

RECEIVED

MAR 12 2018

NEVADA COUNTY
BOARD OF SUPERVISORS
EACH SUPERVISOR RECD

Ray Yedding



March 9, 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

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

Brian Foss, Nevada County Zoning Administrator

California Legislative Information

Code of Civil Procedures CCP

Part 3. of special proceedings of a Civil Nature (1063-1822-60 (part 3 enacted 1872)

Article 2 resolution of Necessity {1245.010-1245.380 (Article 2 added by stats 1975 ch. 1275)

(A) The public interest and necessity require the proposed use.

(B) The proposed use is planned and located in the manner that will most be compatible with the greatest public good and the least private injury.

Respectfully submitted,

Ray Yedding

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:37 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Please go look at the Alta Sierra Shopping Center before you make your decision--"have

Dist 2

From: Virginia Moran [REDACTED]
Sent: Sunday, March 11, 2018 8:59 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Please go look at the Alta Sierra Shopping Center before you make your decision--"have

any of them (BOS, planners? Commissioners, staff?) even *looked* at it?", asked a few of my neighbors when we met there tonight. We decided to email and ask this question. Have ANY OF YOU ACTUALLY BEEN TO THE PROJECT SITE YOU ARE ABOUT TO CONDEMN? We spent over an hour walking through the shopping center, among the many vacant "for lease" buildings, measuring, doing something perhaps some of you SHOULD have done but didn't?

We are all absolutely against the project but in an effort to insure it is not put at the proposed location we met tonight to look at AVOIDANCE ALTERNATIVES, something required UNDER CEQA. (We would have liked something of higher taste, such as a Trader Joes, Nugget Market, etc. but taste, classy, high standards-- is the last thing Nevada County is concerned with when making its version of "planning" decisions).

Conclusion:

There is PLENTY of space for the/a store within the existing shopping center, most of which is empty. In particular, the massive empty parking lot just to the south of Las Katarinas restaurant bordered by buildings that are vacant, old, and falling apart. There is so much space, infrastructure already, that the idea that the oaks will be cut down on a site too small for the building, in a terrible location for deliveries...well, it is absurd. There is also space to the east of 49 just south/adjacent to the Pizza Restaurant, with a parking lot that can accommodate all. People will be able to see the store too from 49 which will drive business. They will NOT be able to see the store on the proposed parcel let alone get in and out of it safely. There will be accidents. This is just a terrible location not to mention you are approving putting a store directly next to a store.

It is completely irresponsible that you are considering putting it on the proposed wild parcel when most of the existing shopping center is EMPTY.

When you are standing in the shopping center, actually LOOKING AT IT, you realize that most of the existing shopping center IS OPEN UNDEVELOPED ASPHALT. A sea of unfilled asphalt. The obvious solution is to put the store within the existing footprint of the

shopping center. That this was left out of the EIR is negligent on the part of the county as the lead for the project.

GO LOOK AT IT and it becomes very obvious. In many situations like this, there is not a clear solution to keep all parties happy but this is one where there is a clear solution. PLEASE, LOOK AT IT BEFORE YOU MAKE THE DECISION as all projects should be looked at anyway prior to permanent decisions like this. (It is hard to comprehend that planning decisions are made sometimes without ANYONE WHO IS MAKING THE DECISION *visiting the actual project site!*. Current and future generations have to live with the ramifications of these decisions--forever). We are hoping you understand your responsibility as our representatives and the inadequacy of the CEQA document to deal with alternatives in a sincere way. There are clear avoidance alternatives. **You are required under CEQA to consider them.**

Contact us and we will walk the shopping center with you (but you don't need us as it becomes obvious the second you get out of your car).

Thank you,

Virginia, Marjorie, Linda, and Steve

Alta Sierra



Virus-free. www.avast.com

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:16 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Opposed to the Dollar General in Alta Sierra

Dist 2

From: Virginia Moran [REDACTED]
Sent: Friday, March 9, 2018 7:56 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Opposed to the Dollar General in Alta Sierra

To Heidi and Hank who, unlike my own Supervisor, see the incompatibility of the Alta Sierra DG, thank you. This isn't a reach! Of the three projects, the one staff had the greatest concern over was Alta Sierra then this was backed up by the Planning Commission. The complete 360 turn by the BOS is, to be quite honest, suspicious not to mention Mr. Scofield has been for the store from the start, even publicly criticizing his own constituents at a public meeting. Why did he make the decision to support this project before the process even started? Before his own constituents weighed in? Some of us feel if Mr. Scofield felt so strongly about the DG store, why didn't he recuse himself? Does he have a conflict of interest he did not disclose because he just threw 1000+ people he "represents" under the bus for a giant corporation blazing in from out of town...We would like to know why. Again, from the very first minute we knew about this project, Mr. Scofield insulted and debased us for our, of course, natural concern. Why? This is our neighborhood. First residents of W. Nevada County are criticized for being too apathetic, not showing up...then when we DO give a damn, we are criticized for it. Which one would you folks like?

