNTY STANDARDS)
2. CONNECT TO PROPOSED SEPTIC SYSTEM (BY OTHERS). SEE SEPTIC SYSTEM PLANS FOR ADDITIONAL INFORMATION.
3. TERMINATE SEWER SERVICE FROM BUILDING. SEE PLUMBING PLANS FOR EXACT UTILITY SEWER SERVICE SIZES IN BUILDING.
4. CONSTRUCT CLEANOUT PER APPLICABLE NEVADA COUNTY STANDARDS.

FIRE KEYNOTES

1. INSTALL 8" DIP CLASS 250 FIRE LINE. END OF LINE SHALL BE TERMINATED PER GRASS VALLEY PUBLIC WORKS STD DTL. PLAN TYPE (LENGTH PER PLAN)
2. INSTALL 8"x6" TAPPING SLEEVE AND VALVE. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING WATER LINE PRIOR TO TRENCHING. CONTRACTOR SHALL ADJUST PROPOSED VERTICAL AND HORIZONTAL ALIGNMENT AS REQUIRED TO TIE INTO EXISTING WATER LINE.
3. INSTALL DIP FITTINGS AS PER MANUFACTURER'S RECOMMENDATIONS. VALVE PER PLAN.
4. TERMINATE FIRE LINES FROM BUILDING. SEE PLUMBING PLANS FOR INFORMATION.
5. INSTALL BUILDING MOUNTED FDC.

MPA ARCHITECTS, INC.
3579 30th Street
San Diego, CA 92104
V. 619.236.0595
F. 619.236.0557
www.mpa-architects.com
MEMBER AMERICAN INSTITUTE OF ARCHITECTS

CLIENT
Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ 85250
Contact: Joshua Simon
joshua@simonctc.com
(480) 745-1956 office
(480) 588-4150 fax

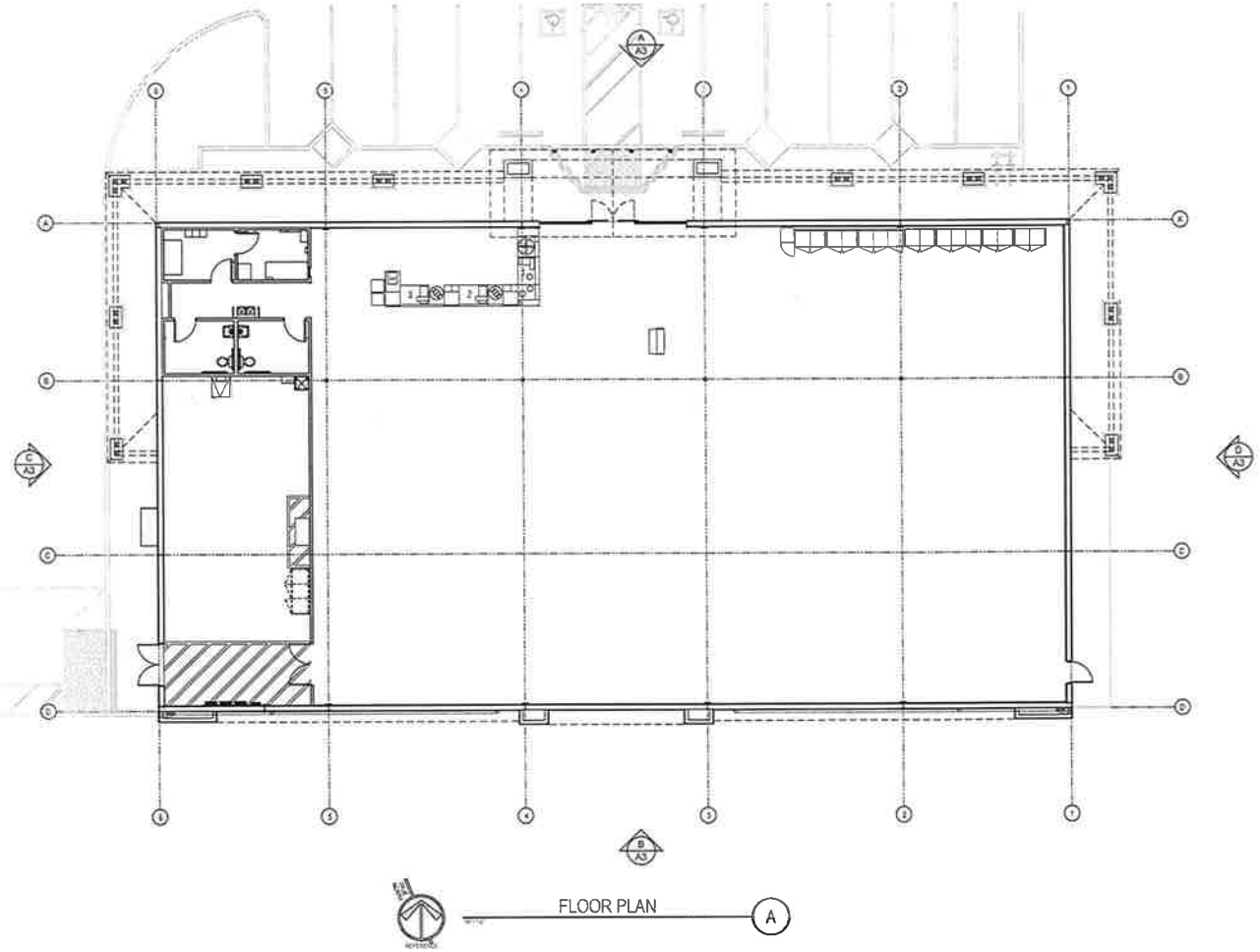
PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR
DOLLAR GENERAL
10166 ALTA SIERRA DR.
GRASS VALLEY, CA

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
MANAGEMENT PLAN

DATE	04-15-15	SCALE	AS NOTED
DRAWN BY	S. DALE	CHECKED BY	-
PROJECT NO.	14251	SHEET NO.	A1.3



FLOOR PLAN

MPA ARCHITECTS, INC.
3676 30th Street
San Diego, CA 92104
V. 619.236.0595
F. 619.236.0557
www.mpa-architects.com
MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ. 85250
Contact: Joshua Simon
joshua@simonre.com
(480) 745-1956 office
(480) 588-4150 fax

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
10166 ALTA SIERRA DR.
GRASS VALLEY, CA

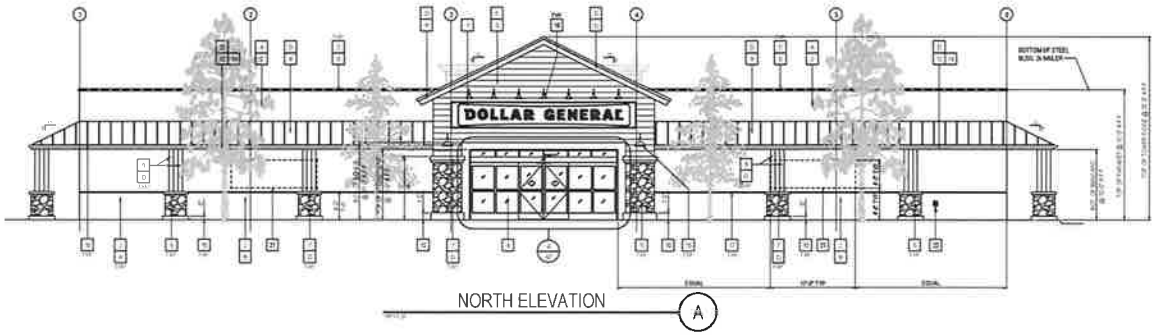
REVISIONS

NO.	DESCRIPTION	DATE

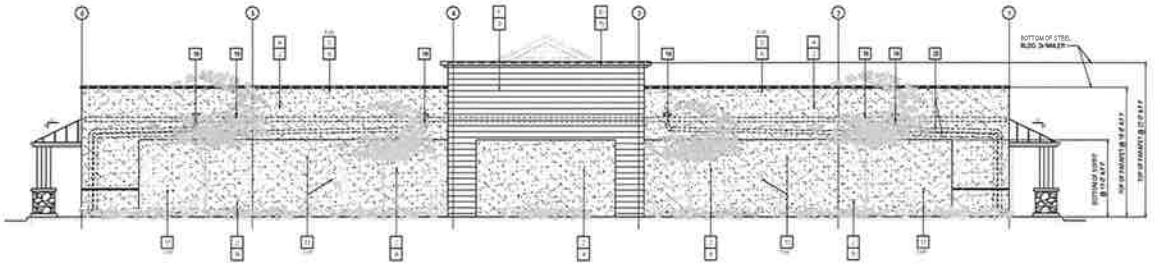
SHEET TITLE

FLOOR PLAN

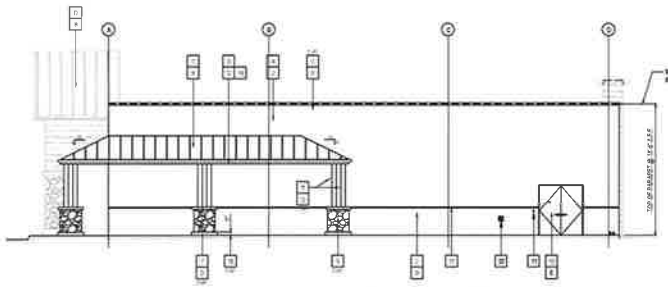
DATE	01-12-15
SCALE	1/4" = 1'-0"
PROJECT NO.	14057
SHEET NO.	A2



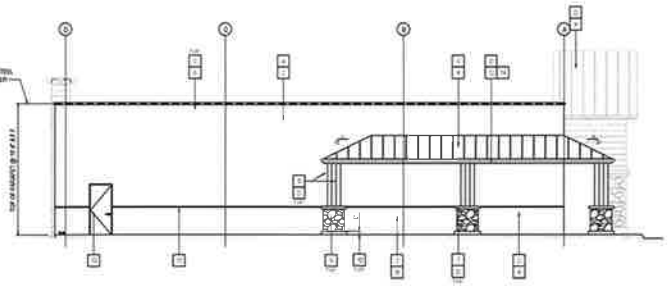
NORTH ELEVATION A



SOUTH ELEVATION B



WEST ELEVATION C



EAST ELEVATION D

EXTERIOR FINISH SCHEDULE

PAINT COLORS

MPA ARCHITECTS, INC
3578 30th Street
San Diego, CA 92104
V. 619 236 0595
F. 619 236 0597
www.mpa-architects.com

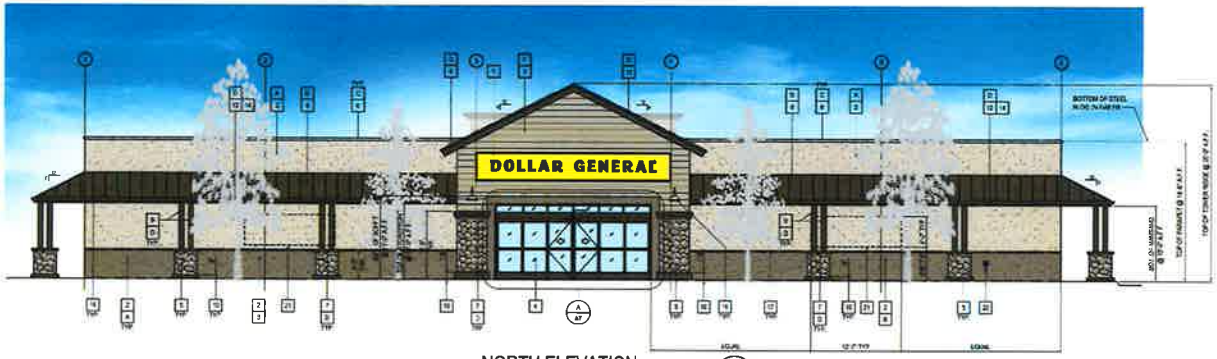
CLIENT
Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ. 85250
Contact Jared Allisson
DIRECTOR OF CONSTRUCTION
jared.allisson@simoncre.com
(480) 745-7822 office
(480) 566-4150 fax

PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR
DOLLAR GENERAL
10166 ALTA SIERRA DR.
GRASS VALLEY, CA

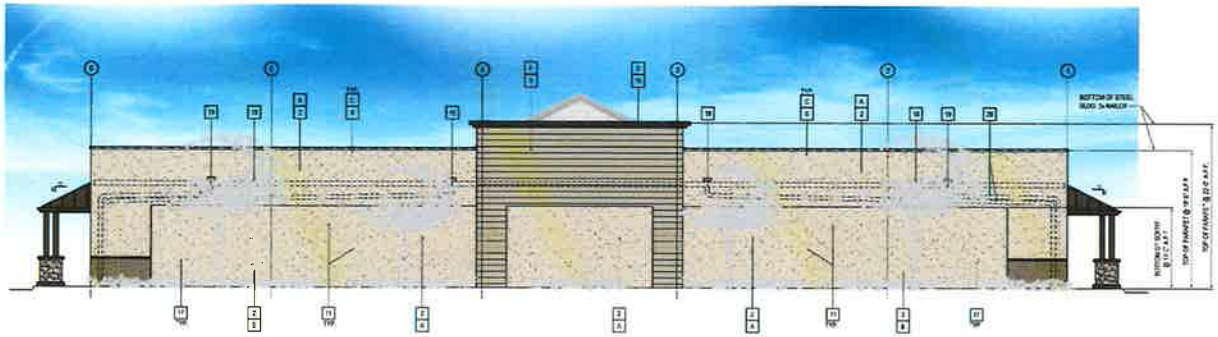
REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

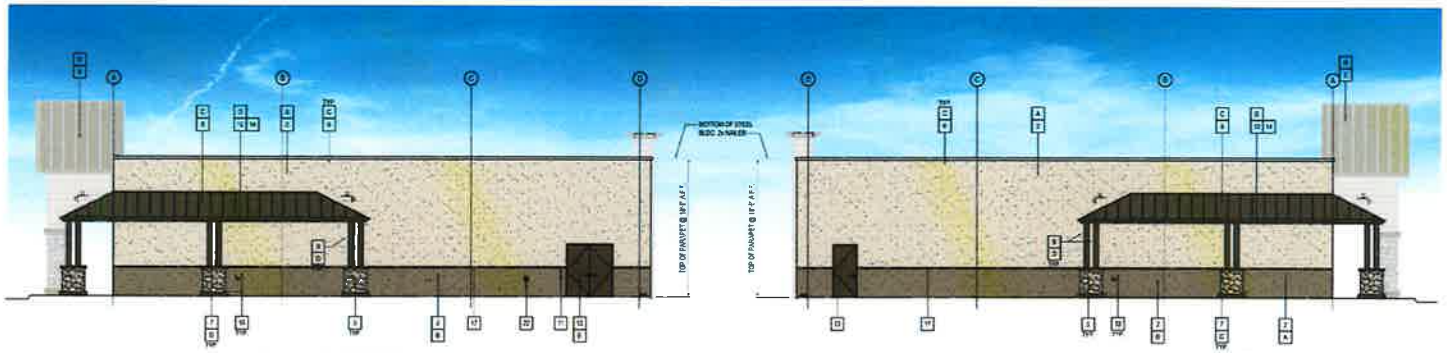
DATE	05-19-2015
SCALE	AS NOTED
DRAWN BY	A. DALE
CHECKED BY	
PROJECT No.	14353
SHEET NUMBER	A3



NORTH ELEVATION A



SOUTH ELEVATION B



WEST ELEVATION C

EAST ELEVATION D

EXTERIOR FINISH SCHEDULE

1	SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SEQUENCE TO INSTALL (SPF) WITH (SC) AND (SF)NFAN
2	EXTERIOR STUCCO FINISH
3	12" FIBER CEMENT LAP SIDING (10" REVEAL)
4	ALUMINUM STOREFRONT WINDOW SYSTEM GLASS COLOR & STYLE: TINTED (PER PLAN) FRAME COLOR: DARK BRONZE
5	EXTERIOR STONE VENEER BY CULTURED STONE TYPE & COLOR: TBD
6	8" METAL COPING COLOR: PAINTED TO ADJACENT SURFACE
7	COLUMN CAP - FOAM w/ EPS FINISH COLOR: PER PLAN
8	STAND SEAM METAL ROOF
9	8x8 WOOD POST
10	COLORED CONCRETE CURB - HEIGHT PER PLAN COLOR: TO MATCH SIDEWALK
11	DOOR SWEEP. REFER TO P1 FOR ADDITIONAL INFORMATION
12	EXTERIOR WOOD FASCIA
13	METAL DOOR COLOR: DOOR & FRAME TO MATCH ADJACENT SURFACE
14	METAL RAIN GUTTER COLOR: PAINTED TO ADJACENT SURFACE
15	FOAM CORNICE @ PARAPET WALL
16	EXTERIOR LIGHTING FIXTURE (REFER TO ELECTRICAL PLANS)
17	2" STUCCO REVEAL (PER REQUIRED)
18	LOCATION OF CONTINUEOUS GALV. METAL RAIN GUTTER BEHIND PARAPET PER STEEL BUILDING PLANS
19	MACHINE JOINT/CONTROL JOINT (TYP.) FOR 4" @ DRAIN PIPE (T) MASONRY, 1" NON-SHRINK
20	4" Ø DRAIN PIPE WITH MINIMUM 1/4" PER FOOT SLOPE FROM NIPPLE TO OUTSIDE OF RAIN GUTTER
21	PROVIDE 1/2" Ø x 8" LONG S. ANCHOR STUDS W/ NUTS (CLOSE TO TOP OF CONCRETE) PRE-DRILL AND EPOXY THROUGH METAL PANEL INTO WOOD SUPPORTS CONNECTED TO METAL GIRTS. + MOUNTING NUTS (MIN. 4 PLACES) TO BE LOCATED AT EACH OF THE TWO LOCATIONS SHOWN. (ONE ON EACH SIDE OF ENTRY)
22	WALL HYDRANT. REFER TO P1 FOR ADDITIONAL INFORMATION

PAINT COLORS

A	SHERWIN WILLIAMS SW 6150 - KILIM BEIGE
B	SHERWIN WILLIAMS SW 7032 - SHERWIN STONE
C	SHERWIN WILLIAMS SW 7035 - PURE WHITE
D	SHERWIN WILLIAMS SW 7506 - CHOOSING BROWN
E	SHERWIN WILLIAMS SW 7041 - VAN DYKE BROWN
F	SHERWIN WILLIAMS SW 6119 - URBANE BRONZE

MPA ARCHITECTS, INC.
3578 30th Street
San Diego, CA 92104
V. 619.236.0595
F. 619.236.0557
www.mpa-architects.com
MEMBER AMERICAN INSTITUTE OF ARCHITECTS

CLIENT
Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ. 85250
Contact: Joshua Simon
joshua@simoncre.com
(480) 745-1956 office
(480) 568-4150 fax

PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
10166 ALTA SIERRA DR.
GRASS VALLEY, CA

REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

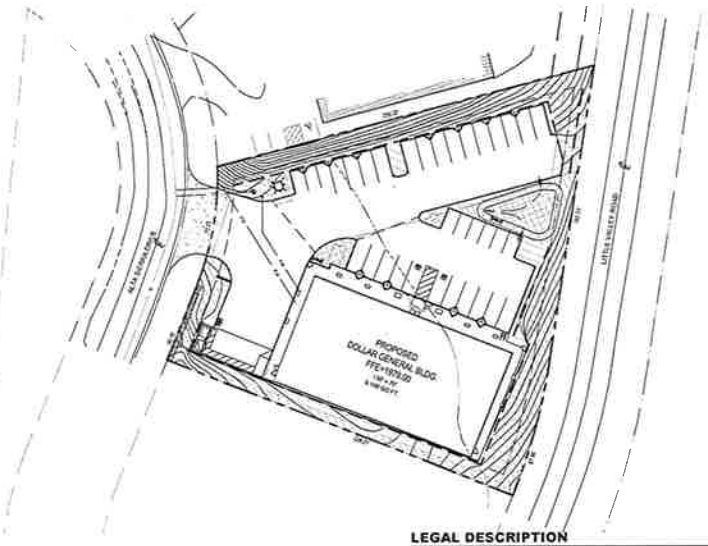
AS NOTED
A3

Attachment 7

GRADING, PAVING & UTILITY PLAN

FOR

DOLLAR GENERAL
10166 ALTA SIERRA DR
GRASS VALLEY, CA 95949



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 THEMSELF 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 ADDENDA. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEERING REPORT, AS PREPARED BY HOLDREGE & KULL, PHONE: 530.478.1305, PROJECT NO. 4268-01 DATED 06.26.2014.
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 THAT 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 OBSCURED 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.).

ENGINEER'S ESTIMATED EARTHWORK QUANTITIES

GROSS CUT(RAW)	5,988 C.Y.
GROSS FILL(RAW)	1,212 C.Y.
NET EARTHWORK QUANTITY (RAW)	4,776 C.Y.(EXPORT)

ALL EXPORT MATERIAL IS PERMITTED TO BE HAULED TO HANSEN BROTHERS ENTERPRISE PLANT, 11222 LA BARR MEADOWS ROAD GRASS VALLEY CA 95945 (APN: 271-401-001).

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

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT TITLE NO. FSSE-FT01400801, DATED FEBRUARY 28, 2014)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF NEVADA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

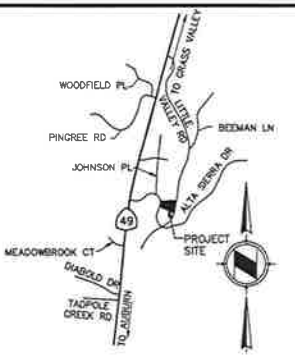
LOT 9 OF INDIAN MOUNTAIN ESTATES NO. 2, AS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF NEVADA COUNTY ON MAY 28, 1969, IN BOOK 3 OF MAPS, AT PAGE 30.

EXCEPTING THEREFROM ALL MINERAL RIGHTS 100 FEET BELOW THE SURFACE AS RESERVED IN THE INSTRUMENT EXECUTED BY HAROLD WESLEY ROBINSON, ET AL., TO WILLARD D. ELLIS ET AL., RECORDED JULY 1, 1934 IN BOOK 24, PAGE 103, OFFICIAL RECORDS.

TOGETHER WITH THE RIGHT TO PARK CARS ON A PORTION OF LOT 8 OF SAID INDIAN MOUNTAIN ESTATES #2 IN THE EVENT A COMMERCIAL PARKING AREA IS ESTABLISHED THEREON.

FEMA FLOOD ZONE

THE PROPERTY SHOWN HEREON IS SHOWN ON FEMA FLOOD FIRM PANEL NO. 06057C0650E (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.



VICINITY MAP
NTS

SHEET INDEX

OWNER

CJS DEVELOPMENT II, LLC
5111 N. SCOTTSDALE RD. SUITE 200
SCOTTSDALE, AZ 85250
PHONE: 480-745-1956
FAX: 480-588-4150
CONTACT: JOSHUA SIMON

CIVIL ENGINEER

TTG ENGINEER'S
4300 N. MILLER ROAD, SUITE 122
SCOTTSDALE, AZ 85251
PHONE: 602-371-1333
FAX: 602-371-0675
CONTACT: MIKE JACKSON

ARCHITECT

MPA ARCHITECTS INC.
3578 30TH STREET
SAN DIEGO, CA 92104
V: 619.236.0595
F: 619.236.0557
CONTACT: LEONARDO DALE

BASIS OF BEARING

ALL OF THE TRACT OF LAND AS SHOWN AND DESIGNATED AS LOT 9 ON BOOK 3 OF SUBDIVISION MAPS, AT PAGE 30, NEVADA COUNTY RECORDS, LOCATED IN SECTION 22, TOWNSHIP 15 NORTH, RANGE 8 EAST, M.D.M., NEVADA COUNTY, CALIFORNIA.

