



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9851 <http://mynevadacounty.com>

Sean Power
Community Development Agency Director

Brian Foss
Planning Director

October 26, 2017

TO: Planning Commission

FROM: Tyler Barrington, Principal Planner TB 10-26-17

HEARING DATE: October 26, 2017

SUBJECT: Additional Public Comments; Revised Oak Mitigation Measure (Alta Sierra DP14-001; MGT14-010; EIR15-001); Additional Finding for EIR15-001 and Oak Management Plan (MGT14-010) for the Alta Sierra Project

Dear Commissioners,

After the completion of the project staff report, several comment emails and letters were provided to the Planning Department to be included in the public record for the Planning Commission's consideration and review. Staff has reviewed the comments and finds that no new issues have been raised that have not already been addressed by the EIR or included in other comments received regarding this project with one exception.

The exception applies to the letter received from the Bear Yuba Land Trust, dated October 20, 2017. Within this letter the Land Trust expresses concerns regarding the proposed mitigation related to implementing the Black Oak Restoration Plan outlined in the project specific Oak Management Plan and Mitigation Measure AS-6.1.3.e. These concerns include that fact that 2.5 years had expired such proposal was made and they do not have a formal agreement with developer. The letter outlines that their preference would be to focus on habitat enhancement efforts verses planting new seedlings and requested to revise the original proposal. The letter states that a revised proposal would focus on same oak preserve and that they would be submitting a revised proposal. Following the receipt of this letter a revised proposal was not provided to the County, but was provided to the project applicant for consideration. To provide the flexibility necessary to ensure the restoration plan or an equivalent plan is implemented, staff is recommending a modification of Mitigation Measure AS-6.1.3.e as follows:

Mitigation Measures AS-6.1.3.e. Prior to the issuance of any grading or improvement permits for the project, the applicant shall pay \$42,900 an amount agreed to by the Bear Yuba Land Trust 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. Any change in the restoration plan shall be reviewed and approved by the project biologist and must be equal to or greater in effectiveness than the original restoration plan. The final restoration plan shall be submitted to the County Planning Department for review, approval and to be kept on file prior to issuance of grading or improvement permits. 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.

This proposed change will ensure that the mitigation provided is equal to or greater in effectiveness than the original plan. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15088.5 this amendment is not considered significant or new information that would require recirculation of the Environmental Impact Report (EIR). This change does not change the identified project impacts or impact analysis of the EIR. This change merely makes insignificant modifications in an otherwise adequate EIR and does not relieve the applicant from mitigating the impacts of the proposed project. Further, the amended mitigation measure does not deprive the public from a meaningful opportunity to comment upon a substantial adverse environmental effect of the project.

As a result of this modification, an additional finding is required added to both the EIR and Management Plan actions. The revised actions with the added findings are as follows:

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*) making finding A:
 - A. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15088.5 the amendment to Mitigation Measure 6.1.3.e. which is required to mitigate the project's anticipated impacts to 4 landmark oak trees and 1.40-acres of landmark oak grove, is not considered significant or new information that would require recirculation of the Environmental Impact Report (EIR). The

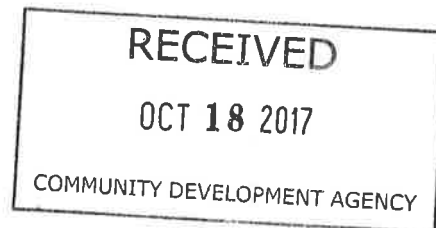
amended mitigation measure does not change the project or the environmental setting or the severity of the environmental impact. The amended mitigation does not change the identified project impacts or impact analysis of the EIR and provides the same or a greater level of mitigation as the original mitigation measure. The amendment merely makes insignificant modifications in an otherwise adequate EIR and does not relieve the applicant from mitigating the impacts of the proposed project on oak trees and habitat. The amended mitigation measure does not deprive the public from a meaningful opportunity to comment upon a substantial adverse environmental effect of the project. Subsequently, based on the substantial evidence on the administrative record, recirculation of the EIR is not required as a result of this amendment.

- II. Approve Management Plan (MGT14-010), to address impacts to a landmark oak grove as well as 4 individual Landmark oak 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-C 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 30, 2015, prepared for this project.
 - C. The amendment to Mitigation Measure 6.1.3.e. that was developed by applying the requirements of Appendix B of the Oak Tree Management Plan to mitigate the project's anticipated impacts to 4 landmark oak trees and 1.40-acres of landmark oak grove provides equal compensation and mitigation as was provided for in the original management plan.

Enclosure: Public Comments Received After Completion of Project Staff Report.

Tyler Barrington

From: Richard J. Jacob <rickjacob@mac.com>
Sent: Wednesday, October 18, 2017 3:29 PM
To: Tyler Barrington
Subject: DOLLAR GENERAL - ALTA SIERRA: OPPOSITION



Mr. Barrington

Thank you for the notice regarding the meeting on October 26th. Regretfully, Leslie and I will not be able to attend since we are out of the State and will not return in time for the meeting.

We, once again would like to express our **STRONG OPPOSITION** regarding the Alta Sierra proposed location for the DG store. We have attended previous meetings and submitted several emails and letters regarding our **OPPOSITION** to the Alta Sierra location. I will not elaborate on them in detail since you already have our information on file, which I hope you will revisit.