The data and information regarding how terrible this project is--is solid. Then there is the point of how the county ignores its own ordinances entirely dependent on who the applicant is. What is particularly galling about this is I have done biological surveys for probably 100 private landowners in Nevada County now and the county ALWAYS makes my clients conform to the ordinances. Sometimes they have to spend \$500-\$1000 more to document the landmark oak woodlands. I have had clients who have completely revamped their designs to avoid impacts to landmark oaks. When do I see the county waive these requirements? With big or corporate developers. The double standard is blatant and unfair. My client with the three acre lot has to bend over backwards to meet county requirements but a big corporation blazes in and all of it gets thrown to the wind. The county is TERRIBLE and inconsistent in how it reviews and approves projects. Apparently exploitation from the outside is okay but the guy down the street who wants to put in a garage, forget it. Better comply with the Land Use Code. I have a ton of examples. The county just made a client of mine do a Habitat Management Plan for a barn that has been on the property for over a decade. The barn was within 80 feet of an intermittent ditch but NO, he had to have a "plan" done but it's okay if this horrible DG project goes in that takes out a landmark oak

woodland. It's really disgusting and if you don't think I haven't heard from some of my small landowner clients about it, believe me, I have.

Perhaps the real tragedy is just how greedy the county is. The county never created an open space program as required by the General Plan so every piece of private land, no matter if it preserves the natural history of this county, is up for grabs, exploitation, development. The land where this monstrosity is set to go is amazingly almost untouched. It has sat there for hundreds of years. It is still covered with mostly native Nevada County wildflowers. The trees are over 100 years old. It is a vestige of Nevada County's past. Maybe Ed even played on it when he was a kid. Any other county would have not been so crass, crude, coarse, lazy...because there is an avoidance alternative but maybe everyone is just too lazy or uncaring and this is the tragedy. The Alta Sierra "Shopping Center" has never been fully profitable. The buildings just to the north of the oak woodland are old and falling apart, likely dry rotting. The parking lot is full of cracks. Businesses come and go constantly. There is a lot of open space in this "shopping center" and in measuring it, the Dollar General WOULD fit into the existing shopping center and the oak woodland could be offered up as mitigation then left alone like it has been for hundreds of years. For hundreds of years, it has collected and filtered rainwater back into our local watersheds. It has prevented flooding down slope on Little Valley Road. There is a hawk nest so one year, a hawk nested there. Bees visit the lupines. I saw a fox there years ago. Bluebirds, titmice, woodpeckers, and robins nest and live there. It is a little piece of Nevada County history. In any other county, something creative, sensible, even hopeful would be done but not here. If this parcel was disturbed, ruined, full of weeds...even I could see it to some extent even though I am opposed entirely to the store. But this is a place many people have been quietly walking for years. Peace in the valley. The idea that it is such a special place and protected by a county ordinance yet the county could care less, is okay violating its own land use codes, is so crude, so greedy, not to mention how ugly DG stores are, how empty their parking lots are where we have sat for hours at existing stores...that this is the trade off Nevada County has decided to make--gut its own history for this ugly box? That it even got this far, that Mr. Scofield thinks there is something wrong WITH US for caring? It's called uglification and it's going on now in Alta Sierra everywhere. The trees that have been dropped under lines, now just laying in stumps, the scraped hillsides that have collapsed, the loss of the foothill manzanita, flowers and bees---this place is nothing like when I moved here. It is uglier now. The Dollar General store is apparently where our values are now as a county. Gut it, kill it, raze it, cut it, masticate it...the loss of this little place attests to where we are now. Remember this: ugly places attract ugly people. Vision, foresight, pride? Future generations?