BENCHMARK

VERTICAL BENCHMARK FOR THE ELEVATIONS SHOWN:NAVD88, BASED ON BENCHMARK 'DEW DROP' NGS STATION PID DESIGNATION 'DH6464' ELEVATION 1775.00

APN:

25-430-08

LEGEND

95.50 FS	SPOT ELEVATION	1.0%	PROPOSED SLOPE	——c——	CONCEPTUAL GAS LINE
— — — —	RETAINING WALL	→	FLOW ARROW	——w——	EXISTING WATER
— — — —	PROPERTY LINE	●	SEWER CLEAN OUT	——g——	EXISTING GAS
— —— —	GRADE BREAK	□	WATER SERVICE	——s——	EXISTING SEWER
1581	EXISTING MINOR CONTOUR	(MH)	EXISTING MANHOLE	——ss——	SANCUT LINE
1580	EXISTING MAJOR CONTOUR	⊢	PROPOSED GRADING		
——w——	PROPOSED WATER LINE	C	SPOT ELEVATION NEW CONCRETE		RIP RAP
——ss——	PROPOSED SANITARY SEWER	GR	GRADE		CONCRETE
1581	PROPOSED MINOR CONTOUR	INV	INVERT		NEW FRONTAGE PAVING
1580	PROPOSED MAJOR CONTOUR	IE	INVERT ELEVATION		
——w——	WATER	LF	LINEAL FEET		
——ss——	SANITARY SEWER	S	SLOPE		
——sd——	STORM DRAIN				
——e——	CONCEPTUAL ELECTRICAL LINE				

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

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED UNDER THE DIRECT SUPERVISION OF:

03-26-15
ANDREW S. MIZEREK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

DESIGNED ASM, MAJ
DRAWN ASM, MAJ
APPROVED ASM, MAJ

DOLLAR GENERAL
ALTA SIERRA

COVER SHEET, DETAILS & NOTES

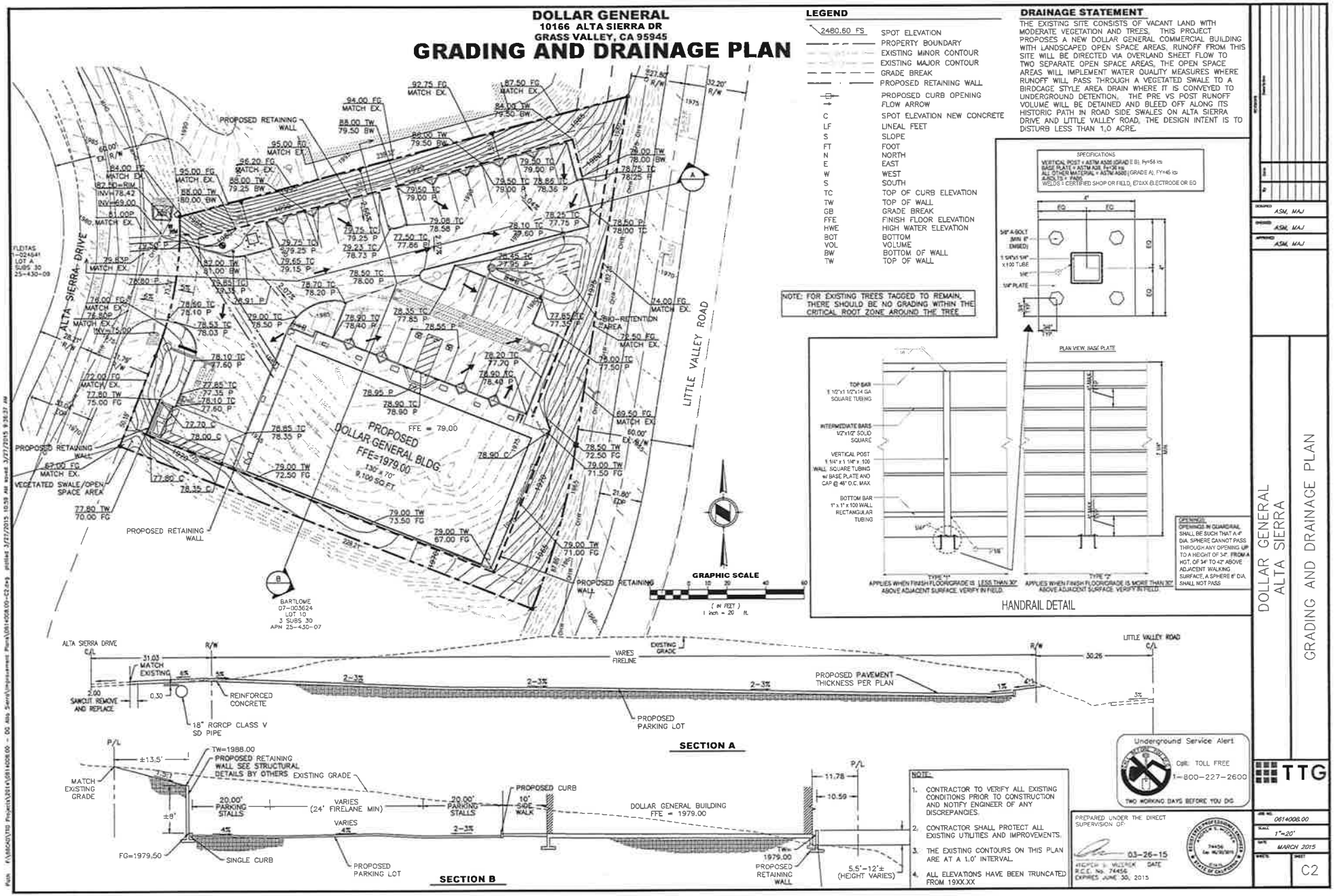
TTG

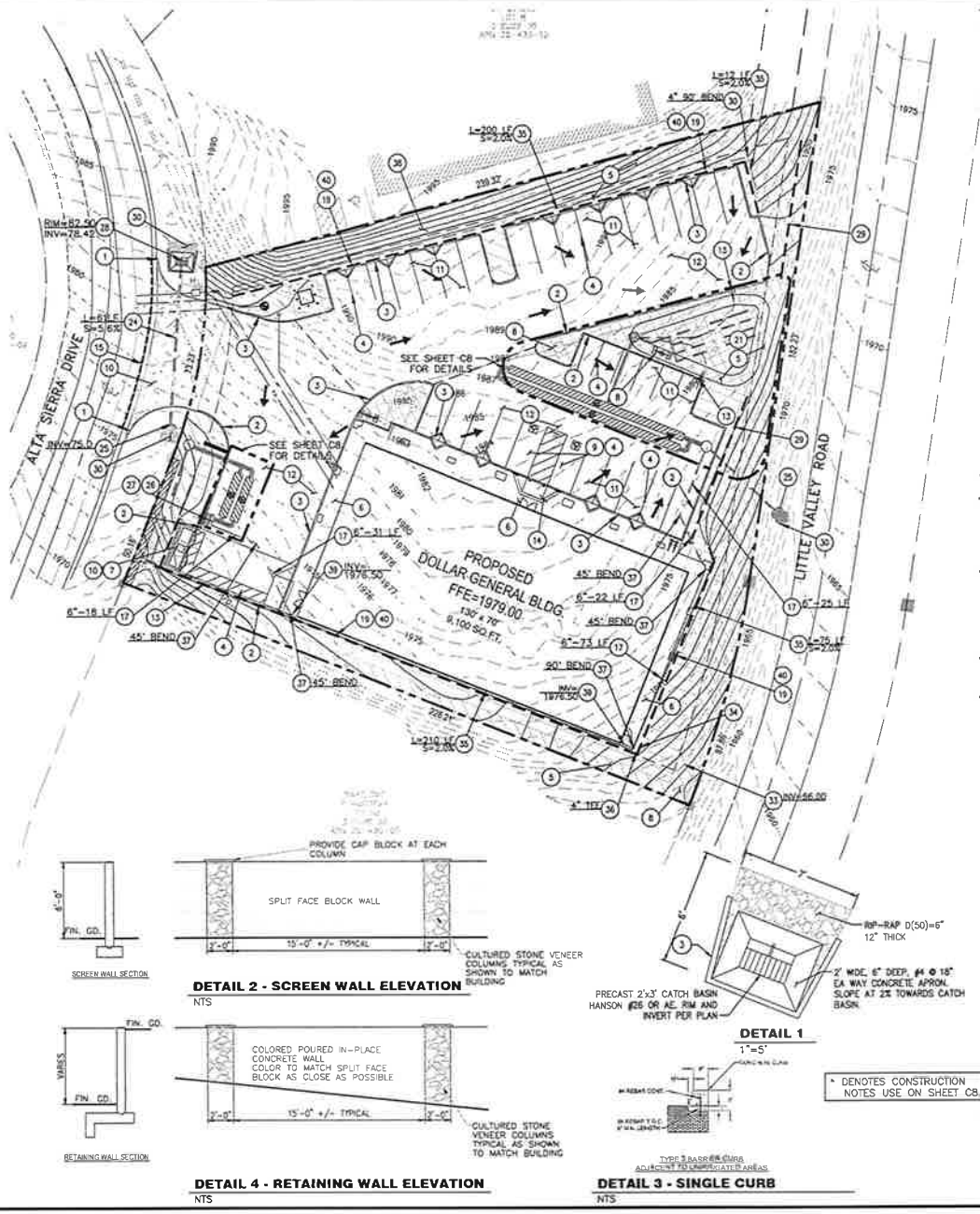
JOB NO. 0614008.00
SCALE NTS
DATE MARCH 2015
SHEET C1

Attachment 8

DOLLAR GENERAL
10166 ALTA SIERRA DR
GRASS VALLEY, CA 95945

GRADING AND DRAINAGE PLAN





DETAIL 2 - SCREEN WALL ELEVATION
NTS

DETAIL 4 - RETAINING WALL ELEVATION
NTS

DETAIL 1
1"=5'

DETAIL 3 - SINGLE CURB
NTS

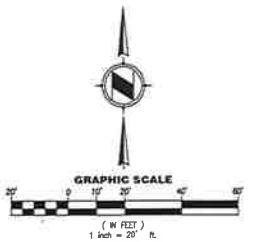
* DENOTES CONSTRUCTION NOTES USE ON SHEET C8.