We support all of our neighbors and their reasons (which are on file) for **NOT APPROVING** this project.

Briefly, some of the key items we are opposed to are as follows:

1. Traffic issues
2. Loss of 100 +/- old growth trees
3. Negative impact on our property values (we live across the street from the proposed location).
4. Negative impact on the existing Alta Sierra market, which offers a very similar inventory as DG.
5. Negative environment impact by adding an 9100 sq. ft. building in an already crowded commercial area.
6. Concerns about run-off and sewer leaching issues.
7. Lighting issues.... bright lights reflecting on our properties,etc.
8. Again, all the other issues our neighbors have submitted.

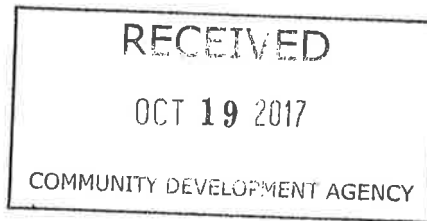
Our Alta Sierra community is a quiet, quaint and historical part of the Grass Valley area. We do not need NOR WANT to interject this huge building, while destroying the surrounding flora and fauna . There are currently at least **THREE** of these “dollar” stores in the Grass Valley area, of which one is a **DOLLAR GENERAL** store. All of these store are 10 to 15 minutes away so there is no need to put another one in our Alta Sierra community...

Leslie and I respectfully request, again, that you and the commission **NOT APPROVE THE ALTA SIERRA DOLLAR GENERAL BUILDING PERMIT.**

Thank you for your time to review our objections and concerns.

Sincerely

Leslie and Richard Jacob
15691 Little Valley Road
Grass Valley CA 95949



11314 Michael Way
Grass Valley, Ca 95949
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

Tyler Barrington

From: Pat Gruwell <gruwellpat@yahoo.com>
Sent: Thursday, October 19, 2017 11:24 AM
To: Charisse Lolli
Cc: Tyler Barrington
Subject: Dollar General Stores



Charisse and Tyler

Re: Dollar General Proposed Stores

How many do we need? Dollar General is a Big Corporation... we already have 2 Dollar General Stores in Nevada County. (Grass Valley and Colfax) That's enough for our County.

Our County is Rural and lets keep it that way, we have a lot of "Mom and Pop" stores and businesses. They fit into our beautiful Rural area. The Dollar General stores do not fit into our area. Not Big Corporations!

Dollar General is planning to destroy over 100 trees, some are Heritage Oaks. This will have a very negative impact on the area. No more shade, erosion and maybe flooding, plus the wild-life will suffer. The trees take YEARS to be replaced.

We don't need more traffic, big equipment and trucks on our now narrow curvy roads. We as home owners don't need more Stress in our lives.

The Stores will lower property values, deface the rural land with cement, asphalt and a BIG UGLY STORE.

Please hear our voices NO to the 3 proposed Dollar General Stores in Nevada County. We have to live near and around these Big unwanted Stores. The consensus is the People don't want or need 3 more Dollar General Stores.

Nevada County Tax Payer and Nevada County Home Owner.
Patricia A Gruwell 14723 Penn Road., Grass Valley, CA 95949 (A registered Voter)

I will also attend the next meeting on Oct 26th, this is very important to us.



Bear Yuba
LAND TRUST



October 20, 2017

Board of Directors

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Bill Stewart

Trent Pridemore

Katie McCamant

Tyler Barrington

Nevada County Planning Department

950 Maidu Avenue

Suite 170

Nevada City, CA 95959

Dear Tyler,

As we discussed in your office on October 16, we noticed our mitigation proposal dated March, 2015 was referenced in the EIR for the Alta Sierra Dollar General. Given the fact that 2.5 years have passed and there are additional requirements not disclosed to us, we find it necessary to revise our proposal. In addition we did not formally sign an agreement with the developer in 2015. We had not heard anything and we thought either the mitigation proposal or the project may have died.

Since 2015 we have experienced severe weather years, alternating drought and deluge. We have seen oak mortality for planted seedlings increase dramatically, with more than 60% die off. We have significant concerns about a conservation project focused on new oak plantings.

Our revised proposal, submitted to the developer focuses on the same mitigation Preserve, but instead of planting, we prefer two habitat enhancement efforts designed to support the regrowth of native seedlings that have been planted naturally. This will promote good succession, age diversity and natural locating of the new trees. There are a large number of seedlings over the 35 acres that could be helped along.

In addition, we will conduct significant oak woodland habitat improvements to increase success for the new seedlings. Today there is significant overcrowding from invasives and overstocking of native trees. The fire danger is extremely high. This approach utilizes best conservation practices for a healthy oak woodland that is aimed to create a demonstration area for a Clover Valley Oak Preservation Woodland. We intend to leverage it as an educational site for the community.

We are happy to discuss the project with permitting agencies and consultants on a need-to-know basis, but we require that our name not be made public until we have a final agreement with the developer.