Please vote NO on this project or show some leadership to fully explore the CEQA required avoidance alternative. How tragic that the way we thank that little woodland, those 100+ year old trees, trees that were alive before ANY of us...is we are born, we grow up, then we kill them and for what? An ugly box store that will add to the growing uglification of AS, lower property values, create a continuous impervious surface where now rainwater soaks in...and the majority of Alta Sierra residents DON'T WANT IT! WE DON'T WANT IT? MY PROPERTY TAXES WENT UP \$300 THIS YEAR. WHY DOES THE VOICE OF A CORPORATION FROM OUT OF TOWN OUTWEIGH MINE? THOSE OF MY NEIGHBORS? WE PAY YOUR SALARIES. YOU ARE OUR "REPRESENTATIVES". WE DON'T WANT IT. WHY ARE YOU IGNORING US? WHAT ARE YOU GETTING FROM THIS THAT YOU ARE IGNORING YOUR OWN CONSTITUENTS MR. SCOFIELD? LET ME SAY THIS AGAIN. THE MAJORITY OF ALTA SIERRA RESIDENTS DON'T WANT IT. WHY ARE YOU FORCING THIS PROJECT ON US? WHAT'S IN IT FOR YOU because something must be in it for you but it's NOT ABOUT YOU. You have made a mockery of those of us who

have worked on this for years. You have wasted our time, made us hopeless and cynical. What was the point in being "engaged in the process" when in the end...? What was the point?

Thank you for considering my comments. I have been commenting on this project for years and...for what. You tell me, you tell us.

Virginia Moran, Biologist and Resident

Alta Sierra



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Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:40 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: I'm for Dollar General !

Dist 2

From: Bob Medlyn [REDACTED]
Sent: Sunday, March 11, 2018 6:09 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: I'm for Dollar General !

I'm a home owner in Alta sierra and love the idea on DG going in.

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:40 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar Store in Alta Sierra

Dist 2

-----Original Message-----

From: Geraldine Donnelly [REDACTED]
Sent: Saturday, March 10, 2018 1:33 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar Store in Alta Sierra

Dear Board:

We in the Alta Sierra area are opposed to the Dollar Store for these reasons:

Traffic Density

Attracting Transients

Attracting non-residents to a nearby residential area There are already two dollar stores in Grass Valley and one in Auburn, all accessible off the Hwy 49 Corridor.

Congestion on Hwy 49 and the propensity for more accidents

There are already plenty of "thrift" type stores in this area. Junk Merchandise.

Please consider food services instead, that would attract the business of the residents in Alta Sierra and potentially improve the quality of life.

Consider another Coffee Kiosk.

Also consider asking the owners of the Alta Sierra Market to "revamp" their store, that examples a cleaner, quality environment (like the Chevron on LaBarr Meadows)

We, the residents of Grass Valley and Alta Sierra, would like to maintain a natural, clean environment and not attract business that may bring the quality of the environment to a lesser standard.

Thanks.

Geraldine Gallupe
[REDACTED]

A citizen for maintaining a quality and safe environment for all Grass Valley residents.

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:42 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Support for the Dollar Store in Alta Sierra

Dist 1

From: Ralph Remick [REDACTED]
Sent: Saturday, March 10, 2018 1:54 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Support for the Dollar Store in Alta Sierra

My wife and I were at the ASCC meeting when Ed Scofield and the developer from Dollar General was making his presentation. What I remember in particular were a number of rude public individuals interrupting and muttering under their breath. I made an effort to talk to the business owners who were there and most thought it would help draw customer traffic into their own businesses. That whole area is zoned for commercial development. It is not zoned for residential, church, school, or parks, as much as certain people might wish it. And it is not the City planners that screwed up, and neither is it the County planners. It is what it is. The bottom line is this - it is about protecting owner property rights as outlined in the U.S. Constitution and Bill of Rights - which includes more than just land. It seems to me like the main argument against development is because it is a chain store instead of mom & pop store. More specifically the fact that it is a Dollar General store. If it were a Trader Joe's or a small drug store or small bank branch, many would probably welcome it - although neither would be economically feasible. The only issue I have with developing that acre is the traffic in and out of the business off of Alta Sierra Drive. If that can be mitigated then fine. I bet if you owned that same parcel, and were approached by a developer willing to buy your land, you would be singing a different tune. What I wish is that there had been some CC&Rs on the building architecture of the commercial buildings built in that zone. Right now it is an eclectic style of buildings that look like a free for all - yikes. What a shame to miss that opportunity to make the whole business area attractive, consistent, and welcoming for the surrounding residents of Alta Sierra - something we could all be proud of. Ralph Remick Property owner and broker

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:43 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: I support dollar fenetal

Cannot identify district

From: Bruce Frager [REDACTED]
Sent: Saturday, March 10, 2018 1:39 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: I support dollar fenetal

[Sent from Yahoo Mail on Android](#)

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:45 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Alta Sierra Project

Dist 1

-----Original Message-----

From: Ralph Remick [REDACTED]
Sent: Saturday, March 10, 2018 2:07 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Alta Sierra Project

You are probably getting a lot of protest emails or letter from a select few in Alta Sierra who are opposed to the Dollar General project. First of all the 300 or so protesters do not represent the 2400 residents of Alta Sierra. They have never taken a poll of the 2400+ residents, and secondly, they are mostly against it because it is a Dollar General store because they just don't like their merchandise.