CONSTRUCTION KEYNOTES

1. CONTRACTOR TO VERIFY ELEVATION OF EXISTING CURB, AC PVMT OR CONCRETE PVMT TIE-IN LOCATIONS AND MATCH EXISTING. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONSTRUCT CURB AND GUTTER PER CITY OF NEVADA COUNTY STD DTL A-10 TYPE A2-6
3. CONSTRUCT 6" BARRIER CURB PER DETAIL 3 ON THIS SHEET.
4. 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.
5. LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR ALL DETAILS
6. CONSTRUCT SIDEWALK PER NEVADA COUNTY STANDARDS. DO NOT EXCEED 1:50 CROSS SLOPE
7. TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ALL DETAILS
8. SEE ARCHITECTURAL PLANS FOR ALL SITE LIGHTING AND DETAILS. COORDINATE CONDUIT PLACEMENT PRIOR TO PAVING START.
9. CONSTRUCT ADA PARKING SPACES NOT TO EXCEED 2% IN ANY DIRECTION.
10. CONSTRUCT 6" PCCP REINFORCED SLAB WITH #4 BARS @ 18" CENTERS OVER 6" COMPACTED NATIVE SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS FOR TRASH ENCLOSURE AND LANDING PAD.
11. CONSTRUCT 2" ASPHALT PAVEMENT OVER 6" AGGREGATE ASPHALT BASE OVER 8" COMPACTED NATIVE SUBGRADE BASE FOR PARKING STALLS PER GEOTECHNICAL RECOMMENDATIONS AND CALTRANS SECTION 26 STANDARD SPECIFICATIONS.
12. CONSTRUCT 2.5" ASPHALT PAVEMENT OVER 6" AGGREGATE ASPHALT BASE OVER 8" COMPACTED NATIVE SUBGRADE BASE FOR DRIVE LANES PER GEOTECHNICAL RECOMMENDATIONS AND CALTRANS SECTION 26 STANDARD SPECIFICATIONS.
13. CONSTRUCT CURB OPENING PER DETAIL SHEET C8.
14. CONSTRUCT SIDEWALK ACCESS RAMP PER STD DTL. C8. DO NOT EXCEED 1:50 CROSS SLOPE AND 1:12 LONGITUDINAL SLOPE.
15. 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.
16. INSTALL 36" CMP STORM DRAIN PIPE SEE SHEET C8 FOR DETAILS *
17. INSTALL HDPE STORM DRAIN PIPE (ADS N12 OR EQUAL) SIZE AND SLOPE PER PLAN *
19. PROPOSED RETAINING WALL SEE SHEET C2 FOR ELEVATIONS, WALL ELEVATION PER DETAIL 4 ON THIS SHEET AND STRUCTURAL PLANS S1 FOR DETAILS.
20. INSTALL 8" PERFORATED PVC DRAIN PIPE. PERFORATIONS TO BE PLACED DOWN AND DRAINAGE PERFORATED PIPE TO BE CENTERED IN 12" OF CALTRANS CLASS II PERMEABLE ROCK. WRAP 12" ROCK SECTION IN A NON-WOVEN GEOTEXTILE FILTER FABRIC PER GEOTECHNICAL RECOMMENDATIONS. *
21. ENGINEERED FILTERED MEDIUM (SOIL) SHALL CONSIST OF 65% SAND, 10% FINES AND 5% ORGANIC MATTER. REFER TO LANDSCAPE PLANS FOR VEGETATION. REFER TO SHEET C8 FOR ADDITIONAL DETAILS.
22. INSTALL CATCH BASIN, NDS 18" SERIES WITH ATRIUM GRATE OPENING. NDS PRODUCT NUMBER 1881. *
23. INSTALL STANDARD PRECAST MANHOLE PER NEVADA COUNTY PUBLIC WORKS DEPARTMENT STD DTL D-4. MANHOLE TO BE EQUIPPED WITH ADS HOOD/FLOW CONTROL TEE. SIZE OF ORIFICE PER DETAILS ON SHEET C8. *
24. INSTALL 18" RGRCP CLASS V STORM DRAIN PIPE. LENGTH & SLOPE PER PLAN.
25. INSTALL HEADWALL PER NEVADA COUNTY PUBLIC WORKS
26. INSTALL PRECAST 2X2 CATCH BASIN. HANSON #26 OR APPROVED EQUAL.
27. INSTALL CONTECH TRITON CATCH BASIN INSERT MODEL NO. TR1818 OR APPROVED EQUAL.
28. CONSTRUCT AND INSTALL 2x3 PRECAST CATCH BASIN. HANSON #26 OR APPROVED EQUAL. CONSTRUCT 2' WIDE CONCRETE APRON SLOPING INWARDS TOWARDS CATCH BASIN AT 2%. CONSTRUCT 6" BARRIER CURB ON SIDES AND DOWNSTREAM SIDE OF APRON. REFER TO DETAIL 1 ON THIS SHEET FOR ADDITIONAL INFORMATION.
29. REFER TO ARCHITECTS PLAN FOR WALL CONSTRUCTION DETAILS. WALL ELEVATION SHOWN PER DETAIL 2 ON THIS SHEET.
30. INSTALL RIP-RAP D(50)=6", 12" THICK.
31. CONNECT TO 36" CMP PIPE LENGTH PER MANUFACTURERS RECOMMENDATIONS. *
32. REINFORCED CONCRETE CAP AND ACCESS RISER. SEE DETAIL ON SHEET C8. *
33. DAYLIGHT 4" PERFORATED PVC DRAIN PIPE AT ELEV PER PLAN.
34. 5" SLEEVE IN RETAINING WALL. REFER TO STRUCTURAL PLAN FOR DETAILS.
35. INSTALL 4" PERFORATED PVC DRAIN PIPE. PERFORATIONS TO BE PLACED DOWN AND DRAINAGE PERFORATED PIPE TO BE CENTERED IN 12" OF CALTRANS CLASS II PERMEABLE ROCK. WRAP 12" ROCK SECTION IN A NON-WOVEN GEOTEXTILE FILTER FABRIC PER GEOTECHNICAL RECOMMENDATIONS.
36. INSTALL PVC BEND/TEE/CROSS. SIZE PER PLAN.
37. INSTALL HDPE STORM DRAIN BEND/TEE/CROSS (ADS N12 OR EQUAL. SIZE PER PLAN. *
38. PROVIDE HYDROSEEDING
39. REFER TO ARCHITECTURAL AND PLUMING PLANS FOR CONTINUATION
40. INSTALL HANDRAIL PER DETAIL ON SHEET C2.

LEGEND

95.50 FS	SPOT ELEVATION
	RETAINING WALL
	PROPERTY LINE
	GRADE BREAK
1585	EXISTING MINOR CONTOUR
1580	EXISTING MAJOR CONTOUR
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
1581	PROPOSED MINOR CONTOUR
1580	PROPOSED MAJOR CONTOUR
W	WATER
SS	SANITARY SEWER
SD	STORM DRAIN
E	CONCEPTUAL ELECTRICAL LINE
G	CONCEPTUAL GAS LINE
W	EXISTING WATER
G	EXISTING GAS
S	EXISTING SEWER
	SAWCUT LINE
	RIP RAP
	CONCRETE
	NEW FRONTAGE PAVING
1.0%	PROPOSED SLOPE
	FLOW ARROW
	SEWER CLEAN OUT
	WATER SERVICE
	EXISTING MANHOLE
	PROPOSED GRADING
C	SPOT ELEVATION NEW CONCRETE
GR	GRATE
INV	INVERT
IE	INVERT ELEVATION
LF	LINEAL FEET
S	SLOPE
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
BOT	BOTTOM
VOL	VOLUME



Underground Service Alert
Call TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED UNDER THE DIRECT SUPERVISION OF:
03-26-15
ANDREW S. MUZEREK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

CHECKED ASM, MAJ
DESIGNED ASM, MAJ
APPROVED ASM, MAJ

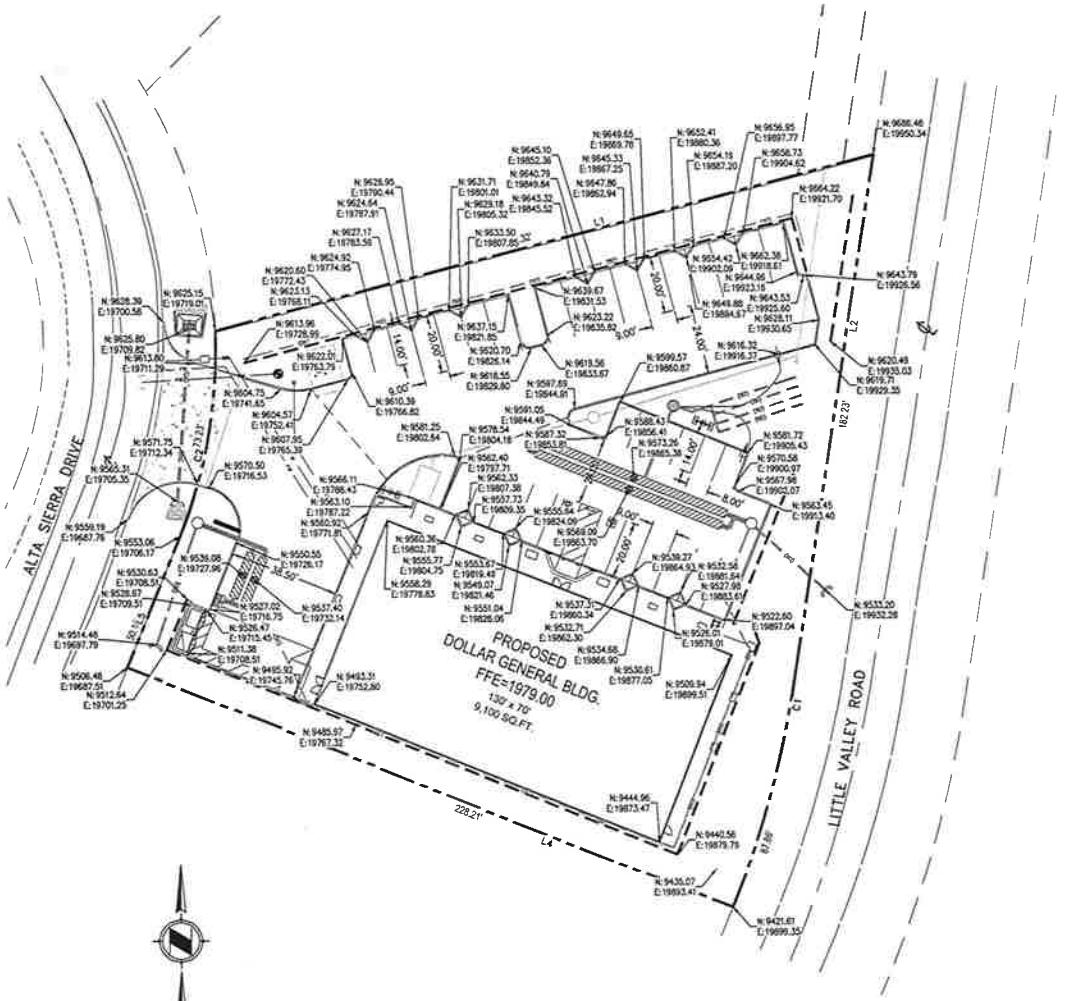
DOLLAR GENERAL
ALTA SIERRA

GRADING AND PAVING PLAN

TTG

JOB NO. 0614008.00
SCALE 1"=20'
DATE MARCH 2015
SHEET C3

Path: F:\ARCAD\TTG Projects\2014\0614008.00 - DG Alta Sierra\Dwg\new\0614008-00-C3.dwg plotted: 3/27/2015 10:00 AM saved: 3/27/2015 10:58:38 AM



BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N75°09'11"E	239.32'
L2	S06°49'21"W	182.23'
L4	N68°10'00"W	228.21'
L5	N21°50'00"E	50.18'

BOUNDARY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	370.00'	13°38'17"	88.07'
C2	180.00'	23°28'19"	73.74'

NOTE:
ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB.

Underground Service Alert
Call TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED UNDER THE DIRECT SUPERVISION OF:
03-25-15
ANDREW S. MILLICK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

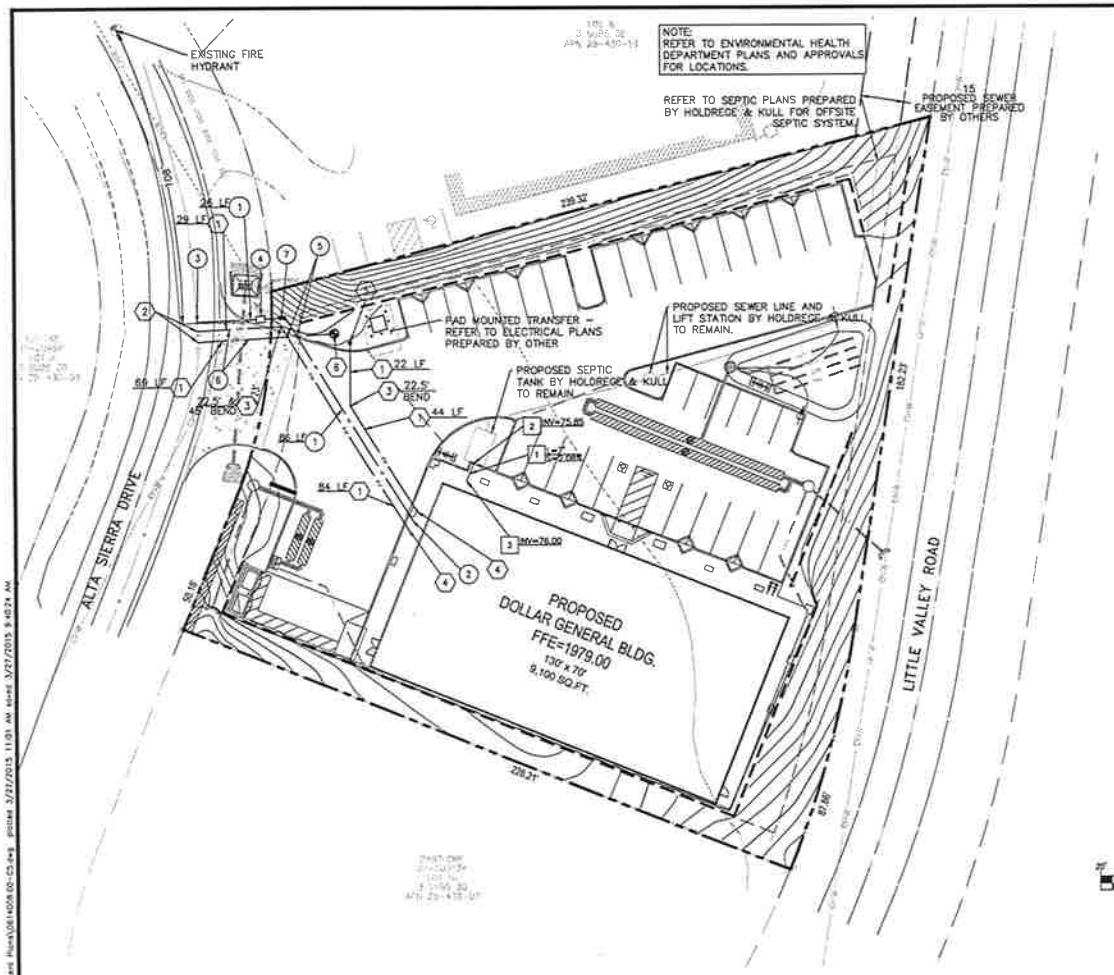
DESIGNED ASM, MAJ
DRAWN ASM, MAJ
CHECKED ASM, MAJ
APPROVED ASM, MAJ

DOLLAR GENERAL
ALTA SIERRA

HORIZONTAL CONTROL PLAN

TTG

JOB NO. 0614008.00
SCALE 1"=20'
DATE MARCH 2015
SHEET C4



WATER KEYNOTES

1. CONSTRUCT NEW 1" 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 AT 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.
6. VERTICALLY REALIGN FIRELINES 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. INSTALL 1" BACKFLOW PREVENTION DEVICE PER NEVADA IRRIGATION DISTRICT STD DTL SD22

