

RECEIVED

OCT 18 2017

NEVADA COUNTY
BOARD OF SUPERVISORS
EACH SUPERVISOR MEETS

ec: All BOS
Counsel
CEO
Planning

[REDACTED]
[REDACTED]
October 17, 2017

BOARD OF SUPERVISORS

NEVADA COUNTY

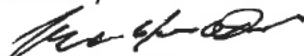
RE – DOLLAR GENERAL IN NEVADA COUNTY

With the decision due later this month by Nevada County officials on whether three Dollar General stores should be built in the county an article in Businessweek, October 16, 2017 sheds light on the type of communities targeted by the company. Outlined below are key points from the article.

- 1 IN TOWNS THAT ARE TOO POOR FOR WAL-MART, DOLLAR GENERAL KEEPS OPENING STORES.
- 2 IN MARCH 2016 AT AN INVESTOR'S CONFERENCE JIM THORPE, DOLLAR GENERAL'S CHIEF MERCHANDISING OFFICER AT THE TIME, DEFINED CORE CUSTOMER FOR THE INVESTORS "OUR BEST FRIENDS FOR EVER" – AN EXTREMELY CASH –STRAPPED DEMOGRAPHIC, WITH A HOUSEHOLD INCOME OF LESS THAN \$35,00, AND RELIANT ON GOVERNMENT ASSAITANCE THAT SHOPS AT DOLLAR GENERAL TO "STRETCH BUDGETS"
- 3 THE ARTICLE NOTES THAT "ESSENTIALLY WHAT DOLLAR STORES ARE BETTING ON IN A LARGE WAY IS THAT WE ARE GOING TO HAVE A PERMANENT UNDERCLASS IN AMERICA"
- 4 THE ARTICLE STATES THAT DOLLAR GENERAL DOES CREATE JOBS BUT THOSE JOBS WILL BE OR ARE MOSTLY –LOW WAGE. SALARIED MANAGERS CAN EARN ABOUT \$40,000, BUT THEY OFTEN WORK LONG HOURS WITHOUT OVERTIME PAY.

It might be well for those involved in the decision making to read the article in its entirety and decide if Nevada County fits the profile. It seems that while "a rising tide lifts all boats" it is also true that we can be dragged down by how we see ourselves. Hopefully those involved in the decision about the stores sees us as a better community than those targeted by Dollar General. Please make decisions that moves us up rather than down. It would be good for the Union newspaper to publish article.

Sincerely



Mike & Jan O'Driscoll

C.C. PLANNING COMMISSION

cc: All BOS
CCO

Counsel
Planning

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Thursday, February 8, 2018 9:20 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Forwarding Letter

Dollar General correspondence - District 1 resident

Julie Patterson Hunter, CCB

Clerk of the Board

From: Charisse Lolli [REDACTED]
Sent: Thursday, February 8, 2018 9:14 AM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>; Planning <Planning@co.nevada.ca.us>; Ed Scofield <Ed.Scofield@co.nevada.ca.us>; Brian Foss <Brian.Foss@co.nevada.ca.us>; Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>
Cc: [REDACTED]
Subject: Forwarding Letter

To The Clerk of the board of Supervisors, and others,
Please see the attached letter to the Nevada County Board of Supervisors regarding the upcoming appeals for the proposed Dollar General Stores. This was forwarded to me by a neighbor, Pat Grewell, asking that I send it to you. Her email is shown below in its entirety. Apparently, all of her attempts to email you have been returned. She would like each recipient in my letter (listed below) to receive a copy, although I do not have direct email addresses for all involved. Can you please verify that you are able to do this?

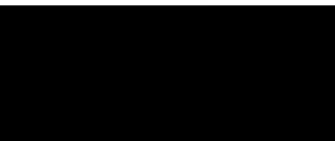
Feel free to contact me if you have any questions. Pat's contact information is contained within the email.