I would dare say that people from the mobile home parks might go there because of the convenience, as well as many residents of Alta Sierra.

If it were a Trader Joe's store, many would be singing a different tune.

Ralph Remick
Homeowner and broker

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:46 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: dollar general

Dist 2

-----Original Message-----

From: Denise Sanborn [REDACTED]
Sent: Friday, March 9, 2018 4:32 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: dollar general

I live on Alta Sierra drive and am vehemently apposed to the building of Dollar General in my neighborhood. The traffic will be a hazard regardless of which location a patron will enter. This is a small community and I am confident that 1) we are very happy driving 15 minutes to town and 2) very few will shop there. Why with the majority of the residents not wanting it in our neighborhood would you approve it? Money? Kickback? Why would you do this?

Denise and Dan Sanborn
Alta Sierra, California

Sent from my iPhone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:47 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: APPROVE -DOLLAR GENERAL STORE

Dist 2

From: Christopher Reilly [REDACTED]
Sent: Friday, March 9, 2018 2:45 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: APPROVE -DOLLAR GENERAL STORE

I support the approval of this project.

Please approve the new Dollar General Store in Alta Sierra.

A new business of this type provides jobs and needed services.

Thank you

Christopher Reilly

[REDACTED]

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:48 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar store ..Alta Sierra

Cannot identify district

From: bdavis10246 [REDACTED]
Sent: Sunday, March 11, 2018 9:35 AM
To: bdofofsupervisors <bdofofsupervisors@co.nevada.ca.us>
Subject: Dollar store ..Alta Sierra

I'm very much opposed to yet another Dollar General in Nevada County.

There's already ones nearby!

Sent via the Samsung Galaxy S8 Active, an AT&T 4G LTE smartphone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:49 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General

Cannot identify district

From: Judy Filer [REDACTED]
Sent: Saturday, March 10, 2018 4:23 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar General

Please locate the Dollar General Store in a major shopping center, not Alta Sierra.

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:59 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Lehman; Alison Barratt-Green; Brian Foss; Tyler Barrington
Subject: FW: Dollar General

Dist 2

From: Pat Chunn [REDACTED]
Sent: Friday, March 9, 2018 9:17 PM
To: bdo supervisors <bdo supervisors@co.nevada.ca.us>
Subject: Dollar General

PLEASE vote this down. We already have 3 dollar stores in this community and certainly do not need a 4th. And even more certainly we do not need this type of store in Alta Sierra. Thank you.

[REDACTED]

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 9:01 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General in Alta Sierra

Dist 2

From: Bill Kerr [REDACTED]
Sent: Saturday, March 10, 2018 5:53 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar General in Alta Sierra

We oppose having a Dollar General store in Alta Sierra. They are ugly and sell nothing but junk! We do not need the added traffic congestion although I don't know of anyone who even shops at them. Please do not let them build in Alta Sierra.

Thank you for listening,
Bill and Debi Kerr

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:49 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General

Cannot identify district

From: Judy Filer [REDACTED]
Sent: Saturday, March 10, 2018 4:23 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar General

Please locate the Dollar General Store in a major shopping center, not Alta Sierra.

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:38 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: NO to Dollar General

Dist 2

From: Rob & Nadine [REDACTED]
Sent: Sunday, March 11, 2018 11:04 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: NO to Dollar General

To Supervisors:

First of all, my husband and I are residents of Alta Sierra, and it is our normal route to drive by the lot of the proposed Dollar General Store. The road that leads past the entrance/exit to the current Alta Sierra Market to Hwy.49 is curvy and narrow. Sometimes cars turn or exit the lot suddenly, and it is also right where cars are picking up speed as they navigate that last stretch to the highway. Also, during the late afternoon close to sunset, the sun is blinding, and it can be very difficult to see cars turning left into the entrances of the business lots. THIS is a very dangerous location to have any additional cars entering and exiting Alta Sierra Drive!