Sincerely,

Marty Coleman-Hunt

Executive Director



Tyler Barrington

From: Beverly Powell <beverlypowell@gmail.com>
Sent: Friday, October 20, 2017 11:09 PM
To: Tyler Barrington
Cc: Beverly Powell; clolli@ncws.com
Subject: Response to EIR report for proposed Dollar General Store at Alta Sierra



Dear Mr. Barrington,

I am writing in response to the Environmental Impact Report (EIR) that was prepared for the proposed Dollar General Store at the Alta Sierra location. I am a resident of Alta Sierra and am not in favor of a Dollar General Store being located in the Alta Sierra Neighborhood. I have attended all of the meetings with the developers of the Dollar General Stores, the Nevada County Board of Supervisors and the Planning Commission. I have reviewed the EIR for the proposed Alta Sierra location and am against this plan for the following reasons:

- **Aesthetics:** this 9,100 square foot Dollar General Store *does not fit in with the rural character* of the Alta Sierra Neighborhood. The proposed store is very large, including parking, grading, lighting and signage and does not fit in with the smaller "mom and pop" businesses that are located in the small retail center. I chose to live in the Alta Sierra Neighborhood for its woodsy and rural character. The proposed development will *destroy the rural landscaping by removing 100 trees including heritage oaks*. The lighting for the store at night will have a significant impact to the *dark and peaceful rural feeling*.
- **Traffic:** I live on Norlene Way and I travel on Alta Sierra Drive many times during the week. There is always a bottleneck at the area of the retail center and with a large retail store the *traffic will increase*. The *traffic will also be impacted by the large delivery trucks going in and out of the area*. It is hard enough to turn onto highway 49 without having to navigate around large trucks.
- **Sewage and Ground Water:** I am concerned about the *ability of the septic system to handle the sewage and the effect of more ground water during the rainy season*.
- **The 73 Foot Delivery Trucks:** It is illegal for these trucks to drive on Alta Sierra Drive. The EIR does not guarantee that the Dollar General Store will use smaller delivery trucks or that the CHP will monitor if these trucks use the roads illegally.
- **Fire Evacuation Hazards:** In light of the recent major evacuations from the Lake Wildwood, Rough and Ready and the McCourtney areas due to fires, adding more traffic to the winding and narrow entry to Alta Sierra is not a safe practice. It would impact people living in the Alta Sierra Neighborhood if we needed to evacuate the area.

• **Dust, Traffic and Noise During Construction-** negative impact!

The EIR for the proposed Dollar General Store in Alta Sierra states that this project will have a *significant and unavoidable negative impact*. We, who are opposed to the Alta Sierra Dollar General Store location, do not have any overriding considerations that we would trade off for all of these *significant and unavoidable negative impacts* to affect our rural character and lands.

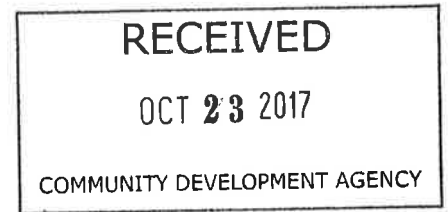
I ask that you vote against this negatively impacting development in the Alta Sierra Neighborhood. I also ask that you kindly forward this letter to the Board of Supervisors and the Planning Commission Board.

Respectfully,

Beverly Powell
16004 Norlene Way
Grass Valley, CA 95949

Tyler Barrington

From: Janet Caisse <jacaisse@comcast.net>
Sent: Saturday, October 21, 2017 7:27 AM
To: Tyler Barrington
Subject: Dollar Stores



Dear Tyler

It is disheartening to think that 3 new dollar stores are being considered here in Nevada County. Many people live here for the charm and beauty, and the mostly non main stream chain stores.

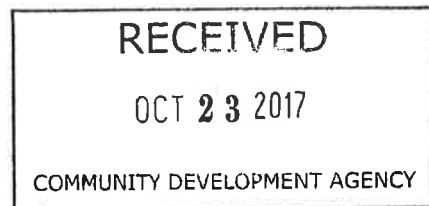
I hope the people will be heard, we want to keep the charm and country atmosphere of our town.

Janet

Sent from my iPhone

Charisse Lolli
15729 Little Valley Rd.
Grass Valley, CA 95949
(530) 273-3945

October 23, 2017



Via Electronic Mail:

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

Brian Foss, Nevada County Zoning Administrator	Ed Scofield
Tyler Barrington, Principal Planner	Nevada County Supervisor, Dist II
Nevada County Planning Department	950 Maidu Ave., Suite 200
950 Maidu Ave., Suite 170	Nevada City, CA 95959
Nevada City, CA 95959	

Michael Baker International

Planning Commissioners:

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

RE: Proposed Dollar General Store at Alta Sierra

To all concerned,

After opposing the plan to develop the Dollar General Store at the Alta Sierra location for over 2 years, and after you're the Planning Department has agreed that it creates a Significant Unavoidable Negative Impact upon the surrounding neighborhoods, I admit that it is a surprise that your office would recommend that project to go forward. Most of the mitigation factors that have the longest lasting and most detrimental effects have been offset by funding various county projects or funds that have no direct benefit to the neighborhoods that it impacts. I can only hope that our Planning Commissioners express more concern for the residents of Nevada County than the Planning Department by NOT sacrificing our way of life and accepting the stated overriding considerations of that plan.

As I have poured over the 1500 pages of the FEIR and Staff Report, I see very little change in the plan. Instead, it reorganizes and catalogs most of the same plans and responses from the Draft version. What it fails to do is address the concerns that came about as a result of those original responses, stating that they are not within the scope of the EIR. Restating a point does not make it the truth.