SEWER KEYNOTES

1. INSTALL 4" PVC SEWER PIPE. LENGTH AND SLOPE PER PLAN PER NEVADA COUNTY STANDARDS
2. CONNECT TO PROPOSED SEPTIC SYSTEM (BY OTHERS). SEE SEPTIC SYSTEM PLANS FOR ADDITIONAL INFORMATION.
3. TERMINATE SEWER SERVICE 5' FROM BUILDING. SEE PLUMBING PLANS. CONTINUATION OF SEWER SERVICE INSIDE BUILDING.

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. INSTALL 6"X6" TAPPING SLEEVE AND VALVE. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING WATER LINE PRIOR TO TRENCHING. CONTRACTOR SHALL ADJUST PROPOSED VERTICAL AND HORIZONTAL WATERLINE ALIGNMENT AS REQUIRED TO TIE INTO EXISTING WATER LINE.
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 REMOTE FDC AND PIV PER NEVADA COUNTY CONSOLIDATED FIRE DISTRICT.
6. INSTALL NEW FIRE HYDRANT ASSEMBLY PER NEVADA IRRIGATION DISTRICT STD DTL SD8.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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.
4. ALL ELEVATIONS HAVE BEEN TRUNCATED FROM 1900.XX

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.

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.

Underground Service Alert
Call TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED UNDER THE DIRECT SUPERVISION OF:
03-26-15
ANDREW S. MIZEREK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

ASM, MAJ
ASM, MAJ
ASM, MAJ

DOLLAR GENERAL
ALTA SIERRA
UTILITY PLAN

TTG

JOB NO. 061-4008.00
SCALE 1"=20'
DATE MARCH 2015
SHEET C5

Path: F:\ARCADIS\TTG Projects\2014\061-4008.00 - DG Alta Sierra\Improvement Plans\061-4008.00-C5.dwg plotted: 3/27/2015 11:01 AM by: 3/27/2015 9:40:24 AM

STORMWATER SOIL LOSS PREVENTION PLAN

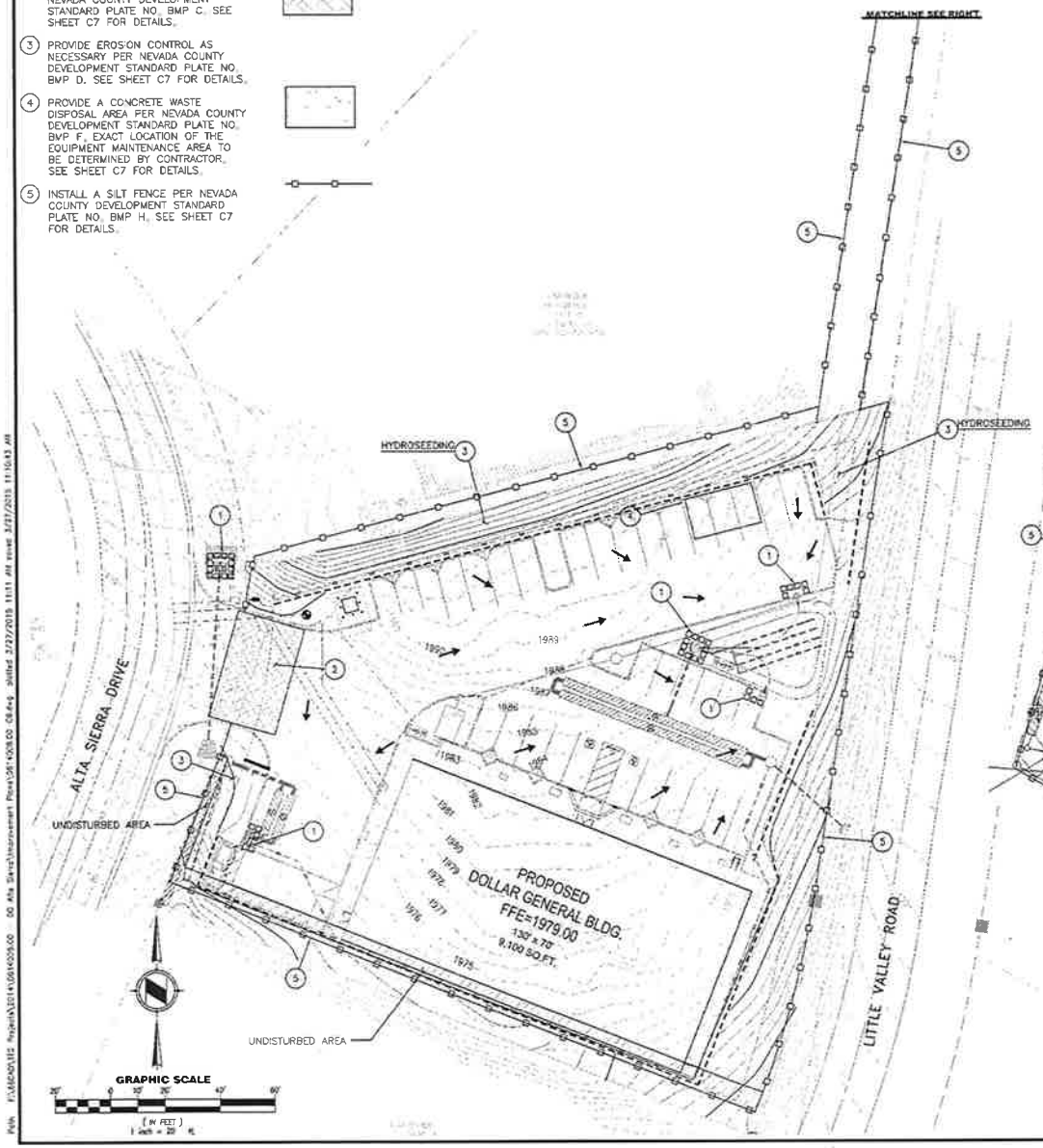
FOR

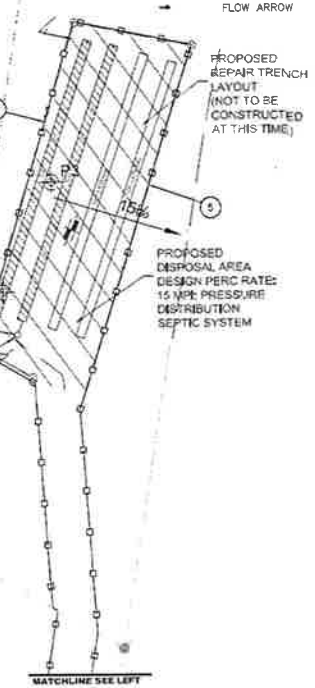
DOLLAR GENERAL

GRASS VALLEY, CA

CONSTRUCTION NOTES:

1. INSTALL SANDBAG BERM PROTECTION PER NEVADA COUNTY DEVELOPMENT STANDARD PLATE NO. BMP A. SEE SHEET C7 FOR DETAILS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER NEVADA COUNTY DEVELOPMENT STANDARD PLATE NO. BMP C. SEE SHEET C7 FOR DETAILS.
3. PROVIDE EROSION CONTROL AS NECESSARY PER NEVADA COUNTY DEVELOPMENT STANDARD PLATE NO. BMP D. SEE SHEET C7 FOR DETAILS.
4. PROVIDE A CONCRETE WASTE DISPOSAL AREA PER NEVADA COUNTY DEVELOPMENT STANDARD PLATE NO. BMP F, EXACT LOCATION OF THE EQUIPMENT MAINTENANCE AREA TO BE DETERMINED BY CONTRACTOR. SEE SHEET C7 FOR DETAILS.
5. INSTALL A SILT FENCE PER NEVADA COUNTY DEVELOPMENT STANDARD PLATE NO. BMP H. SEE SHEET C7 FOR DETAILS.





CIVIL ENGINEER

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

OWNER

CJS DEVELOPMENT II, LLC.
5111 N. SCOTTSDALE RD. SUITE 200
SCOTTSDALE, AZ 85250
PHONE: 480-745-1956
FAX: 480-588-4150
CONTACT: JOSHUA SIMON

ARCHITECT

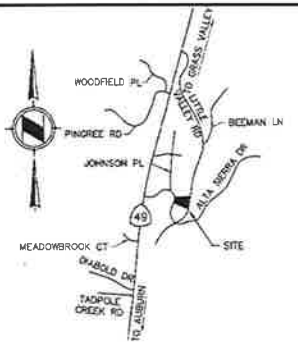
MPA ARCHITECTS INC.
3578 30TH STREET
SAN DIEGO, CA 92104
V: 619.236.0595
F: 619.236.0557

DISTURBED AREA

41,640± SF

LEGEND

- SAWCUT LINE
- SILT FENCE
- STONE TRACKING MAT
- INLET PROTECTION/ SANDBAG BEAM
- RIP RAP
- NEW FRONTAGE PAVING
- FLOW ARROW



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 BMP HANDBOOKS, AVAILABLE AT WWW.CABMPHANDBOOKS.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.

BERM PROTECTION NOTE:

1. CONTRACTOR TO INSTALL SANDBAG BERM PROTECTION IN THESE AREAS IMMEDIATELY AFTER THE CONSTRUCTION OF THE PROPOSED CURB, GUTTER AND CURB OPENING.

03-26-15

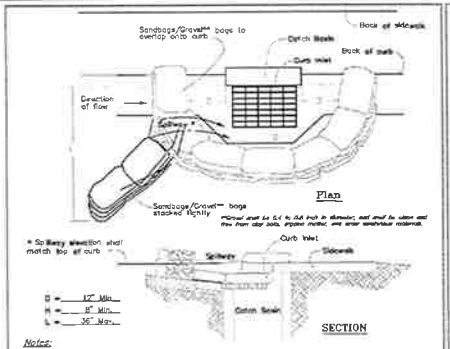
DESIGNED ASM, MAJ
CHECKED ASM, MAJ
APPROVED ASM, MAJ

DOLLAR GENERAL
ALTA SIERRA

STORMWATER SOIL LOSS PREVENTION PLAN

TTG

0614009.00
1"=20'
MARCH 2015
C6

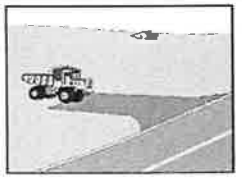


Notes:

1. Catch Basin/inlet protection shall be installed wherever 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 paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v-ditches and misc. 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.

A CATCH BASIN/INLET PROTECTION

STATE OF CALIFORNIA DEVELOPMENT STANDARDS	NPDES BMP SEDIMENT AND EROSION CONTROL	PLATE NO.
		BMP A

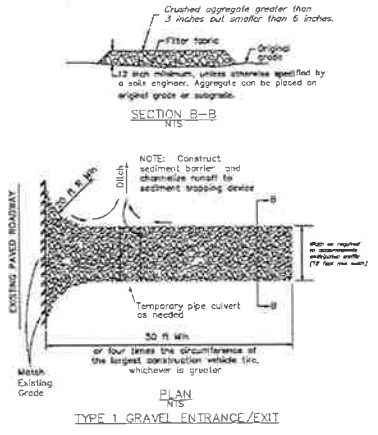


Notes:

1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so 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 "rumble 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.
   c. Remove all sediment deposited on paved roadways immediately.
   b. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
   c. Prevent washing with water is prohibited if it results in a discharge to the storm drain system.