Secondly, Dollar General will not be a benefit to this neighborhood. Alta Sierra is a quiet residential area set apart from the business sections of Grass Valley, which makes it pleasant and peaceful. Having a tiny market in the proposed location is more than necessary because all conveniences are already easy to get to within minutes (Raley's, K-Mart, SPD, etc.). The ONLY people who will benefit from this type of store is Dollar General itself. May I ask: WHY are the supervisors caving in to the aggressive stance and dominating presence of Dollar General? How many stores do they need to be allowed to have in Grass Valley? Isn't ONE store enough?

I don't see more than ONE K-Mart here. Please look honestly at the businesses already in this location. Dollar General is a huge CHAIN STORE that DOES NOT fit in this location. It's like the Cinderella story where the mean step-sisters try to fit their large unattractive feet into tiny glass slippers - and you know what happens! That's like what Dollar General is trying to do - fit their large unattractive chain store into a pretty and tiny community! They DON'T care what they may be ruining!

Third, and also very important, those of you who approved of this are going against initial recommendations and assessments. Whether you live here or not, your insensitivity to the nature of this business, safety of residents, and aesthetics/quality of life issues is very telling of what you stand for. That alone is truly unfortunate and should not be the type of representation we need.

Nadine and Robert Light

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:19 AM
To: All BOS Board Members
Subject: FW: Dollar store

Dist 2

From: Janet Cinquegrana [REDACTED]
Sent: Friday, March 9, 2018 9:23 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar store

I am a resident of Alta Sierra and I strongly oppose the General Dollar Store moving into our community. It will have a negative impact on the traffic on highway 49. There is a dollar store just down the way on Freeman in Grass Valley so it is not needed. We should keep the amount of chain stores to a minimum in our community to sustain it's rustic ambience and landscape. There is already several vacant retail buildings at Alta Sierra. Those should be utilized first for some small family owned general store. Please vote NO on the proposal

--

Janet
Cinquegrana

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:20 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General Alta Sierra

Dist 2

-----Original Message-----

From: Herbert Spencer [REDACTED]
Sent: Saturday, March 10, 2018 11:42 AM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar General Alta Sierra

Dear Board

The Dollar General Alta Sierra location just does not make sense.

I believe Planning Commission decision to reject was the correct decision.

Herbert Spencer
Buck Mountain Estates

Sent from my iPhone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:22 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: opposed to dollar general

Dist 2

From: jennifer craig [REDACTED]
Sent: Saturday, March 10, 2018 2:12 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: opposed to dollar general

We are opposed to Dollar General in Alta Sierra for the following reasons:

The size of the proposed store is not compatible to the area.
There is not enough parking for a store of the proposed size.
Large trucks delivering goods to the store will create a traffic nightmare

There has been reports of possible law suits if Dollar General does not prevail

Solution:

Reduce the size of the proposed store by 1/3rd. Parking will be adequate delivery traffic will be lessened.
Because Dollar General is not being denied, there will no basis for a law suit..

Do your job and follow the planning commissions recommendations and deny the permit for the store as proposed!

George & Jennifer Craig

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:23 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Alta Sierra Dollar General

Dist 2

From: Erin Sullivan [REDACTED]
Sent: Saturday, March 10, 2018 3:02 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Alta Sierra Dollar General

Dear honorable Board of Supervisors,

As a resident of Nevada County who lives near Alta Sierra, I am writing to encourage you to vote No on the proposal to allow Dollar General to place a retail space at Alta Sierra. This type of business does not fit in with the overall look and feel of our community and we neither want nor need it.

Thank you for your consideration.

Respectfully,
Erin Sullivan

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Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:24 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: The Dollar General store in Alta Sierra

Dist 1

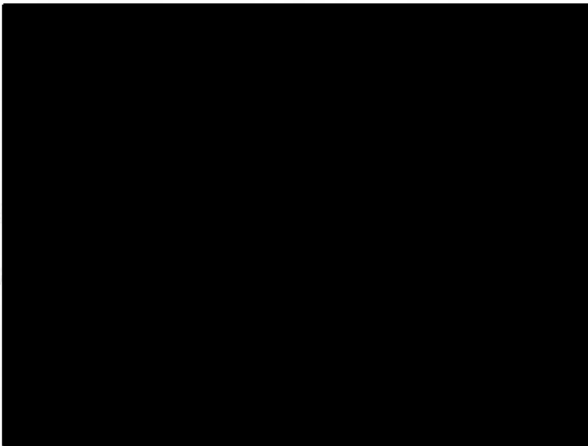
From: Charles Vold [REDACTED]
Sent: Saturday, March 10, 2018 3:32 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: The Dollar General store in Alta Sierra

I can tell you we will never shop in this store. We have gone into the store in Grass Valley and they have nothing.

The pushback from Alta Sierra residents should tell you something.