The fact is that our residents welcome stores and businesses that fit in with our community character, need, size, and location, as we have demonstrated with Las Katarinas, but we do not want a chain store next to our rural residential neighborhoods. The site plans allow for a 25% reduction to the standard code allowance for the number of parking stalls because this "chain store" has been able to provide information that claims they won't need that number of stalls, but imposing that requirement on any future tenant will preclude anything but a chain store from taking residence there.

Let's look at the decimation of over 100 mature trees to facilitate a project this size... and the likelihood that the remaining trees upon the septic parcels will also have to be removed later. The final result will look pretty much like clear-cutting along the residential Little Valley Road, thereby allowing even more lighting and glare to impose that dark neighborhood. You fail to recognize the continuing worsening of these Significant Impacts in the near future. I have to question the timing of such a project when Nevada County is currently cutting thousands of dead and dying trees due to drought, disease, fire, and flooding. It makes no sense.

Rewording the statements in the FEIR about 73' Delivery trucks not being allowed on the roadway approaching the Alta Sierra site does not provide assurance from the Developer or Tenant that such trucks will not be used. That question was directly asked by the Planning Commission because the Brunswick store has shown disregard for the laws by continuing deliveries to that store with these illegal trucks, and has no meaningful escalating punishment that would prevent further willful offenses. Trucking laws require that the Dollar General transporters use STAA trucks from the Southern California distribution point because of the distance, and the fleets of DG trucks are all 73'. How exactly will Dollar General goods be delivered to this store?

The residents around this development site have had year after year of ditch and culvert failures inundating our land with flooding. The existing systems and ditches are not adequate, and are not maintained. Asphalt failure is consistent, and adding new developments that adds to those problems without fixing them first is irresponsible. The Dollar General project declares that a 990 gallon tank and a series of underground pipes will prevent any additional failures to the storm-water runoff, but logic states that once the ground is saturated, as it is each year, a holding tank (roughly the size of a casket) will not be able to collect all of the additional runoff caused by removing the grounds natural ability to absorb at the construction sites. I urge you to take another look at the pictures you provided of the water flow and flooding at the very end of the Staff Report.

Finally, although the Developers claim that their plan will increase sales within the existing shopping center, the design does not promote this. The design blocks all pedestrian traffic between the Dollar General site and any other existing business within the existing shopping area. In fact, it causes pedestrian traffic between them unsafe. If a person wants to park anywhere within either the existing shopping area, or the proposed Dollar General site, they would have to walk out into the street to go to the next business.

Planning Commissioners, I urge you to not accept development of the Dollar General store at Alta Sierra because there are no reasonable overriding considerations for this project that could outweigh the Unavoidable and Significant Negative Impacts it would impose upon us.

Thank you for your consideration.

Charisse Lolli

cc: D.B. Mooney, Attorney at Law
cc: Honorable Steven S. Honigman

Tyler Barrington

From: Teri Personeni <teri@terobmorgans.com>
Sent: Sunday, October 22, 2017 2:40 PM
To: Planning
Subject: Dollar General
Importance: High



Dollar General Stores

I am firmly against the development of all three requested Dollar General Stores. This community is historically a quiet, neighborhood with respect for open space and proper care of our natural resources with consideration for our neighbors.

The intrusion of these Dollar General Stores will negate those desires of this community. Not only will traffic increase in quiet neighborhoods, the general ambiance of our rural nature will suffer.

The proposed Alta Sierra project is taking up three parcels of forested land. This is removing prime habitat for many birds and wildlife who live in those areas. The residents of this community moved here to escape the urban sprawl. Please don't impose it on that area.

The proposed Penn Valley project is impacting a wetland? What are you thinking? This is what the Planning Commission is for. You need to protect that area from damage to the wildlife habitat. Penn Valley is a very rural and quiet community. This area does not deserve to be destroyed for the pleasure of an outside corporation who has no ties to this lovely community. Again, traffic is going to increase in this tranquil neighborhood increasing the probability of traffic accidents putting residents, their pets and livestock at risk.

The proposed Rough and Ready project is the most offensive. This area too, is rural with children, pets and livestock being impacted. The Rough and Ready Highway is a narrow, two lane country road with driveways entering and exiting on both sides. This proposed project will be a safety hazard as well as heavily impacting the quality of life in this community we affectionately refer to as the Sunset District. The lighting alone will impact individual homes and be offensive to many who can view that forested area from a distance.

Please consider the impacts against the minor advantages of these projects. In my opinion there are no advantages. We have already lost many of our citizen's small businesses to large chain stores. Please don't be nearsighted and look for the quick buck. That's not what Nevada County is about.

Teri Personeni
Nevada City, CA 95959
530.273.9144

Tyler Barrington

From: kmonteirodesign <kmonteirodesign@aol.com>
Sent: Monday, October 23, 2017 8:48 AM
To: Tyler Barrington
Subject: Dollar General Alta Sierra

I support the Dollar General at Alta Sierra. It will help our community by having a major anchor in a struggling commercial center and provide local shopping. It will also likely bring revenue to the County.

It looks to me like the main opposition are the nearby neighbors and the typical people who oppose everything concerning change. I hope this small number will not influence the Board to oppose what the majority are either for or are not against.

Kathy Monteiro
14652 Stinson Dr
Grass Valley, .ca
Please distribute my letter to each board member.

