

DRAFT EIR COMMENT FORM for the DOLLAR GENERAL STORE PROJECTS at Alta
Sierra, Rough & Ready, and Penn Valley.

RECEIVED

JAN 27 2017

To: Tyler Barrington, Principal Planner
tyler.barrington@co.nevada.ca.us
950 Maidu Avenue, Suite 170
Nevada City, CA 95959-8617

NEVADA COUNTY
BOARD OF SUPERVISORSec: All BOJ
Geo
Counsel
PlanningName: Julia A. ToneyDate: 1-26-2017Address: 12282 Sunset Ave.Grass Valley, CA 95945

Comments:

See enclosed letters

Signed:

Julia A. Toney

Julia A. Toney
12282 Sunset Avenue
Grass Valley, California, 95945
January 26, 2017

Mr. Tyler Barrington, Principal Planner
950 Maidu Avenue, Suite 170
Nevada City, California 95959

RE: Proposed Dollar General at R&R Highway and West Drive

Dear Mr. Barrington:

This is in response to the Community Meeting on January 26, 2017 regarding the above proposed Dollar General site.

I am adding more concerns that were not included in my letters of May 9, 2015 and January 24, 2016 (see attached copies).

Where would the 48,000 water storage tank necessary for fire protection be located? Will it be underground or above ground? It might be difficult to put underground due to the levels of lava cap in this area and I would not think the lot size would accommodate such a large tank. I agree that water storage is necessary for fire protection for a building of this size in this area.

Rough and Ready Highway is the main access for all emergency calls for the rural Bitney Springs area. Any extra traffic at the Dollar General business could cause problems.

Now that Nevada Union is starting school later and ending later it coincides more with the elementary school busses and traffic. The new Charter School on Adams Avenue may change or add traffic in this area also.

I mentioned the problems with the left hand turn at West Drive in my prior letters. This business would cause MORE left turns at this intersection. The East Drive turn is even more dangerous as there is no left hand turn lane going in the West direction.

I am sure that there could be more traffic on Sunset Avenue for Dollar General clients wanting to miss the congestion at West Drive and R&R Highway. This is a quiet residential area with children in the area. The school busses come this direction so no extra traffic is needed.

I am also concerned about proper drainage and sewage problems! We all know that sewage problems do exist in this area due to the lava cap levels.

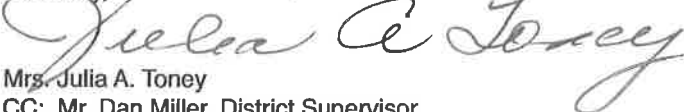
I am concerned about the large, long trucks that will have to travel through Grass Valley and Main Street to R&R Highway for delivery to this site. Are they legal and safe to drive through the main streets of Grass Valley?

I DO NOT think this is a proper business for this site due to size, parking, traffic, lighting, noise levels, residential settings in this area, and the proximity to the Boyle House Family Shelter. NO SAFE access is available for crossing Rough and Ready Hiway.

I WILL NOT be shopping at this store, as I do not shop at the Dollar General in the Brunswick area.

Thank you for your consideration in this matter.

Sincerely,


Mrs. Julia A. Toney
CC: Mr. Dan Miller, District Supervisor

email =
julietoney26@
yahoo.com.

Julia Toney
12282 Sunset Avenue
Grass Valley, CA 95945
January 24, 2016

Mr. Tyler Barrington, Principal Planner
950 Maldu Avenue, Suite 170
Nevada City, California 95959

RE: Proposed Dollar General at R&R Highway and West Drive

Dear Mr. Barrington:

I am writing to inform you that I am opposed to the building of a Dollar General store at this site. My concerns and reasons for this opposition are as follows:

I am very concerned about the intersection of West Drive and R&R highway. I have called CHP on this intersection 3 times in the past. CHP does their best to patrol this area but that doesn't always solve the problem. Sometimes it is very difficult to enter and exit West Drive.

I am very concerned about clients at the Boyle House crossing RR Hiway to shop at this store.