We don't want it!

Kathy & Chuck Vold



Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:25 AM
To: All BOS Board Members
Subject: FW: Dollar general

Dist 2

-----Original Message-----

From: Andi Davis [REDACTED]
Sent: Saturday, March 10, 2018 6:54 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar general

I vote no on the dollar general store.
Andrea Davis

Sent from my iPad

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:27 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: I OPPOSE Dollar store/Dollar General in Alta Sierra

Dist 2

-----Original Message-----

From: Jean Gruber [REDACTED]
Sent: Saturday, March 10, 2018 8:36 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: I OPPOSE Dollar store/Dollar General in Alta Sierra

Adamantly, I oppose the proposed Dollar Store and/or Dollar General in Alta Sierra. I am a very long time resident of this area and the structure and type of business will destroy the beauty, peace and quiet of our "Residential" area as well as contribute to the horrendous traffic and increased accidents in the proposed area. Property Values will diminish...We have plenty of of Dollar Stores and/or Dollar Generals within a few miles as it is.... more then necessary. I don't even shop those stores.. please don't destroy the community Alta Sierra.

Sincerely, Jean Gruber

Sent from my iPhone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:28 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar general store

Dist 3

-----Original Message-----

From: Fletcher Amanda Furlano [REDACTED]
Sent: Saturday, March 10, 2018 8:50 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar general store

I am sending this email to you in regards to the proposed dollar general store in Alta Sierra. I am opposed to this proposition as we have enough of these types of chain stores in Grass Valley and surrounding areas.

Sent from my iPhone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:31 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General

Dist 2

From: Carla Conyers [REDACTED]
Sent: Sunday, March 11, 2018 8:04 AM
To: bdofofsupervisors <bdofofsupervisors@co.nevada.ca.us>
Subject: Dollar General

Let it go. This is a big mistake that cannot be undone. The locals don't need to suffer overcrowded streets, constant traffic and wear and tear on their streets.

If anyone is in dire need to shop at DG they can go to the many others you have approved. How many "cheap" stores do we need in our small community. This is not Sacramento.

Carla Conyers, a concerned citizen of Nevada County.

Sent from Yahoo Mail on Android

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:33 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General

Dist 2

From: Laurie Helm [REDACTED]
Sent: Sunday, March 11, 2018 3:30 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Fw: Dollar General

From: Laurie Helm [REDACTED]
Sent: Sunday, March 11, 2018 3:24 PM
To: bofsupervisors@co.nevada.ca.us
Subject: Dollar General

Dear Board of Supervisors:

I am writing to voice my opposition to the Dollar General store in Alta Sierra. It is not a good fit for that community. I live just outside Alta Sierra. I doubt that people living in Alta Sierra will be customers of the store. It will bring more traffic to that area. I really do not see the need for that particular store in that spot. We have many grocery stores in the Grass Valley area. I also do not think it will cut down on people driving into town.

I hope you listen to the people who are going to be affected by this store and change your approval of this project.

Laurie Helm
[REDACTED]

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:32 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar store

Dist 2

-----Original Message-----

From: Susan Haskins [REDACTED]
Sent: Sunday, March 11, 2018 2:17 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar store

High time you hear a "yes" for the dollar store. I am all for it. Save me time and gas. Please vote yes Sent from my iPhone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:35 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General store in Alta Sierra

Dist 2

-----Original Message-----

From: Linda L Jameson [REDACTED]
Sent: Sunday, March 11, 2018 4:46 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar General store in Alta Sierra

This is a bad idea. I go to a dollar store once a week so normally I would be happy at the idea but have you been to a dollar General? Go to the one in GV. The parking lot is usually empty because they sell overpriced junk. Please vote against this. A very BAD IDEA.

Thank you
A Holcomb resident

Linda Jameson

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:37 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General

Cannot identify district

From: brighton [REDACTED]
Sent: Sunday, March 11, 2018 7:58 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar General

I say no to a Dollar General in Alta Sierra.

Sent from my Galaxy Tab A

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:04 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar general alta sierra

Dist 2

-----Original Message-----

From: Cathie Ensel [REDACTED]
Sent: Friday, March 9, 2018 5:03 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar general alta sierra

Why are you going against the planning commission and destroying this area?? I live here and the traffic will be a mess and it doesn't fit into this area. Moved in alta sierra because of the beauty and all the traffic not here. Dollar general doesn't add one good thing and needs be somewhere else. Don't destroy anything else here.