Sent from my Verizon, Samsung Galaxy Tablet

Tyler Barrington

From: Charles Atthill <catthill@gmail.com>
Sent: Monday, October 23, 2017 12:38 PM
To: Tyler Barrington
Cc: Jeanne Powell
Subject: Dollar General - Alta Sierra
Attachments: catthill.vcf



Dear Mr Barrington:

As a 15 year resident of Alta Sierra, whose main access to my home is by Alta Sierra Drive at Highway 49, I would like to express my serious concerns about the proposed construction of a Dollar General store close to the entrance to the Alta Sierra community.

I read that the Final EIR states that "there are Significant Unavoidable Negative Impacts from continual light and glare and aesthetics that do not match the surrounding properties at the Alta Sierra location."

Concerns expressed and discussed at early stages in the process include: traffic (volume - including deliveries by the large trucks Dollar General uses-, road width, entrance to and egress from the proposed site on a tight curve - already an issue for vehicles accessing the other businesses off Alta Sierra Drive), removal of many trees from a rural site, drainage etc.

If there are "Significant Unavoidable Negative Impacts" on the surrounding properties (and the community as a whole, since this is the main artery of access to Alta Sierra properties) which cannot be mitigated, I cannot understand how the Planning Commission could consider this an acceptable proposal.

Alta Sierra is not an urban community or sub-division, and the aesthetics of the area are an important factor in the decision of many residents, including myself, to move to and make Alta Sierra our home.

Please advise the members of the Commission and the Supervisors of my strong opposition to the proposal. My wife Jeanne Powell joins me in this opposition.

Regards,

Charles Atthill

10701 West View Way, Grass Valley, CA 95949 Tel: 530-271-1478

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Charles Atthill
catthill@gmail.com
530-271-1478

To: Nevada County Board of Supervisors

Date: 10/23/2017

Regarding: Proposed dollar General locations in Nevada County

I hope you will carefully consider public comment regarding this matter. While only a fraction of the community may appear in person or write letter, know that there is a strong public opinion on the matter.

As a longtime resident of the area I am passionate about what makes our small community special. 'Progress' and population growth dictate that we bring certain goods and services into the area. I'm not against change or growth, but we must make strong and smart choices about our community's future.

- We already have one! An additional 3 stores is obscene and does not meet the needs of the community.
- We already have two other 'dollar stores'!
- Employees are intentionally kept below living wages by providing part time work, varied shifts, and low wages, creating working poverty levels and ultimately taxing social services.
- The money from these retailers does not stay in the community.
- It creates corporate competition that drives out small and local business.
- Chain stores drive down tourism by degrading the unique charm of the area.

Dollar General's stock of cheap, foreign-made goods would undermine our quality of life by stealing sales from our locally owned producers and vendors not to mention putting more cheap plastic junk in our landfills. Overseas goods also have a huge carbon footprint. In other words, this is a corporate giveaway with no benefit whatsoever to the community. I beg you to stop it in any way you can. It's not good enough to stop this from happening in the future to other communities. Please figure out some way to stop this encroachment on our quality of life and the right of our residents to shape the future of our town. Thank you for your careful consideration.

Sincerely,

Gem Ward

Penn Valley CA 9596

530 575 5853

Gemfire99@gmail.com





Tyler Barrington, Principal Planner
Planning Dept.
Nevada County Community Development Agency
950 Maidu Ave. Suite 170
Nevada City, CA 95959
Re: Dollar General Store EIR for Alta Sierra

October 22, 2017

Mr. Barrington,

I have spent hours responding to an EIR that is much the same as the previous one, only to find out that you have, without regard for the environment or its residents, done an end run on behalf of developing a Dollar General site in Alta Sierra. It is not only an incredulous, unethical action given the flawed, but nonetheless, considerable effort made in the EIR by Michael Baker Unlimited, which concludes that there will be a SIGNIFICANT UNAVOIDABLE IMPACT. A recommendation made by your Dept., due to the County's greed for 1. More development funds and 2. Property taxes on an "Improved Property". Saying that this site will have an improved property is the opposite of what most of us have been saying to you: The site and the store will degrade Alta Sierra, with no one making any profit. I ask two things: How much has the County (we taxpayers) already spent on this Project? And I submit two: In figuring the tax base did you take into account the fact that--- % of the taxes will go out of state to Dollar General? Clearly, Commissioner Hoek has asked the correct, logical questions.

All of us could have saved huge amounts of time if we had gone with our first hunch of several years back, that #1 & #2 above were primary reasons for the County's likely recommendation. I believe that we too will have the right to Appeal. Unfortunately, that also will have to be to the County.

I am attaching my current memo to this, as I refuse to spend any more time addressing the matter at the present.