C STABILIZED CONSTRUCTION ENTRANCE/EXIT

STATE OF CALIFORNIA DEVELOPMENT STANDARDS	NPDES BMP SEDIMENT AND EROSION CONTROL	PLATE NO.
		BMP C



TYPE 1 GRAVEL ENTRANCE/EXIT

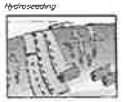
C-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

STATE OF CALIFORNIA DEVELOPMENT STANDARDS	NPDES BMP SEDIMENT AND EROSION CONTROL	PLATE NO.
		BMP C-1


Straw Mulch


Hydroseeding


Hydraulic Mulch


Geotextiles, Mats, Plastic Covers and Erosion Control Blankets

Notes:

1. Soil/Plant 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, soil stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all graded/disturbed areas from October 1 thru 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 mulching, 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 wood fiber shall be 1,500 lbs/acre, that does not contain more than 50 percent newsprint.
7. For seeding recommendations, contact: USDA, Natural Resources Conservation Service at 5060 California Avenue, Bakersfield, CA 93309-0725. Phone: (661) 326-2953.
8. When using hydraulic 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 may be particularly difficult to stabilize.
10. For geotextiles, mats, and erosion control blankets, installation should be in accordance with manufactures recommendations. Typically overlap of geotextiles/mats edges is 2 to 3 in. and stapled every 5 in. When blankets are to be spliced, place blankets end-over-end (shingle style) with 6 in. overlap and staple through overlapped area, approximately 12 in. apart.

D EROSION CONTROL

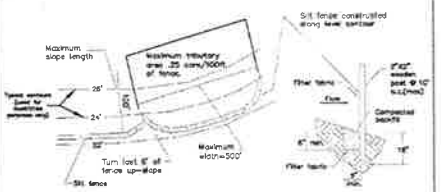
STATE OF CALIFORNIA DEVELOPMENT STANDARDS	NPDES BMP SEDIMENT AND EROSION CONTROL	PLATE NO.
		BMP D

Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site and disposed of properly off site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

F CONCRETE WASTE MANAGEMENT

STATE OF CALIFORNIA DEVELOPMENT STANDARDS	NPDES BMP SEDIMENT AND EROSION CONTROL	PLATE NO.
		BMP F



Notes:

1. Construct the silt fence along a level contour.
2. Silt fences shall remain in place until the disturbed area is permanently stabilized.
3. Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other obstructions. About 1200 sq. ft. of ponding area shall be provided for every acre draining to the fence.
4. Turn the ends of the filter fence uphill to prevent stormwater from flowing around the fence.
5. Leave an undisturbed or stabilized area immediately downslope from the fence.
6. Do not place in live stream or intermittently flowing channels.
7. When standard filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty (0.6 shaft) wire staples at least 1.75 inches long, tie wires or hog rings.
8. Filter fabric shall be woven polypropylene geotextile with a minimum width of 36 inches and a minimum tensile strength of 100 lb force.
9. Wood stakes shall be commercial quality lumber no less than 2 inch by 2 inch. Wood stakes shall be driven to a depth of no less than 18 inches from surface.

H SILT FENCE

STATE OF CALIFORNIA DEVELOPMENT STANDARDS	NPDES BMP SEDIMENT AND EROSION CONTROL	PLATE NO.
		BMP H

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED UNDER THE DIRECT SUPERVISION OF:

03-26-15

ANDREW SI MIZEREK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

DESIGNED ASM, MAJ
CHECKED ASM, MAJ
APPROVED ASM, MAJ

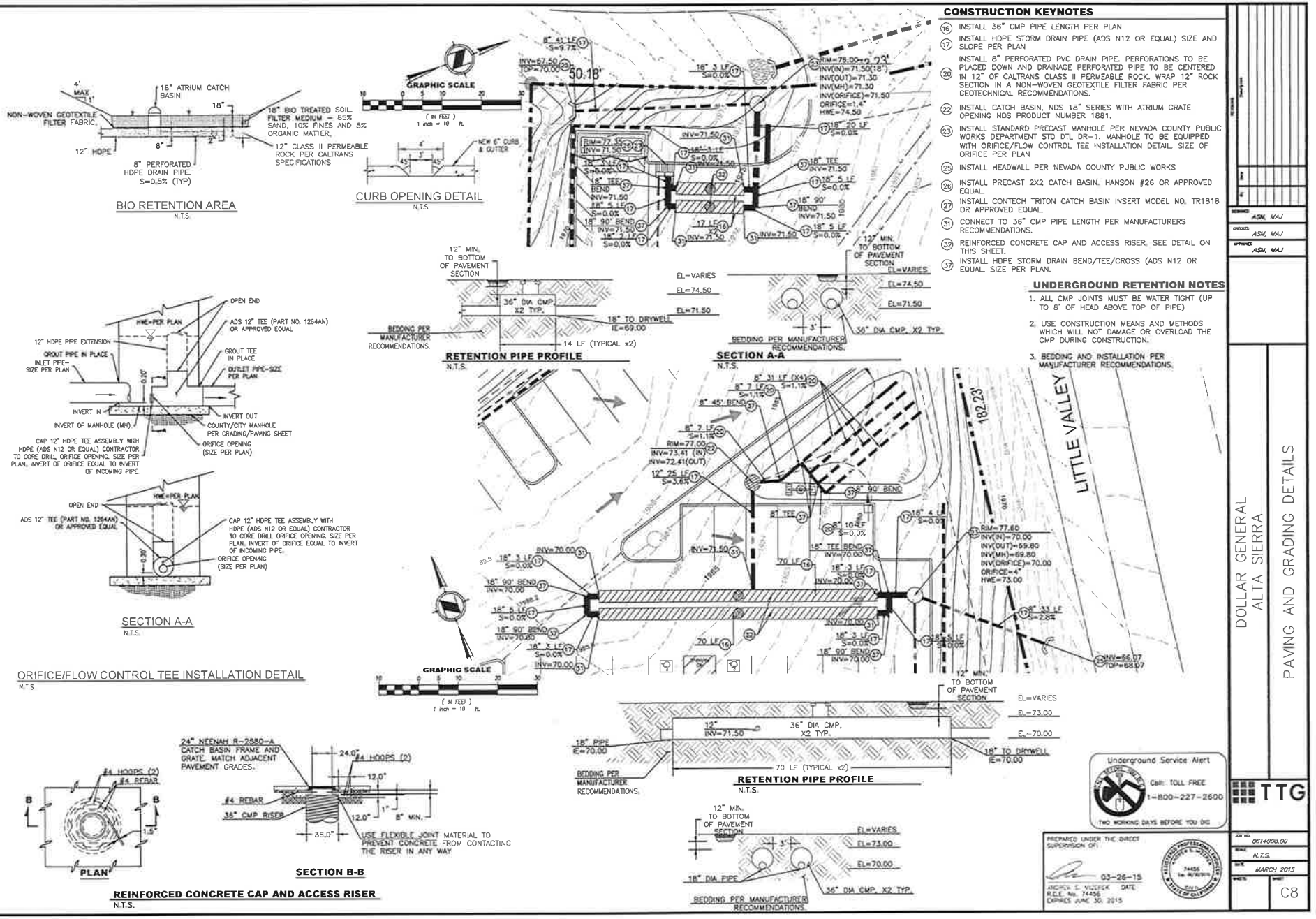
DOLLAR GENERAL
ALTA SIERRA

STORMWATER SOIL LOSSS PREVENTION PLAN DETAILS

TTG

JOB NO. 0614008.00
SCALE
DATE MARCH 2015
SHEET C7

Attachment 8



CONSTRUCTION KEYNOTES

16. INSTALL 36" CMP PIPE LENGTH PER PLAN
17. INSTALL HDPE STORM DRAIN PIPE (ADS N12 OR EQUAL) SIZE AND SLOPE PER PLAN
20. INSTALL 8" PERFORATED PVC DRAIN PIPE. PERFORATIONS TO BE PLACED DOWN AND DRAINAGE PERFORATED PIPE TO BE CENTERED IN 12" OF CALTRANS CLASS II PERMEABLE ROCK. WRAP 12" ROCK SECTION IN A NON-WOVEN GEOTEXTILE FILTER FABRIC PER GEOTECHNICAL RECOMMENDATIONS.
22. INSTALL CATCH BASIN, NDS 18" SERIES WITH ATRIUM GRATE OPENING NDS PRODUCT NUMBER 1881.
23. INSTALL STANDARD PRECAST MANHOLE PER NEVADA COUNTY PUBLIC WORKS DEPARTMENT STD DTL DR-1. MANHOLE TO BE EQUIPPED WITH ORIFICE/FLOW CONTROL TEE INSTALLATION DETAIL SIZE OF ORIFICE PER PLAN
25. INSTALL HEADWALL PER NEVADA COUNTY PUBLIC WORKS
26. INSTALL PRECAST 2X2 CATCH BASIN, HANSON #26 OR APPROVED EQUAL.
27. INSTALL CONTECH TRITON CATCH BASIN INSERT MODEL NO. TR1818 OR APPROVED EQUAL.
31. CONNECT TO 36" CMP PIPE LENGTH PER MANUFACTURERS RECOMMENDATIONS.
32. REINFORCED CONCRETE CAP AND ACCESS RISER, SEE DETAIL ON THIS SHEET.
37. INSTALL HDPE STORM DRAIN BEND/TEE/CROSS (ADS N12 OR EQUAL. SIZE PER PLAN.

UNDERGROUND RETENTION NOTES

1. ALL CMP JOINTS MUST BE WATER TIGHT (UP TO 8' OF HEAD ABOVE TOP OF PIPE)
2. USE CONSTRUCTION MEANS AND METHODS WHICH WILL NOT DAMAGE OR OVERLOAD THE CMP DURING CONSTRUCTION.
3. BEDDING AND INSTALLATION PER MANUFACTURER RECOMMENDATIONS.

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED UNDER THE DIRECT SUPERVISION OF:
ANDREW S. VILLECK DATE 03-26-15
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

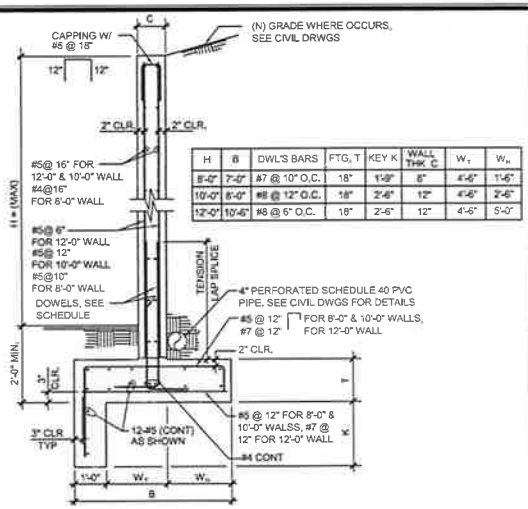
DESIGNED: ASM, MAJ
DRAWN: ASM, MAJ
CHECKED: ASM, MAJ
APPROVED: ASM, MAJ

DOLLAR GENERAL
ALTA SIERRA

PAVING AND GRADING DETAILS

TTG

JOB NO. 0614008.00
SCALE: N.T.S.
DATE: MARCH 2015
SHEET: C8

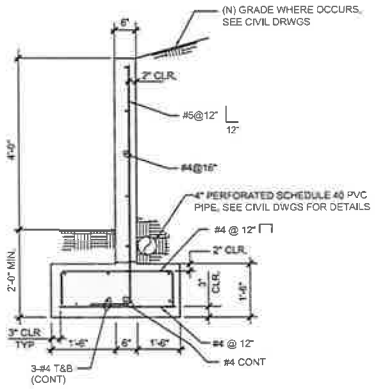


H	B	DWL'S BARS	FTG, T	KEY K	WALL THK. C	W_1	W_2
8'-0"	7'-0"	#7 @ 10" O.C.	18"	1'-0"	8"	4'-6"	1'-6"
10'-0"	8'-0"	#8 @ 12" O.C.	18"	2'-6"	12"	4'-6"	2'-6"
12'-0"	10'-6"	#8 @ 6" O.C.	18"	2'-6"	12"	4'-6"	5'-0"

NOTES:
1. FOR CURB & PAVEMENT DETAILS SEE CIVIL DWGS
2. FOR RETAINING WALL HT.- SEE SCHEDULE SHOWN THIS SHEET
3. PROVIDE COLD CONSTRUCTION JOINT AT 60'-0" O.C.
4. TENSION LAP SPLICE LENGTH BASED ON LARGER BAR DIAM. PER (3/-)

CONC. RETAINING WALL DETAIL FOR 12" AND 8" THICK WALLS

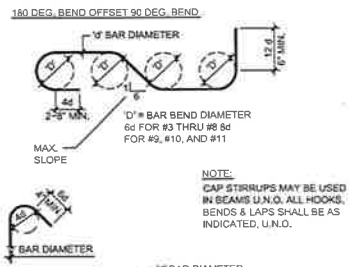
NONE | 1



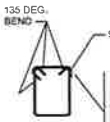
NOTES:
1. FOR CURB & PAVEMENT DETAILS SEE CIVIL DWGS
2. PROVIDE COLD CONSTRUCTION JOINT AT 60'-0" O.C.