Sent from my iPhone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:06 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Tyler Barrington; Brian Foss
Subject: FW: Dollar General Alta Sierra

Dist 2

-----Original Message-----

From: John Beneze [REDACTED]
Sent: Friday, March 9, 2018 5:56 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar General Alta Sierra

This is not a good plan. Our area can not support this traffic and Dollar General is not a fit for us John Beneze

Sent from my iPhone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:08 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Alta Sierra Dollar General

Dist 2

-----Original Message-----

From: [REDACTED]
Sent: Friday, March 9, 2018 5:56 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Alta Sierra Dollar General

Dear BoS:

I am an Alta Sierra resident of nearly 20 years and I am ALL FOR the proposed Dollar General being debated at this week's Supervisor's meeting.

AS has a very vocal group of naysayers against the store. I cannot be at the meeting (I'm self-employed) but wanted to give a positive vote in advance.

PLEASE ALLOW DOLLAR GENERAL TO BUILD.

Thank you,

Greg Gibson
[REDACTED]

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:13 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: Dollar General - Alta Sierra

Dist 2

From: [REDACTED]
Sent: Friday, March 9, 2018 7:31 PM
To: bdofoverseers <bdofoverseers@co.nevada.ca.us>
Subject: Dollar General - Alta Sierra

Dear Board of Supervisors,
We are opposed to a Dollar General store in Alta Sierra. It does not fit with our community and it will be an eyesore. The traffic will be horrendous.
Thank you for your consideration
David and Marie Childers
Alta Sierra residents

Sent from my LG G6, an AT&T 4G LTE smartphone

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 8:15 AM
To: All BOS Board Members
Subject: FW: Please don't allow Dollar General to come to Alta Sierra

Dist 2

-----Original Message-----

From: Carol Sullivan [REDACTED]
Sent: Friday, March 9, 2018 7:47 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Please don't allow Dollar General to come to Alta Sierra

To whom it may concern,
I am a resident of Alta Sierra and I oppose the idea of a Dollar General store.
Carol Sullivan

[REDACTED]

Sent from my iPad

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 1:36 PM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: Dollar General Emails
Attachments: Dollar Store in Alta Sierra; Dollar General in Alta Sierra; Dollar General in Alta Sierra; Dollar General Store at Alta Sierra; Dollar General Alta Sierra

Julie Patterson-Hunter

From: Michael Dockery [REDACTED]
Sent: Monday, March 12, 2018 9:16 AM
To: bdofsupervisors
Subject: Dollar General Alta Sierra

Ed Scofield and the B.O.S.,

I urge you to reconsider your approval of the Dollar General Store in Alta Sierra. The property is inappropriate for a store of the proposed size, and closing Little Valley Road will leave the residents of that road with no safe route to southbound Hwy. 49. That alone is reason to reject the application. Thank you,

Michael Dockery
Connie Drive
Alta Sierra

Julie Patterson-Hunter

From: bvingv [REDACTED]
Sent: Monday, March 12, 2018 11:01 AM
To: bdofsupervisors
Subject: Dollar General Store at Alta Sierra

Dear Board Members,

I am writing to show my support for a Dollar General Store at Alta Sierra Drive.

The company runs neat and clean stores that are sized perfectly for our community. The commercial area desperately needs a quality grocery store. I fully support a Dollar General Store at Alta Sierra Drive.

Sincerely, Bruce Vasquez

Alta Sierra resident.

Sent from my Verizon 4G LTE smartphone

Julie Patterson-Hunter

From: [REDACTED]
Sent: Monday, March 12, 2018 11:22 AM
To: bdofsupervisors
Subject: Dollar General in Alta Sierra

I am writing to voice opposition to a Dollar General in Alta Sierra. I think dollar stores in general are poor choices for neighborhoods such as Alta Sierra. I think if a Dollar General is built in Alta Sierra it will have a negative impact on the value of the homes in the neighborhood. I live on Stinson Drive, fairly close to the proposed area for the Dollar General. There are better options for retail development in the area. Please do not allow a Dollar General to be built in Alta Sierra. Thank you.

Karen Rabak
[REDACTED]

Julie Patterson-Hunter

From: Jo Ann Weber [REDACTED]
Sent: Monday, March 12, 2018 11:35 AM
To: bdofsupervisors
Cc: Charisse; Clolli
Subject: Dollar General in Alta Sierra

I cannot imagine, after all the discussions regarding the negatives of approving this huge store here in Alta Sierra, that our BOS decided to go against the will of most of the residents in Alta Sierra. So ignoring all the issues with lighting, truck sizes, two lane curvy road, traffic increase, 9100 sq ft building in a rural area, sewage issues, flooring etc., what about just plain listening to the constituents who voted for you to represent us.