Most Sincerely,

Julie Reaney

Tyler Barrington, Principal Planner
Planning Dept.
Nevada County Community Development Agency
950 Maidu Ave. Suite 170
Nevada City, CA 95959

October 23, 2017

Re: Dollar General: The Environmental Impact Report

Included in this correspondence are my concerns with the Current Draft EIR for Alta Sierra. I poured over the prior Draft and as I recall, it contained many of the public's concerns that are ongoing. These concerns, Pages 1.0-7-1.0-10, were primarily environmental but also included additional quality of life issues, which cannot be quantified. However, *current issues and how they are addressed, in this EIR are either the same, insufficiently addressed, inadequately rated, or not addressed at all.*

The General Plan was updated in 2016 and shows the Zoning Ordinance changes for the County. These changes place residential areas and commercial areas into separate groupings. A large part of those changes emphasizes growing the economy. Underscored, is that more jobs at skilled levels be promoted and fewer at minimum wage. The vast *majority of jobs at Dollar General pay minimum wage and facilitate frequent turnover due to additional Company priorities and administration.*

SPECIFIC CONCERNS

- 1.0-2 States that the efforts by the Board of Supervisors in addressing the General Plan did in 2008, 2010 and 2016 basically modify it so as to minimize or negate impacts on Safety, Circulation and Housing elements, Safety and Noise elements and Land use "addressing the significant and unavoidable impacts identified in the General Plan EIR". These protections are meant to be for the environment and its residents. However, this EIR developed by Michael Baker International, or MBI utilizes these modifications to its advantage by creating more NI (No Impact) and LS (Less than Significant) rankings. *This has enabled more positive out-comes for Dollar General.*
- 1.4 CEQUA guidelines, in summary state that County Planning and permitting *include, but are not limited to, 1. Development Permits and 2. Management Plans.* I submit that the "inclusion" is slanted towards development within the EIR. To off-set the potential slant, the "...not limited to" clause could apply to public input being solicited *prior to the DRAFT* reading that often sets the direction for a final ruling E.g. If a rating scale of 1-10 *from the residents was provided on the elements and/or the conclusions of the EIR*, that scale would more likely be used, than the current approach of soliciting "in-put".
- 1.5 Relationship to the General Plan: *Is to reduce impact levels to a level of insignificance, or as used in this EIR, "no impact" (NI).* This goal becomes a tool for developers to use or misuse to their advantage. As it stands, this rating and that of others can be made very subjectively.
- 1.8 Public Comments Received on the Notice of Preparation" in the prior EIR, are substantive and concise, and yet are inadequately acted upon. *State, County and City Regulations rarely*

look at or evaluate the impact on the people that are most affected by environmental impacts. These concerns are mostly about TRAFFIC congestion and safety and WATER supply, septic, wastewater, and storm drainage. Notably minimized are the number of public comments listed regarding the degradation of the environment.

Two extremely important issues are lacking the probability of flooding due to existing drainage conditions and the proposed scalping at the land site. DG's ignoring STAA route standards by refusing to modify their truck lengths IS ILLEGAL. Though legally accepted, the planting at other sites does not remove erosion and flooding dangers at the DG site. LS or of "Less than Significant Impact" is an unacceptable "Resulting Level of Significance" page ES-18. ES is the abbreviation for "Executive Summary" and will be used frequently in this evaluation.

- 2.0-2 shows that Alta Sierra (AS) is designated as NC C-1 (Neighborhood Commercial). Of the three sites (included are PV and R&R), it is the most "Neighborhood", NC C-2, established area, despite the number of existing small businesses. This designation puts residents in a position of excessively substantiating their opposition to this proposal. Only vast sums of money and pressure could allow for this prolonged, expensive process which is significantly funded by taxpayers.
- Beginning with the ES ("Executive Summary") for AS, THE significant and unavoidable impact is incredibly narrowed down to one. "*Substantial changes in visual character of the site and surroundings*". This conclusion negates the majority of issues from the County, (MBI) and the public. Page ES-6.
- Page ES-19 Impact 6.1.5 "Development of the Project site *could* result in the loss of landmark oak trees and groves, which *could* conflict with the Nevada County Plan". MBI's Mitigation Measures are not sufficient or realistic. If my preceding statement is accepted as true, the word "could" would read, "would".
- Despite CEQA's requirement for listing "Off-Site Alternatives" page ES-5, I do not see any effort to do so. I had previously suggested "Cherry Creek", which would likely bring more income to DG given the long stretch of vacant commercial land between LOP and AS/City of Grass Valley. It is also flat and adjacent to #49, which would greatly reduce DG's development costs. A turnoff lane on #49 would prevent most car related concerns.
- The sheer bulk of the proposed building and its attempt to "fit in to" the AS landscape and environment is a failed proposal. A package that is determined to stay with the standard DG architectural design despite numerous attempts at window dressing and comments in opposition.

To: Nevada County Board of Supervisors
Re: Proposed Dollar General Stores in Nevada County

Date:10/24/2017

Dear BOD,

Please consider carefully our opposition regarding this matter.

While only a small portion of the community may appear in person or write a letter, there is strong public opinion concerning this matter, with the vast majority of residents definitely against such a bad idea.

We do not want any more Dollar General stores in our area, especially in Rough and Ready, or in Penn Valley, because they would drastically change the feel of our rural communities. We are concerned that it would add a cheap and trashy element to the traditionally historical setting of our charming small towns.

As longtime residents of the area we are passionate about what makes our small community special. We are not against change or growth, but we ask you to make wise choices for the sake of our community's future, and to reject this proposal.

The Dollar General store in Grass Valley is close enough to serve our entire community. It is only 10 minutes away from each proposed site, there is no need to add any more locations.

- We already have one!
An additional 3 stores is obscene and does not meet the needs of the community.
- We already have two other 'dollar stores' which have a much better selection!
- The money from these retailers does not stay in the community.
- It creates corporate competition that drives out small and local business.
- Chain stores drive down tourism by degrading the unique charm of the area.