I am concerned with the proposed entrance on West Drive with the school bus stops and the county bus transportation stop at the end of West Dr. A lot of clients from the shelter use this stop for pickup.

I am also concerned about the amount of traffic that could use Sunset Avenue and East Drive as another route to Dollar General. We don't need or want more traffic in our residential area.

How will delivery trucks enter and exit safely.

I have concerns about fire in the area and water pressure and supplies with this extra need for such a building.

I do not want or need the extra lighting that will be needed at this site, nor want to hear the AC and refrigeration units running 24/7 all year round.

What will this do my property values? I am sure it won't help mine.

There are at least three family homes next to this site and this makes it not acceptable. There are others across RR Hiway and West Drive.

Where will all of the storm drain off go? Will this affect the NID water ditch across the highway? We do not need oil or waste contamination in this area.

I do not feel that we need this store in our area. It is about 5-6 miles to the store

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Mr. Tyler Barrington
January 24, 2016

on Nevada City Hiway. I do not shop at that store. This store will be too large for our area. The small store at Alta St. and Ridge Road and the market at Squirrel Creek solve any emergency needs. I can guarantee that I most likely will NOT be shopping at this proposed store. I know lot of my neighbors feel the same way. I am not against business in this area but this proposed business is NOT what we need or want in our residential area.

Thank your for consideration in this matter.

Sincerely,

Julia A. Toney
530-273-5771

CC: Jessica Hankins, Senior Planner
Dan Miller, District Supervisor

**Julia Toney
12282 Sunset Ave
Grass Valley, CA 95945
May 9, 2015**

**Ms. Kesler-Wolfson
Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959-8617**

Dear Mrs. Kesler-Wolfson:

I am writing regarding building a Dollar General Store at the corner of West Drive and Rough and Ready Hiway.

I live at 12282 Sunset Avenue, Grass Valley and use the West Drive intersection with Rough and Ready Highway all of the time. I am very concerned about the added traffic at the above intersection. I have called CHP about this intersection twice. I was in the left hand turn lane waiting for my turn to enter West Drive, had a car going down the hill to my right and a car coming up the hill in the eastbound lane. A car was passing in the uphill left hand turn lane and could have caused a head on accident. There was no where for me to go, but wait and hope the illegal passing car was able to pull back in the east bound lane. Luckily there was no accident and all were safe. I know of at least one accident at this intersection in the last few years. Some of my neighbors have complained of the same situation.

I am also very concerned about possible residents of the Boyle House (family homeless shelter run by the Salvation Army) just down the hill from West Drive walking to the Dollar General Store. There are NO crosswalks nor sidewalks in the area and it is in the bend in the road, so that could be VERY unsafe for those residents.

Traffic and safety for all are my MAIN concern about this future building site.

**Ms. Kesler-Wolsfon
May 9, 2015
Page 2**

of local residents and future clients of this business. I do not feel that this is an appropriate business for this site.

Thank you for your consideration in this matter.

Sincerely,

Julia A. Toney

CC: Dan Miller, District Supervisor

cc: All BOS
CEO
Counsel
Planning

Julie Patterson-Hunter

From: Julie Patterson-Hunter
Sent: Thursday, December 21, 2017 7:55 AM
To: All BOS Board Members
Cc: Rick Haffey; Alison Lehman; Alison Barratt-Green
Subject: FW: Dollar General

Dist IV resident

From: Lindsay [mailto:missionaryhere@aol.com]
Sent: Thursday, December 21, 2017 3:47 AM
To: bdofsupervisors <bdofsupervisors@co.nevada.ca.us>
Subject: Dollar General

Good morning!

I wanted to ask if there is anything else we in Penn Valley can do to stop the Dollar General from being built in Penn Valley. Seriously, there is already one in Grass Valley. There is a reason we choose to live in Penn Valley -- because it's not full of crappy looking stores. I haven't met one person who likes the idea yet. V

Thanks!

-- Lindsay Betz