

PETITION TO PROTEST RE-ZONING OF DARKHORSE PHASE 4 PARCEL

I am an owner of property in or near the Darkhorse development, and am strongly opposed to the Nevada County Planning Commission's recommendation to re-zone the 11.03 acre Darkhorse Phase 4 parcel from R-1 to R-3 with a potential build-out of 108 units.

NAME: ADDRESS: EACH SUPERVISOR REC'D.

Johanna R. Gierly
23187 Darkhorse Dr Auburn CA 95602

Wileen S. Avery
23187 DARKHORSE DRIVE AUBURN CA 95602

Albert J. Peckman
23858 Darkhorse Dr. Auburn, CA 95602

Albert Peckman
23858 Darkhorse Dr Auburn, CA 95602

Thomas (THOMAS MELODY)
13028 Austin Forest Circle, Auburn, CA 95602

Patricia Melody (Multiple lots)
13028 Austin Forest Circle, Auburn, CA 95602

Jody Kosinski
23410 Darkhorse Dr.

Karen Thomas
12807 Austin Forest Circle Auburn, CA 95602

Daniel Thomas (multiple lots)
12807 Austin Forest Circle Auburn, CA 95602

Carely P. Crowder
23488 Darkhorse Drive. Auburn, CA 95602

Nancy Murphy
12817 Austin Forest Cir, Auburn CA 95602

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OCT 23 2015

NEVADA COUNTY BOARD OF SUPERVISORS

cc: Planning
C. Cnst.
LEO

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NAME:

ADDRESS:

Peeter Stark Murphy
12817 AUSTIN FOREST CIR AUBURN 95602

Yvonne A Hawking (multiple lots)
23577 DARKHORSE DR, AUBURN 95602

Cheryl G.
23577 DARKHORSE DR AUBURN 95602

Doug Mann
23245 Darkhorse Drive Auburn 95602

Jeri Mann
23245 Darkhorse Drive Auburn ca 95602

Kay Companni
12925 AUSTIN FOREST CIR AUBURN, CA 95602

[Signature]
12925 AUSTIN FOREST CIR AUBURN CA 95602

John Stephen Schulte
23054 Moon Ridge Court Auburn, CA 95602

Linda Schulte Linda Schulte
23054 Moon Ridge Ct Auburn, CA 95602

James W. Toft In u Toft
23547 Darkhorse Dr Auburn, CA 95602

Christina Toft Christina J Toft
23547 Darkhorse Dr Auburn, CA 95602

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NAME:

ADDRESS:

Karen Terrell + Michael Terrell
23097 Moon Ridge Ct, Auburn, CA 95602

Leo Del Terradoro
23750 Hogan Rd Auburn CA 95602

Luana Del Terradoro
23750 Hogan Rd, Auburn, Ca, 95602

Paul R. Christoffen
23833 Ironwood Ct., Auburn 95602

Elizabeth A Christoffen
23833 Ironwood Ct., Auburn 95602

GREG PORTER (Porter)
23748 Ironwood Ct Auburn CA 95602 - multiple lots

Grace Porter (Porter)
23748 Ironwood Ct Auburn CA 95602

Linda Dimugno
23150 Darkhorse Dr., Auburn CA 95602

K. Miller
23150 Darkhorse Dr, Auburn CA 95602 - multiple lots

K. Hill
23411 Alexis Dr Auburn CA 95602

Stephen Ellis S Epke
12450 Austin Forest Ct Aub 95602 - multiple lots

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Subject: Rezoning of Darkhorse Phase 4 Parcel

OCT 23 2015 October 23, 2015

NEVADA COUNTY
BOARD OF SUPERVISORS
EACH SUPERVISOR REC'D.

cc: Planning, C.C.
LEO

Dear Nevada County Supervisors:

We want to express our strong objection to the rezoning of the Darkhorse Phase 4 parcel from R-1 to R-3, allowing a potential build-out of 108 units. It is our hope that you will support us in this objection by refusing to approve this change when it is brought before you at the Public Hearing. Unfortunately, we will not be able to attend the meeting so we wanted to relay our objections to this change for the following reasons:

1. The lack of local services in this rural area make this density change illogical.
2. The local job market is too weak to support this change.
3. Local property values would be adversely affected.
4. Disruption to the local habitat, already stressed, would be increased.
5. The risk of fire, a major concern of all of the current residents, would be increased.
6. Traffic flow, speed and the crime rate in this area are already a problem and with very limited law enforcement control, the situation would only get worse.

We realize the mandate from the state requiring more high density housing in Nevada County is a challenge however, there are other locations that would not be as negatively impacted as the area around Phase 4 in Darkhorse.