Dollar General's stock of cheap, foreign-made goods would undermine our quality of life. It would steal sales from our locally owned vendors and put more cheap plastic junk in our landfills. Overseas goods also have a huge carbon footprint. In other words, this is a corporate giveaway with no benefit whatsoever to the community.

We beg you to stop it in any way you can!!!

Please figure out some way to stop this encroachment on our quality of life and the right of our residents to shape the future of our towns.

Thank you for your careful consideration.

Sincerely,
William Mattoon & Jacquelyn Mattoon
16290 Hillaire Rd. Rough & Ready, Ca. 95975
songbirdhelper@comcast.net
(530) 273-6467



Tyler Barrington

From: Kent Crockett <crockettkc@gmail.com>
Sent: Tuesday, October 24, 2017 11:58 AM
To: Tyler Barrington
Subject: Fwd: The Proposed Dollar Store on Rough and Ready Highway.



Begin forwarded message:

From: Kent Crockett <crockettkc@gmail.com>
Subject: The Proposed Dollar Store on Rough and Ready Highway.
Date: January 31, 2017 at 11:34:42 AM PST
To: tyler.barrington@co.nevada.ca.us

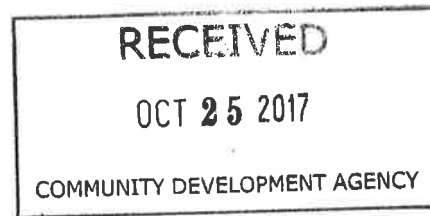
These are deeply trying times, and in our distress we must curb the occasional urge to speak or write too aggressively, rather than with the civility that is at the center of our personal and professional lives.

I encourage whoever holds the authority to grant licenses to build new stores in which imported products, designed to undersell their domestic competitors, will be sold, should, before making their decision, ask local citizens - a few days spent knocking on doors would be time well spent - and determine whether such a new shopping area is felt to be needed, or wanted, by those who live near the proposed building site, and by those who pass it each day, on the way to or from town.

Has anyone queried the voters of Rough and Ready concerning this? It was this morning that I first heard of it - must I attribute that late-learning to my preoccupation with national politics? Has the proposal been brought before those to be affected in time for the aghast to express themselves?

Many will join me in being deeply troubled by all aspects, by every aspect, of this idea. If the decision is made to grant this permit, I will fight it aggressively. Other ideas, other proposals, might well be welcomed by local voters.

Regards... Kent Crockett.



10/23/18

Tyler Barrington, Principal Planner
Nevada County Planning Department
950 Maidu
Nevada City, CA 95959

Mr. Barrington –

Re: Nevada County Planning Commission Staff Report for the Dollar General project in Alta Sierra, page 9, “California Legal trucks (65 feet) *which the applicant has indicated ... will be used for this project* are allowed on Alta Sierra Drive with a permit from the Department of Public Works.” (italics added)

The traffic consultant’s first two reports for the Alta Sierra project misrepresented the length and type of Dollar General’s delivery trucks, depicting first 40-foot box trucks, then 43-foot tractor-and-short-trailer combinations. STAA roadway restrictions on Alta Sierra Drive were not mentioned in either report. Only after I raised the STAA issue did the consultant’s *third* traffic report reveal the true and correct delivery tractor-trailer length of 73 feet and acknowledge the restrictions. Dollar General and its consultant have been in business for decades – it is not possible that they made two honest mistakes.

Now – after three years, three traffic reports, a DEIR, an EIR, several public meetings before the Planning Commission, considerable work by Planning Staff (thank you), an Alta Sierra town hall meeting which demonstrated overwhelming local opposition to the project, a preponderance of letters to Planning that oppose it, no clear-cut demographics to support it, and a final Staff report that recommends approval of the development permit – Dollar General claims that it will use California Legal trucks to deliver loads that originate at its Southern California distribution center in order to comply with STAA restrictions on Alta Sierra Drive. California Legal trucks are not employed in the normal course of Dollar General’s store deliveries. Hopefully, Planning

and Code Compliance will document and make public every detail regarding Dollar General's guarantee.

-- Per Proposed Mitigation AS-15.1.2b, how will Planning and Code Compliance enforce the "no STAA trucks" stipulation?

-- What knowledge and expertise do these departments have concerning California Legal trucks and STAA trucks?

-- Will the Commercial Vehicle Section of the California Highway Patrol be involved in any enforcement?

-- What will the consequences be of Dollar General's non-compliance?

Respectfully,

MARC MAYFIELD

Marc Mayfield

15228 Stinson Drive

Grass Valley CA 95949

ac120022@gmail.com

Enclosed please find 10 copies as requested.

Elizabeth Holmgren
19653 Valkenburg Lane
Grass Valley, CA 95949



Date: 22 October 2017

Subj: Objection to Corporate Dollar store in Alta Sierra

To whom it may concern,

I object to the thought of a Corporate Dollar store in Alta Sierra. We have done a fine job supporting our community and do not need a Corporation coming here to take advantage of that. Beautify our neighborhood, don't lessen it.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Holmgren". The signature is written in dark ink and extends to the right with a long horizontal stroke.