Thank you,

Board of Supervisors:	Planning Commissioners:
Hank Weston, Chair, Supervisor District 4	Ricki Heck, District I
Ed Scofield, Vice Chair, Supervisor District 2	Laura Duncan, District II
Heidi Hall, Supervisor District 1	Paul Aguilar, District III
Dan Miller, Supervisor District 3	Ed James, District IV
Richard Anderson, Supervisor District 5	Bob Jensen, District V

Brian Foss, Nevada County Zoning Administrator
Tyler Barrington, Principal Planner

Charisse Lolli



From: Pat Gruwell [REDACTED]
Sent: Thursday, February 08, 2018 8:21 AM
To: Charisse Lolli
Subject: Fw: Proposed Dollar General Stores

Please Charisse forward my letter to Tyler and BOS, I have tried twice and I don't have the correct email to the BOS. Thank you and see you on the 27th. Pat G Let me know if you can't send this to BOS.

----- Forwarded Message -----

From: Pat Gruwell <[REDACTED]>
To: Board of Supervisors Nevada Cnty <bdofsuperisors@co.nevada.ca.us>
Cc: Charisse Lolli [REDACTED]; Tyler Barrington <tyler.barrington@co.nevada.ca.us>
Sent: Wednesday, February 7, 2018, 9:24:54 AM PST
Subject: Proposed Dollar General Stores

Board of Supervisors of Nevada County

Clerk of BOS Please give a copy to each Supervisor Thank you

RE: Proposed Dollar General Stores

NO, NO, and NO.

One Big Corporate Dollar General is enough for our rural Nevada County.

The Alta Sierra location that has been proposed with fewer parking spaces not much turn around space for the big 70 plus foot trucks for the deliveries, will never work.

The traffic will increase on our narrow curvy roads a danger to regular Nevada County residents.

The big proposed Alta Sierra Dollar General Store of 9100 sq feet is TOO BIG and will be an "eye sore" for our rural residential neighborhood. The residential area does not need 6 foot walls, outside bright lights, cement-asphalt, plus big trucks and equipment. A big danger to all walker, runners, children and everyday motorist.

Other issues such as sewer systems and storm water run off to other residents in the proposed area.

The Planning Commission has already noted NO to the Alta Sierra Dollar General Store. So please listen to there vote and to the area residents and vote NO on the Alta Sierra Store.

Thank you for letting me a Nevada County Taxpayer and private homeowner voice my concerns.

Please vote NO on the Dollar General Project.

Patricia Gruwell [REDACTED]

RECEIVED

FEB 02 2018

NEVADA COUNTY
BOARD OF SUPERVISORS

cc: CEO
Counsel
All BOS
Planning

Ray Yedding



January 19, 2018

Via Electronic Mail:

bdofsupervisors@co.nevada.ca.us
planning@co.nevada.ca.us
ed.scofield@co.nevada.ca.us
brian.foss@co.nevada.ca.us
tyler.barrington@co.nevada.ca.us

Board of Supervisors:

Hank Weston, Chair, Supervisor District 4
Ed Scofield, Vice Chair, Supervisor District 2
Heidi Hall, Supervisor District 1
Dan Miller, Supervisor District 3
Richard Anderson, Supervisor District 5

Planning Commissioners:

Ricki Heck, District I
Laura Duncan, District II
Paul Aguilar, District III
Ed James, District IV
Bob Jensen, District V

Brian Foss, Nevada County Zoning Administrator
Tyler Barrington, Principal Planner

RE: Appeal of EIR Certification for three proposed Dollar General Stores

To all concerned,

I mailed this letter earlier this month to the Board of Supervisors however I did not include the planning commissioners. I would appreciate you taking the time to read it again, and realize the Planning Commission spent three and a half years of various meetings analyzing these situations in depth before making their decisions.