Respectfully,

Mike and Joan Hawkins

Mike and Joan Hawkins
13021 Austin Forest Cr.
Auburn, Ca. 95602

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OCT 23 2015

October 23, 2015

NEVADA COUNTY
BOARD OF SUPERVISORS

SUBJECT: Rezoning of Darkhorse Phase 4 Parcel

EACH SUPERVISOR REC'D.

cc: Planning, C.C., CEO

Dear Nevada County Board of Supervisors,

We are unavailable to attend the Public Hearing on October 27, but as homeowners in the Darkhorse development, we want to express our strong objections to the Nevada County Planning Commission's recommendation to re-zone the 11.03 acre Darkhorse Phase 4 parcel from R-1 to R-3, with a potential build-out of 108 units. We hope that you will support us in this objection by refusing to approve their recommendation when it is brought before you at the Public Hearing.

Our main objections are that:

1. This density is totally unrealistic for our rural location, where there are no services within a 2-mile radius.
2. There is a very limited job market in the area.
3. The traffic will be significantly affected, especially when Phase 2 & Phase 3 of Darkhorse and Cascade Crossings are built out.
4. The type of housing proposed would disrupt the environment, especially the habitats of many of the local animals, including a pair of bald eagles nesting within half a mile of the Darkhorse Phase 4 parcel.
5. The LOP/Darkhorse area was designated by the state as a State Responsibility Area for wildfires due to its rural nature. Placing high-density housing in this area increases the potential for losses in catastrophic fire conditions.
6. There could be a negative effect on property values in the area, which are already depressed.

An August 28 article in The Union newspaper stated that the Planning Commission was recommending rezoning of "... the most preferred sites among the 17 considered - which have 'willing owners' who have thus far agreed to participate." As you know, the ownership of the Darkhorse Phase 4 parcel has been in limbo for several years, ever since the original developer went into foreclosure. It's our understanding that the property is still recorded under the original developer's name, but the County is in a position to assume ownership at any time. So, who is the willing owner in this instance and who stands to potentially benefit financially from this rezoning?

We are aware that the State is mandating the number of high-density housing units that Nevada County must designate, but it's our belief that there are other more appropriately located parcels that should be considered, rather than the Darkhorse Phase 4 parcel. The State Mandate for urban high-density housing was intended to provide "affordable" housing in urban locations where housing tends to be more expensive than many can afford. It was not intended for "rural" areas.

We appreciate your taking our objections into consideration when this issue is brought before you for review and approval.

Respectfully,

Deborah Rickman
Albert Rickman

Deborah and Albert Rickman
23858 Darkhorse Drive
Auburn, CA 95602

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OCT 23 2015

October 23, 2015

NEVADA COUNTY
BOARD OF SUPERVISORS

SUBJECT: Rezoning of Darkhorse Phase 4 Parcel EACH SUPERVISOR REC'D.

cc: Planning, C.C., LEO

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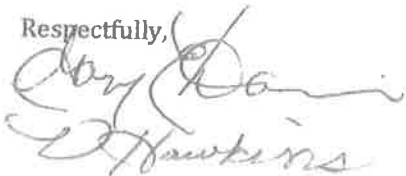
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2. There is a very limited job market in the area.
3. The traffic will be significantly affected, especially when Phase 2 & Phase 3 of Darkhorse and Cascade Crossings are built out.
4. The type of housing proposed would disrupt the environment, especially the habitats of many of the local animals, including bald eagles, red-tailed hawk, deer, etc.
5. The LOP/Darkhorse area was designated by the state as a State Responsibility Area for wildfires due to its rural nature. Placing high-density housing in this area, which has limited egress, increases the potential for losses in catastrophic fire conditions..
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We appreciate your taking our objections into consideration when this issue is brought before you for review and approval.

Respectfully,



Gary Davis & Vicki Hawkins
23577 Darkhorse Drive
Auburn, CA 95602

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NEVADA COUNTY
BOARD OF SUPERVISORS

EACH SUPERVISOR REC'D.

CC: Planning, CC, CEO

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We are aware that the State is mandating the number of high-density housing units that Nevada County must designate, but it's our belief that there are other more appropriately located parcels that should be considered, rather than the Darkhorse Phase 4 parcel. The State Mandate for urban high-density housing is intended to provide "affordable" housing in urban locations where housing tends to be more expensive than many can afford. In our opinion, the Darkhorse Phase 4 location appears inconsistent with the goals of the State Mandate since the area is rural and somewhat isolated from service and jobs.

We appreciate your taking our objections into consideration when this issue is brought before you for review and approval.