CONC. RETAINING WALL DETAIL FOR 6" THICK WALL

3/4"=1' | 2



	SPLICE LENGTH CONCRETE*
#3	1'-9"
#4	2'-4"
#5	3'-0"
#6	3'-7"
#7	5'-2"
#8	5'-11"
#9	6'-6"



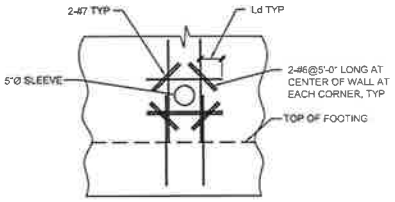
ALTERNATE CAP DIRECTION IF SLAB OCCURS BOTH SIDES OF BEAM OR LOCATE 90 DEG. BEND TYP. ON SLAB SIDE WHERE SLAB OCCURS ONLY ONE SIDE. IF NO SLAB OCCURS EITHER SIDE PROVIDE 135° BEND EACH SIDE.

CAP STIRRUP

* MULTIPLY LENGTHS SHOWN BY 1.3 FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS, EXCEPT IN WALLS.

TYPICAL REINFORCING DETAILS

NONE | 3



TYPICAL OPENING AT WALL DETAIL

NONE | 4

STRUCTURAL GENERAL NOTES:

GENERAL

A. ALL WORK SHALL COMPLY WITH 2013 CALIFORNIA BUILDING CODE (CBC) VOLUME 2 AND ALL OTHER LOCAL OR STATE AGENCIES HAVING JURISDICTION OVER THIS PROJECT.

B. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

C. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

D. ALL DIMENSIONS AND THE SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO BID SUBMITTAL. START OF SHOP DRAWINGS, START OF CONSTRUCTION, AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, OR CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

E. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH MAY BE DAMAGED AS A RESULT OF NEW WORK.

F. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE SCALE OVER SMALL.

H. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES FOR THE ABOVE.

K. NO HOLES, NOTCHES, BLOCKOUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

L. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER SO THAT PROPER CLARIFICATION MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR STRUCTURAL ENGINEER.

DESIGN PARAMETERS:

A. SEISMIC

SITE CLASS: C

OCCUPANCY CATEGORY II

SEISMIC DESIGN CATEGORY: SD

SEISMIC PARAMETERS:

S_S: 0.55g S1: 0.24g

SD_S: 0.44g SD1: 0.29g

B. RETAINING WALL DESIGN PARAMETERS:
BASED ON GEOTECHNICAL ENGINEERING REPORT DATED JUNE 26, 2014 AND PREPARED BY CJS DEVELOPMENT11, LLC 5111 N. SCOTTSDALE ROAD, SUITE 200 SCOTTSDALE AZ 85250

EQUIVALENT FLUID UNIT WEIGHTS	
LOADING CONDITION	RETAIN CUT OR COMPACTED FILL (RETAINED SLOPE UP TO 2:1, H:V)
ACTIVE PRESSURE (pcf)	40
PASSIVE PRESSURE (pcf)	300
COEFFICIENT OF FRICTION	0.40

CONCRETE

1. ALL CEMENT SHALL CONFORM AT ASTM C-150, TYPE I OR II.
2. FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C-387.
3. NEW CONCRETE SHALL HAVE THE AIRDRY UNIT WEIGHT OF 145 PCF AND MINIMUM 28 DAY STRENGTH OF 3500PSI N.W. WITH 4" SLUMP
4. CONCRETE DESIGN MIXES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
5. PLACING OF ALL CONCRETE SHALL BE INSPECTED BY THE JOB INSPECTOR. INSPECTOR TO VERIFY THAT REINFORCING STEEL IS SECURELY SUPPORTED IN PLACE DURING THE POUR.
6. DOWELS, REINFORCING STEEL, INSERTS, ETC., SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.CONCRETE BLOCKS ONLY SHALL BE USED TO SUPPORT REINFORCING OFF GRADE.
7. ALL CONCRETE SHALL BE VIBRATED IN PLACE DURING PLACING OF CONCRETE.
8. NO STAKES, STEEL OR WOOD, SHALL BE PERMITTED IN ANY CONCRETE POUR. SUSPEND FORMS FROM ABOVE GRADE.
9. LOCATION OF CONSTRUCTION JOINTS SHALL BE AS SHOWN ON PLANS OR AS APPROVED BY THE ENGINEER PRIOR TO POURING CONCRETE AND CONFORM PER ACI 318-11 SECTION 6.4.
10. TYPICAL CONCRETE COVER FOR REINFORCEMENT:

FOOTINGS POURED AGAINST EARTH ..... 3"
FORMED SURFACES BELOW GRADE ..... 2"
WALLS: EXTERIOR SURFACES ABOVE GRADE ..... 2"
INTERIOR SURFACES ..... 1"

REINFORCING

1. ALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60, (EXCEPT #3 BARS MAY BE GRADE 40) UNLESS NOTED OTHERWISE HEREIN.
2. ALL REINFORCING BENDING DETAILS SHALL BE IN ACCORDANCE WITH 2013 CBC PART 2, TITLE 24, CCR SECTION 1907.1, 1907.2, AND 1907.3.
3. REINFORCING BARS SHALL BE SPLICED AND BENT IN STRICT ACCORDANCE WITH THE DRAWINGS AND DETAILS AND C.R.S. & PUBLICATIONS. NO KINKS ALLOWED. ALL BARS SHALL BE CLEAN PRIOR TO CONCRETE PLACEMENT.
4. PROVIDE DOWELS OF SAME SIZE AND NUMBER FROM ADJACENT POUR, BOTH VERTICALLY AND HORIZONTALLY TO MATCH TYPICAL REINFORCING SHOWN. LAPS TO BE IN ACCORDANCE WITH THE DRAWINGS AND DETAILS. DOWELS SHALL BE CLEANED AFTER POUR.
5. FIELD WELDING OR BENDING OF REINFORCING IS NOT PERMITTED EXCEPT AS INDICATED ON THE DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.

QUALITY CONTROL

UNLESS OTHERWISE NOTED, MATERIAL SHALL CONFORM AND TEST AND INSPECTION SHALL BE PERFORMED BY THE APPROVED TESTING AGENCY AND STRUCTURAL ENGINEER OF RECORD AND AS PER THE REQUIREMENTS OF CBC 2013.

SPECIAL INSPECTION

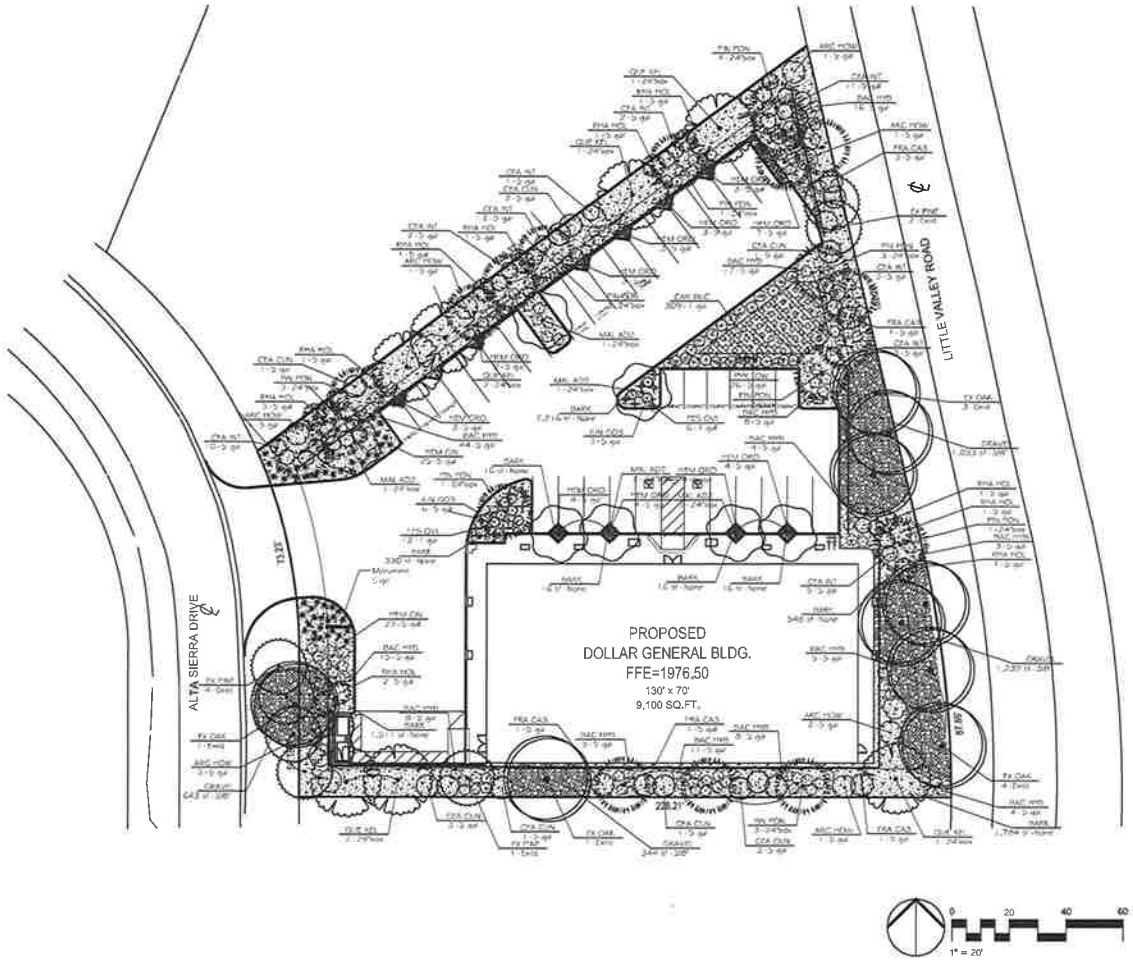
SPECIAL INSPECTION AS REQUIRED PER CHAPTER 17 OF CBC 2013 SHALL BE PROVIDED FOR CONCRETE AND REINFORCING STEEL.