DOLLAR GENERAL ENVIROMENTAL IMPACT

PRIOR CONCERNS AND STATEMENTS NOT ADDRESSED:

- 1) The DEIR lists pages of comments and issues that were presented by concerned citizens and legal representation as inadequate for addressing the impacts, or recognizing them correctly, but this report does not address them either.
 - a. The DEIR is inadequate in responding to the concerns of both the residents and Nevada County's guidelines.

TRANSPORTATION AND DELIVERY:

- 1) The Developer depicts deliveries to all project sites with a Box-style STAA truck of 73' total length, but it is illegal for them to enter any of the site locations. The EIR requires a change of each route to require a re-designation by Cal Trans as a STAA route.
 - a. The Dollar General Store delivery truck system has already demonstrated disregard for the STAA laws at the Brunswick store, and has not made any provision for any other course of delivery, but continues to deliver during nighttime hours. The STAA designation should already be in place before this plan is even considered.
 - b. The CHP is unable to enforce the STAA laws without "catching" them in the roadway as they violate the laws.
- 2) Those of us who travel Alta Sierra Drive fear the certain rear-end accidents that will be precipitated by access at this point of the S-Curve. The traffic flow does not allow for a traveler to stop at that vicinity without endangering themselves or those behind them.
 - a) The driveway proximity to the intersections of SR49 and Little Valley Road make this very dangerous, and will impact the current flow.
 - b) The traffic presentation does not consider the condition of the roadway with rain, ice, and snow during the winter months.
 - c) This poor line of sight will rely upon continual maintenance of bushes and trees on other properties and roadsides.
- 3) The reduction of parking made available is based upon a study from a San Diego strip-mall. Strip-mall parking allows for the overflow of parking from one store to use other adjacent parking within the mall. This site does not join with any other parking site, so it will have to supply all of the parking that it could potentially need.

THE SIZE OF THE PROJECT:

- 1) Calls for the destruction of over 100 trees, further impacting 1.4 acres of Landmark oak woodlands and 4 landmark oak trees, and reduces the flora fauna area for small birds and animals (squirrels, deer, etc.) **4. Andy Cassano from the Yuba Land Trust declined their request to plant seedlings on a parcel south of Alta Sierra off Dog bar road he did not want the watering responsibility over the years until the trees could make it on their own. It was not in the original request. From his experiences 50% of the seedlings would die in the first year**
- 2) The loss of tree cover and other vegetation will decrease the amount of water shed and create more water onto Little Valley Road (which currently has drainage flow problems which cause flooding.)
 - a. Maintenance of the ditches along Little Valley Road are not maintained adequately to prevent the blocking and flooding of drainage culverts leading to the creek.
- 3) The property cannot support its own septic waste management, and requires off-site transfer and disposal of septic waste.
 - a. The site that the waste is being pumped to will become designated as a 1.75 acre parcel septic system and repair area, with no obvious responsible owner to deal with septic failures, located directly above the drainage ditches and culverts that flow into Rattlesnake Creek.
 - b. The California Plumbing Code does not allow for private sewage disposal systems to go beyond the property borders unless the parcel directly abuts the site, and there is a transfer of ownership. The disposal system travels beyond the abutting parcel, and sewage

sites will not be owned by the Developer.

4) The size and plan of constructions calls for the cutting in of a steep slope (and replacement) along Little Valley Road for temporary access for construction personnel and 450 trucks of earth removal along this residential district, and all the noise, dirt, and traffic that will come with it.

5) Allowing the removal and replacement of a natural steep slope will cause instability solely for the purpose of making the construction process easier. Doing so does not out-weight the impact on Little Valley Road to allow even temporary access during construction.

6) The existing scenic quality of the project area in Alta Sierra and Rough & Ready "are largely defined by small-scale rural residential development" and in both cases the projects are "out of scale with the existing neighborhood". "This impact would be significant and unavoidable." (DEIR, pg 4.0-36)

LAND USE:

1) The project allows the developer to reduce the Nevada County standard parking need by 26%. This would restrict the buildings further use to meet the needs of any other successful retailer after the Dollar General has finished its 15 year lease.