Elizabeth Holmgren
19653 Valkenburg Lane
Grass Valley, CA 95949
ceznholmögens@gmail.com
(530) 863-8498

Chris Holmgren
19653 Valkenburg Lane
Grass Valley, CA 95949



Date: 22 October 2017

Subj: Objection to Corporate Dollar store in Alta Sierra

To whom it may concern,

I have been a resident of Buck Mountain and the greater Alta Sierra area for almost two decades. I have been an avid supporter and patron of my local shops and businesses. The idea of a Corporate Dollar store in Alta Sierra offends my sense that the community is ours and deserves something from us. Instead, I'm relegated to think that local does not matter and that I might as well go down to Roseville and make all my purchases for convenience as opposed to supporting my community. Think twice regarding what is at stake here.

Best regards,

A handwritten signature in cursive script, appearing to read "Chris Holmgren".

Chris Holmgren
19653 Valkenburg Lane
Grass Valley, CA 95949
GVOldSalt@gmail.com
(530) 277-8297



10/21/17

NEVADA County Planning Commission.

DEAR Commissioners:

AT your OCT. 26, 2017 public hearing,
PLEASE REJECT DOLLAR GENERAL'S REQUEST
FOR APPROVAL of AN ENVIRONMENTAL
IMPACT REPORT for THREE proposed
DOLLAR GENERAL STORES in NEVADA County.

I LIVE NEAR Line Km RD 49. WE
ARE ALREADY EXPERIENCING TRAFFIC PROBLEMS
IN THIS AREA. TO BE INCONVENIENT TO SAVE
LIVES IS WELL WORTH IT.

THANK YOU for your ATTENTION.

LAWRENCE M LeBlanc

Dollar Stores

From: iguanita <fuzzywhiterabbit@yahoo.com>

To: debarmanino <debarmanino@aol.com>

Date: Wed, Oct 18, 2017 10:38 pm

Deb:

I don't believe we need any more dollar stores. One should be plenty..

Jan deProsse
Grass Valley

Sent from my iPhone

RECEIVED
OCT 25 2017
COMMUNITY DEVELOPMENT AGENCY

RECEIVED

OCT 25 2017

COMMUNITY DEVELOPMENT AGENCY

LYNN WENZEL

268 Scotia Pines Circle – Grass Valley – CA 95945 – 530-477-0746

To the Planning Commission:

I am writing to let you know that I am strongly against any more “Dollar” stores coming to Nevada County. We have plenty already. They are a blight on the scenery and new ones will only cause more traffic and unsightly areas. They encourage the production and distribution of cheaply made items from China and take business away from our local mom and pop stores. Please do not okay any more of these unnecessary and anti-local economy stores.

Thank you.

Lynn Wenzel

Lynn Wenzel

10-20-17

To the Planning Commission of
Nevada County -

RECEIVED

OCT 25 2017

COMMUNITY DEVELOPMENT AGENCY

In the spirit of beauty, we do not
need a Dollar General in Alta Sierra.

Their buildings are not attractive, it will
cause more traffic in the small area and
there is a Dollar Tree not far - as well as
many other thrift stores for those who need
it - So please consider our Residents
and VOTE NO

Thank you
Debi HeBlanc
Grass Valley.

Tyler Barrington

From: Virginia Moran <vsm@ecooutreachvsm.com>
Sent: Thursday, October 26, 2017 10:22 AM
To: Tyler Barrington
Subject: Dollar General Hearing Today--Alta Sierra



Democratic participation is limited when people have to work. I trust the county understands this.

I will not be able to attend today's hearing because I am working but I am opposed to the Dollar General project in Alta Sierra. The way this process is set up, there is an inherent conflict of interest with the county "representing" the citizens of Alta Sierra. The county does not and cannot represent us due to the benefit the county receives from the tax revenue from this business while residents near the project will not directly benefit and in fact, will have to pay the costs for this store in term of upkeep, code violations, crime, litter, garbage, polluted stormwater runoff/flooding, removal of ordinance protected landmark oak habitat, among other burdens to Alta Sierra residents/property owners. All costs to maintain the store are passed on TO US, the residents. The county bureaucracy will benefit and place the burden of the project on the backs of its own residents. For all intensive purposes, the County and Dollar General are one entity. The other conflict is the county is acting as lead for the applicant's CEQA process.

With this in mind, we have only our own voices. I live in the community that will be affected by this project. As a member of this community, I am deeply opposed to it. While the county seems intent on disregarding our voices, if the process was sincere (no financial conflict of interest), you would be obligated to factor in my opposition and those of my neighbors. That you might completely disregard the citizens that will be affected most by this project who will then be forced to assume the financial burden of upkeep of the property with their property taxes, is appalling and an indictment of how little the county cares about it's citizens and what a mockery the "public process" is. Saying you are worried about "getting sued", using this as an excuse for approval is an even greater indictment of what a mockery this process is, a process WE ARE PAYING FOR. The County also repeatedly violates its own land use code, again, because this process is hopeless--the county ITSELF benefits from additional tax revenue and has a record of caring only about this.

I will be submitting comments on the Final EIR but for today's hearing, this is on the record, I am opposed to this project and stand with my neighbors in doing so. Even if it is farce, we have no real representation due to county conflict of interest, you are obligated to figure in my opposition in the final decision.

Virginia Moran
15495 Nancy Way
Alta Sierra Subdivision, CA 95949