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

DOLLAR GENERAL
ALTA SIERRA

JOB NO. 0514008.00
DATE NOV 2014
SHEET S
REV 1.0

Path: G:\STRUCTURAL\ACADCTTS_Projects\0514\0514008.00\Structural\S-1.0.dwg plotted 3/25/2015 12:51 PM saved 3/25/2015 8:17:59 AM



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	EX PINE	Existing Tree - Pine To Remain	Exist	7
	EX OAK	Existing Tree - Oak To Remain	Exist	9
	MAL AD2	Malus x 'Adams 2' / Crab Apple WUCOLS REG 2 - M	24"box	7
	PIN PON	Pinus ponderosa / Ponderosa Pine WUCOLS REG 2 - L	24"box	20
	QUE KEL	Quercus kelloggii / California Black Oak WUCOLS REG 2 - L	24"box	7

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita WUCOLS REG 2 - L	5 gal	10
	BAC HYB	Baccharis x 'Starn' / Starn Coyote Brush WUCOLS REG 2 - L	5 gal	148
	CEA CUN	Ceanothus cuneatus / Buckbrush WUCOLS REG 2 - L	5 gal	11
	CEA INT	Ceanothus integerrimus / Deer Brush WUCOLS REG 2 - L	5 gal	39
	FES OVI	Festuca ovina glauca 'Elijah Blue' / Blue Fescue WUCOLS REG 2 - L	1 gal	19
	FRA CA3	Frangula californica / California Buckthorn WUCOLS REG 2 - L	5 gal	7
	HEM GIN	Hemerocallis x 'Green It' / Deer Tea Daylily WUCOLS REG 2 - M	5 gal	16
	HEM ORO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily WUCOLS REG 2 - M	5 gal	40
	JUN GOS	Juniperus chinensis 'Gold Star' TM / Gold Star Juniper WUCOLS REG 2 - L	5 gal	9
	PYR LOW	Pyracantha coccinea 'Lowboy' / Lowboy Pyracantha WUCOLS REG 2 - L	5 gal	26
	RHA HOL	Rhamnus ilicifolia / Hollyleaf redberry WUCOLS REG 2 - L	5 gal	13

SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CAR BUC	Carex buchananii / Leatherleaf Sedge WUCOLS REG 2 - M	1 gal	18" o.c.	685

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	BARK	Forest Bark Mulch / Bark 4" Depth	None		1,1,4
	GRAVEL	Gravel 3/8" Course Gravel - Install to Depth of 3" min	3/8"		3,71

Note:
The Landscape Contractor is to obtain a soil's test from a qualified soils testing laboratory and amend the soils as recommended by the soils recommendations PRIOR to installation of plants. The soils test results must be presented to the municipality to obtain Certificate of Occupancy.

E.G.L.A.
Edward Gripp Eric Gripp
LANDSCAPE ARCHITECTURE
1449 Hord Circle
Thousand Oaks, CA 91362
340 La Pamosa Way
Oxnard, CA 93035

REVISIONS

CLIENT AND PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
10166 Alta Sierra Drive
Grass Valley, CA

SHEET DESCRIPTION
Planting Plan

DATE: 03/25/14
SCALE: 1" = 20'
DRAWN BY: Eric Gripp
SHEET NUMBER

L-2
of 5

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 <sindeebee@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 it's 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

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 the 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 it 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 care 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 business's 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.

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

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

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

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

January 30, 2017
Revised February 3, 2017

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

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:

a. **In the public interest and**
b. **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

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

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 conductive 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/)

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 Trailor 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 Marysvillle.

Sincerely,

Dan Rausch

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 it's 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

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 Maidu 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

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 adresses.

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.robbins <b.e.robbins@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.robbins <b.e.robbins@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!

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 wastefulnessand 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

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 that 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 wont 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 dont give up. Not everyone is against it. Just hope I dont see the complainers shopping there latter. 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 looses 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 Hardaware and the improved quality of products being provided as well as the wonderful aesetics 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 Cointy. 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 <llaylard@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

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.☹️🏚️us
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

Fiesta Farms

Jim Dal Bon

Elaine Dal Bon

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

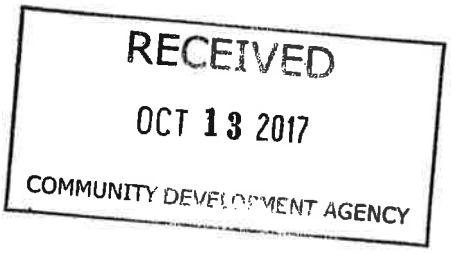
Tyler Barrington

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



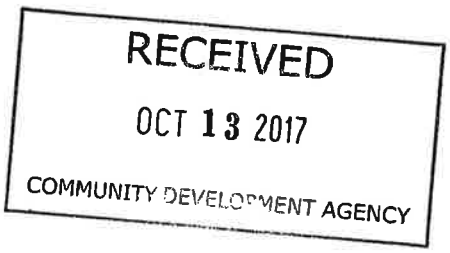
Tyler Barrington

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

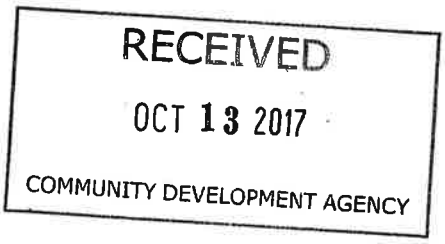
Tyler Barrington

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 is their run route and avoid this entrance even thought 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 Fegté
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 probobly 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

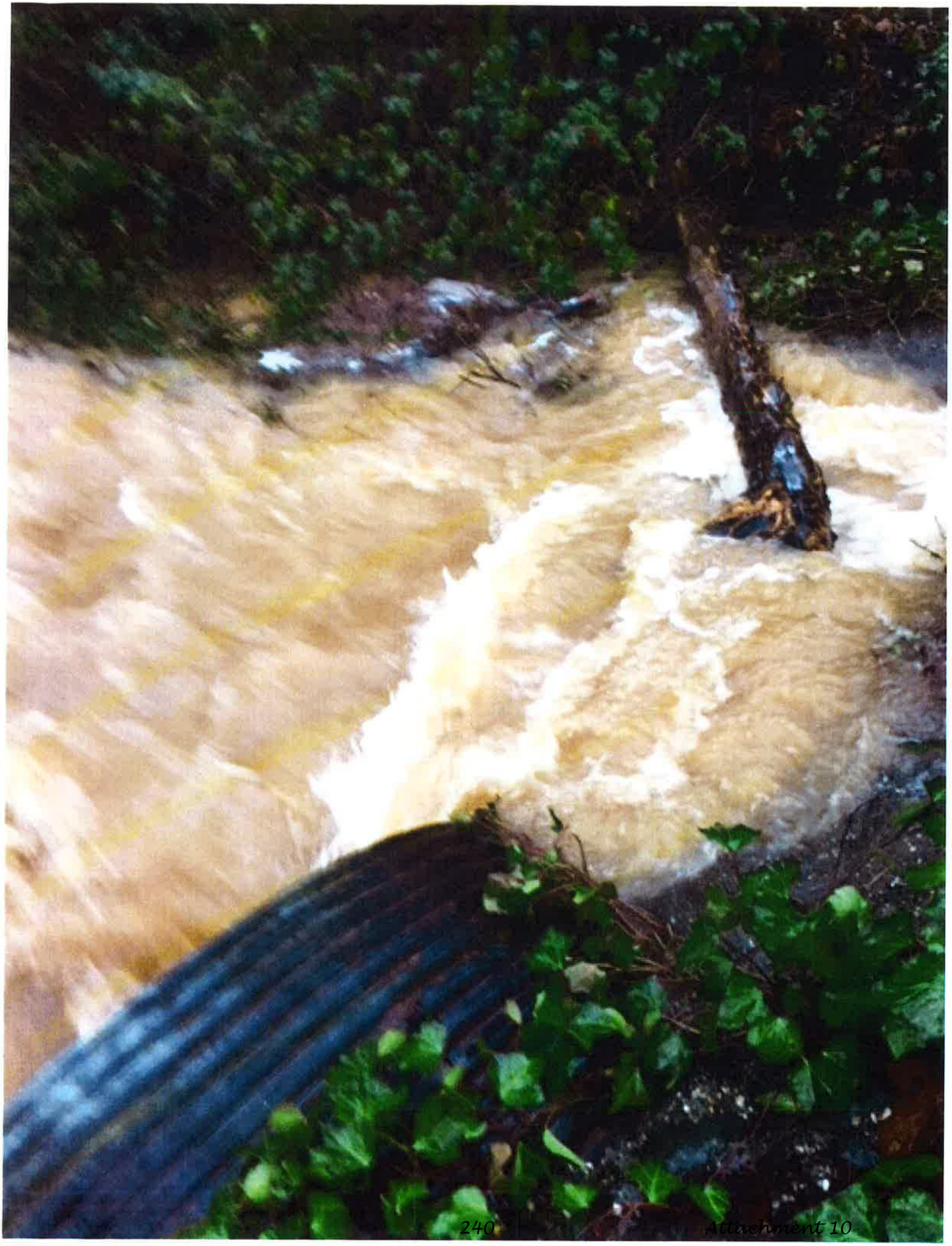
Tyler,

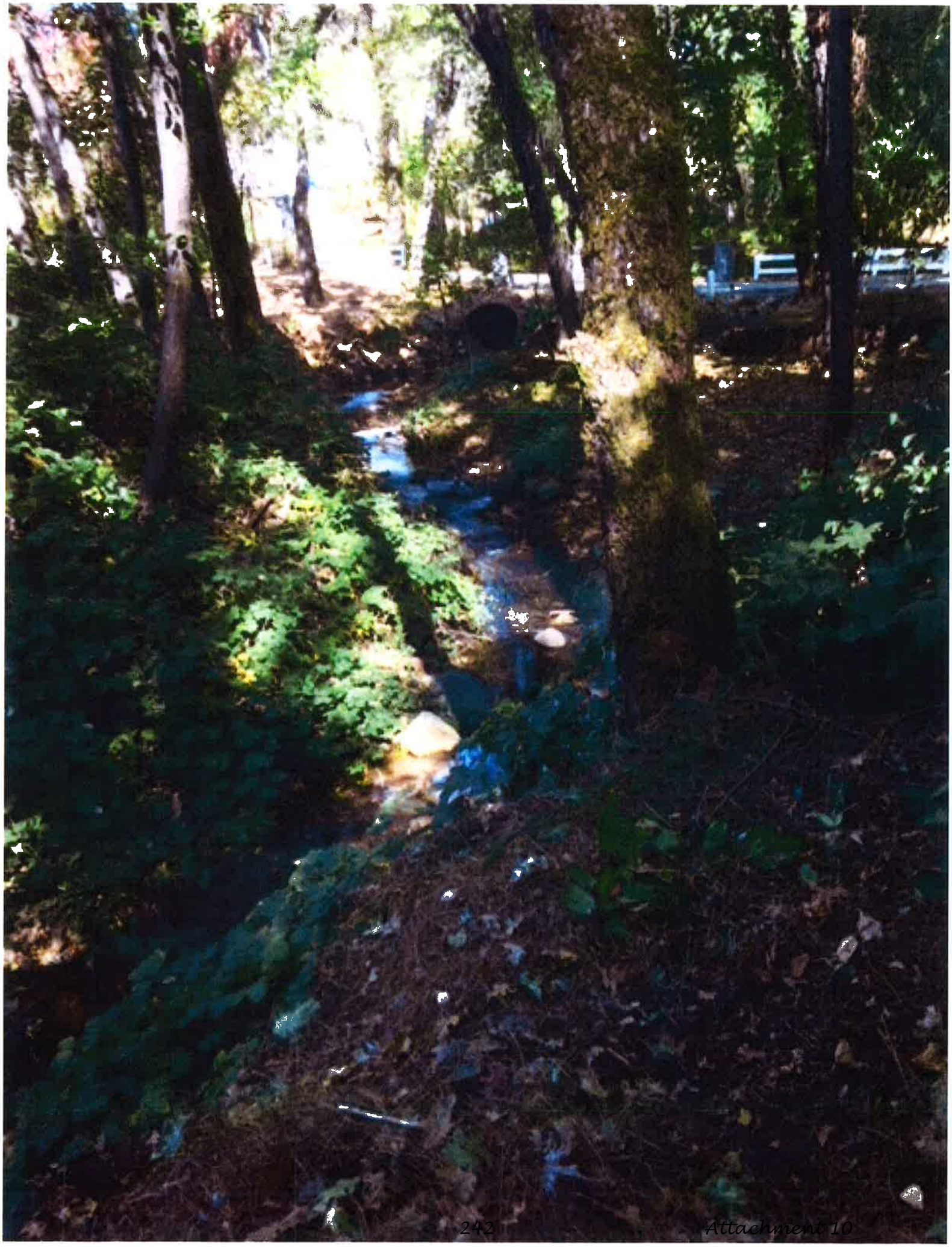
Here are some photos of the stream that flows across my property, some during the storm when the water reached 8' high, one of the water running down Alta Sierra Dr. past the market and down my driveway it was approx. three inches deep. And one of the water running a its normal height. Notice the bank 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" <gjtahoe@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