Respectfully,

Karen Thomas


Karen and Darrell Thomas
12807 Austin Forest Circle
Auburn, CA 95602

Julie Patterson-Hunter

From: judy connolly <judyconnolly@msn.com>
Sent: Monday, October 12, 2015 10:39 AM
To: kbrenner@theunion.com; Jessica Hankins; icalderon@aol.com; lbtourguide@gmail.com; Sallyka@gmail.com; ldebbie.blakemore@gmail.com; judy connolly; ZORA BIAGINI; jim@orionsgate.org; linda@orionsgate.org; lindatrouble49@gmail.com; deonjonutz@gmail.com; lisajonutz@gmail.com; laketahoeman@comcast.net; suehollen@comcast.net; strtwin@yahoo.com; bockchiropractic; cordellrunion; karmawize@gmail.com; wils100; Dan Miller; leroy@reliabrite.com; jpetersen@bestsanitizers.com; Brian Foss; Clerk of Board
Subject: BOARD OF SUPERVISORS, North Star Mine Ponds
Attachments: judy to Board of Supervisors.docx

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OCT 12 2015

Attached is what I sent to the Clerk of the Board of Supervisors, I objected to 12 issues.

NEVADA COUNTY
BOARD OF SUPERVISORS

1. Failure Rate
2. Loss of Home Values
3. county of Nevada pulled the permit, Not Newmont.
4. No Bond Requirement for Newmont
5. Location of Ponds
6. Toxic Lot being sold APN 29-290-26 to a known mining violater (Newmont)
7. No EIR, violation of Clean Water Act.
8. Worthington not addressing Ceretified Toxic APN 29-290-26
9. Potential Risk millions of gallons of water would cause when the ponds fail.
10. No demonstration on Actual pond failure.
11. Proposed method of removing toxins. - No Clean Water Culvert was proposed.
12. Potential loss of life calculations due to failure.

cc: All BOS
Planning
CEO
Counsel

Judy Connolly
Resident

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OCT 12 2015

NEVADA COUNTY
BOARD OF SUPERVISORS

October 11, 2015

Julie Patterson Hunter
Clerk of the Board of Supervisors
County of Nevada
950 Maidu Avenue, Suite 200
Nevada City, California 95959

Re: OBJECTIONS to the North Star Mine PONDS

Please include the following OBJECTIONS to the North Star Mine Ponds Project:

1. I object to any of the ponds, with known a failure rate, holding millions of gallons of water and toxic substances, being built in close proximity to a residential neighborhood and homes.
2. The loss of home values in the entire area, having to disclose the existence of a permit to build these ponds and the ponds themselves, has not been PROPERLY addressed by professional appraisers. The visual impact on our neighborhood, as well as the danger from failure of the ponds, needs to be calculated and presented to each homeowner and then compensation needs to be made to those owners.
3. I take exception to the County of Nevada pulling the permit instead of Newmont Mining applying and getting the permit, because the liability should rest with Newmont, not the planning department or an LLC.

4. I take exception to Newmont mining not being required to BOND its project.
5. I object to the location of the ponds when Newmont Mining owns approximately 740 undeveloped acres where the water sources are. Ponds should be placed in the middle of those 740 undeveloped acres, cleaned and an UNDERGROUND clean water culvert should be used to transport the clean water to its destination, wolf creek.
6. I object to the City of Grass Valley being allowed to sell a portion of a Certified Toxic Lot, Assessors Parcel Number 29-290-26, to Newmont Mining, a well documented and known as The Worlds Second Largest Mining violator.
7. I object to no Environmental Impact Report being ordered for this project, in violation of the Clean Water Act.
8. I object to the potential risk this project puts all residences, citizens, habitat, wolf creek and surrounding areas in, due to failure rates of these ponds and the known mining violations of Newmont Mining, who is about to be allowed into our well established residential community.
9. I object to Worthington Engineers reports not properly addressing Certified Toxic APN 29-290-26 in their report under the guise that Newmont Mining does not own the lot yet.
10. I object to no one doing a FAILURE REPORT of these ponds, in other words, what would happen if these ponds fail in their proposed location. Show us what millions of gallons of toxic water looks like coming out of failed ponds (see Colorado).

11. I object to the proposed method of removing toxic wastewater from the mineshaft. There are two electrical stations proposed in the project, I suggest pumping the water to a central location on 740 undeveloped acres, cleaning it, then transporting it through a clean water underground culvert to it's final destination.
12. No report has been done, showing the possible destruction level, when the ponds fail, will there be loss of life, habitat, pollution.

Thank you for your attention to these matters.

Sincerely,

Judith Connolly
Resident