Just saying elections are coming up - this is a travesty, in my opinion and in many others, what is happening here.

Jo Ann Weber

Julie Patterson-Hunter

From: Barbara Bitner [REDACTED]
Sent: Monday, March 12, 2018 11:47 AM
To: bdofsupervisors
Subject: Dollar Store in Alta Sierra
Attachments: Nevada County Board of Supervisors.pdf

Dear BOS,

Attached please find my letter RE: the Dollar Store in Alta Sierra. I would greatly appreciate your serious consideration of the points it brings up in your decision.

Sincerely,
Barbara Bitner

Nevada County Board of Supervisors
RE: Dollar Store in Alta Sierra

March 6, 2018

Dear Board of Supervisors,

I understand that you are once again considering approving a Dollar Store in Alta Sierra. I am an Alta Sierra resident and an active member of the Nevada County community. I have written earlier about my concerns over this project as it relates to the greater community as a whole and my concerns are now even stronger.

For over three years I have been volunteering and working under contract with our local Economic Resource Council on a number of projects: the Talent Development Task Force, the Nevada County Tech Connection (NCTC), the Community Development Task Force to name a few. I have also been integral to the creation or updating of both the NCTC and the ERC websites. (<http://nctechconnection.org>, <http://ncerc.org/>)

During this time dozens of people from all aspects of the community have put in countless hours to forge a new identity for our area, an identity appealing to small technology firms and/or freelance technology talent who are following the trend to leave the busyness and high prices of the Bay Area and live in an area that was more conducive to a healthy, sustainable lifestyle.

The companies and talent we are trying to attract are young, educated, innovative and used to the amenities in a large city. Moving up here means no Whole Foods, no Trader Joes, no Costco and no "brand" name stores. This is fine but does it have to mean a Dollar Store on every corner? We pride ourselves on no "big box" stores but how is Dollar Store any different. They are part of a big corporate entity located elsewhere taking money and profits OUT of the local economy and giving nothing back but low-end merchandise and undesirable, low-paying jobs.

I imagine a local tech company working hard to "woo" and impress a senior engineer to move here. As he or she drives up 49, the first thing they see is a Dollar Store in Alta Sierra. They drive a bit further and there's one at McKnight, a little further and there is one on either side of the road at Brunswick Basin. This is a small community. What message does that send?

Dollar Stores have their place in a community but how many do we need? Do we not want to create a spectrum of retail opportunities for the ENTIRE community?

Instead, would it be possible for the County to support a local business getting started in Alta Sierra, one owned and run by a local businessperson and one that invests profits locally. I read on Alta Sierra's Next Door website a few months back that the local owner of the property at the entrance of Alta Sierra, across from the Mexican Restaurant wants to develop it. He was asking residents on the Next Door website what THEY wanted there. Can you imagine, a businessman asking a community what THEY want? This is the way a community such as ours SHOULD grow and develop. We should not have something we DO NOT want pushed upon us by an outside company who has no stake in our community, who will take the money and run leaving behind what many people feel is a permanent scar.

In short, a plethora of low-end retail is our past. The County, our local tech businesses, our educational institutions, our community workforce development agencies and a host of concerned, involved citizens are working VERY hard, meeting weekly, monthly, annually, toward a NEW vision of Nevada County, one where there are high paying technology jobs and a young and up and coming workforce are fueling growth in our local economy far into our future. This is a trend throughout the country! Tech is tired of Silicon Valley and looking for more rural options. We are extremely well-situated to be a part of and benefit from that trend. Please help us by making choices that support that vision and that direction and not the vision of a non-local corporation coming in and exerting unwanted influence on us. Our community is better than that. It deserves better than that. Let's move forward TOGETHER and not backward. Please support us.

Sincerely,
Barbara Bitner

[REDACTED]

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Monday, March 12, 2018 5:24 PM
To: All BOS Board Members
Cc: Rick Haffey; Alison Barratt-Green; Alison Lehman; Brian Foss; Tyler Barrington
Subject: FW: A Dollar General Store in Alta Sierra

Dist 2

From: Patricia Andersen [mailto:patricia.andersen@co.nv.us]
Sent: Monday, March 12, 2018 3:11 PM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: A Dollar General Store in Alta Sierra

I think that a Dollar Store in a community such as Alta Sierra is a very bad idea. Can't Dollar General find some vacant store front and use that and not cause a traffic concern in a neighborhoods besides want to cut down trees and perhaps bring an unsavor type into our streets? Patricia L Andersen