AESTHETICS:

1) "The project would be visually inconsistent with the scale and style of the existing structures and the nearby residential uses as viewed from Little Valley Road." (DEIR, pg 4.0-7). AND "Given the visual degradation and change of public views of a visually sensitive site, this would be a significant impact." (DEIR, pg 4.0-8)

2) The landscape plan as suggested does not address the increased exposure to the residential side of the existing commercial buildings upon the residents living on Little Valley Road. The engineers point out that "additional landscaping would likely not reduce the perceived scale of the building for Little Valley Road."

3) Visual representation of the finished project design includes tree and bush cover that completely block the walls, but will not be present for 15 – 20 years. The project should be shown how it will appear upon completion, and through that growth period.

4) The visual representation of the finished project tries to diminish the appearance of what will appear as it truly is... a 27 foot tall block building with block screening.

5) The loss of foliage during the winter months for this landscape currently allows the view of a skyline. This project means that you will now only see the walls and structure for 1/3 of the year.

NOISE AND LIGHT:

1) The proposal removes the existing limited tree barrier to commercial lights and noises.

2) The store hours proposed are 12 hours per day (7am-7m), 7 days per week. Even without the traffic and noise during those hours, the lighting will never be turned off.

ENVIRONMENTAL IMPACT:

1) The DEIR does not address the economic impact of having more than one Dollar General Stores in our County (1 store at Brunswick, 3 proposed with this project, and an additional target location at the Higgins Marketplace). It is left to our County Seat to review. We already provide one store in the Brunswick Basin that does not show a need for growth.

2) The DEIR does not address the economic impact of direct competition with locally-owned, long-term businesses that currently meet the neighborhood's needs. Direct competition with "bargain-stores" will force most out of business, creating more empty structures that do not

meet the needs of the community.

EMERGENCY RESPONSE:

- 1) Previously submitted truck turn templates were inadequate to allow emergency response trucks to enter the property. They would be required to access the site on foot.
 - 2) Emergency Response vehicles would park along the roadway.
 - a. We are in a high-fire danger area that requires quick response. If emergency equipment is going to access the site on foot, our whole area becomes more dangerous to fire protection.
- businesses that currently meet the neighborhood's needs. Direct competition with "bargain-stores" will force most out of business, creating more empty structures that do not meet the needs of the community.

WATER RUNOFF ENVIROMENTAL IMPACT

The existing ditches along the S curves of Alta sierra Drive and Little Valley Road are inadequate to contain the water from flowing freely across the roads during any rainfall. These conditions create black-ice conditions on the roadway. In addition to the flow of water crossing the roads, the ditches barely keep pace with the fast flowing drainages leading to the creek, and have caused recurring floods to the properties in the vicinity. These ditches require intermittent and annual maintenance and repairs to maintain that condition, but it continues to go without any maintenance for the past couple years, even after repeated requests to the Road Department. The revised drainage study fails to take the existing condition into consideration, and the catastrophic result it will have on the delicate balance that currently exists. I have left on file with the planning dept. approximately 40 photographs showing these conditions. With all due respect to the dept. of road & maintenance why would we want to create more water flow when the situation we have hasn't been addressed in years?

FUTURE WATER NEEDS:

- 1) The buildings water supply needs will be deficient by 2035 if there is one single Dry Year.
- A) All provisions currently rely upon the passage of the proposed Centennial Reservoir which has been nothing but opposition from the citizens of Nevada County.

Closing statement:

Allison Barrett Green County Attorney: The statement below was in printed The Union March 14, 2015 pageA9. It was about another situation, I hope it holds true in this situation.

According to Barrett-Green, the county's land use policies exist for the benefits of the community as a whole and those policies are enforced through reasonable conditions of approval. The county is defending this case as to protect the scope of its land use authority to protect the rural quality of life for the benefit of all not just a chosen few, she said. (I believe this statement to be valid in this situation).

Respectfully,

Ray Yedding