

Tom Last

From: Keoni Allen <keoni@sfccinc.com>
Sent: Tuesday, April 28, 2020 2:41 PM
To: Tom Last
Subject: Dorsey Drive Project

Tom, please accept this email into the public record for the Dorsey Drive public hearing tonight.

The Dorsey Drive applicants have been in the approval process with the City of Grass Valley for several years now. During that time, they have redesigned their project repeatedly to comply with the requests to be a better fit with our city. Not only is that willingness to fit with our perceived needs admirable, the final application that is before you is very good, and will be a huge asset to Grass Valley.

It is indisputable that we need the proposed new market rate apartments to alleviate our current housing shortage. We need the proposed market rate units because we have almost no new units of this type, as opposed to hundreds of subsidized type of units. I urge you to approve the apartment component of the application with as minimal added conditions as you see fit. Added conditions equals added costs equals higher rents. Please help keep the proposed new units as affordable as possible.

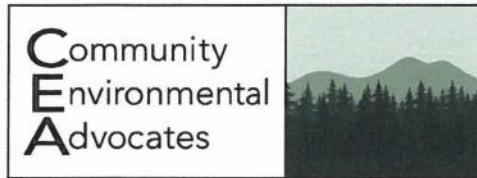
The commercial component of the project has been redesigned and modified to maximize the benefit, and minimize the negative impacts on the city and our existing businesses. The approved project will provide suitable locations for new retailers looking to enter our local market, and will provide significant income from sales tax which is critical to our financial health. I urge you to approve the commercial component of the application as designed and let's get this valuable visual and economic improvement underway to becoming the asset we all know it can be.

The City of Grass Valley has done a tremendous job of processing this application and working with the very astute and capable proponents to make the Dorsey Drive Marketplace a success for everyone who truly cares about the economic and aesthetic future of Grass Valley.

Sincerely, Keoni Allen
130 East Main St. Grass Valley, Ca.

Keoni Allen
President

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**Comments to Grass Valley City Council
Regarding Dorsey Marketplace
April 28, 2020**

CEA Foundation opposes this project in its current configuration for the following reasons:

Traffic Impacts: This project is catering to a car culture with drive up windows and freeway-side access. It probably will fill with corporate chain stores. Note that lack of affordable housing in our area means many workers often have to commute. The design is not really a walkable community. True, you can walk across the shopping center. That is not enough. What is the walking distance to the nearest park? Where are facilities for children to be able to play? (not just tots)

Aesthetics: This project ignores the city's guidelines for preservation of forested viewscape and not building on ridges. (GV Dev Code section 5-19) A forested hilltop will be replaced with vertical walls and large building faces. It will have a negative impact on tourism and quality of life in Grass Valley. A business park with building nestled amongst the pines **as per current zoning** would be more appropriate, or even a few apartments thoughtfully placed.

Housing: High end apartments of 1000-1600 sf will not be affordable to the many working people in our community. We should be requiring at least 20% of any housing project to be offered at affordable rates to the below-moderate and low income population.

Local Economy: We are concerned that this project will have a negative impact on existing businesses and increase vacancy rates, especially impacting downtown Grass Valley

Climate Change Impacts: We are in a climate crisis. In the long run, the investment in solar will pay for itself while helping reduce Greenhouse Gas emissions. Don't let this opportunity pass. Request a complete net zero system for the project.

Thank you for your consideration,
Ralph Silberstein, on behalf of
CEA Foundation
<https://www.cea-nc.org>

Taylor Day

From: brivenes@sbcglobal.net
Sent: Monday, April 27, 2020 4:09 PM
To: Public Comments
Subject: Dorsey Marketplace comments April 28 2020

April 27, 2020

Grass Valley City Council

Grass Valley, CA

City Council Members:

The Dorsey Marketplace project has troubled me from its beginnings in the Design Review Board meetings however long ago that was. The scale is too big, the buildings are cookie cutter, too many drive-throughs, too much commercial with too much square footage and no attention to the real needs of the city. The city needs affordable climate efficient housing, not retail and fast food. The county needs an attractive approach and entrance to one of its busiest neighborhoods, not the back of stucco buildings with all the trees removed. All of the visuals shown in meetings have not been enticing nor in scale with the actual slope of the terrain and showing realistically what the project will look like.

As to the adequacy of the EIR – the traffic studies, though defended as being correct, anyone who drives those streets connecting to Dorsey Marketplace, knows that they are packed with traffic and exceed the accepted levels of service except in pandemic quarantines. Yet the project continues without traffic mitigation or hard discussion.

Our climate is changing, our economy is changing, our lifestyles are changing. Why doesn't this project reflect the needs of the renting public with attractive low profile units with gardens, park space, walkability, bike-ability and leaving some of the native trees and plants.

The efficient energy and solar part of this project is also disappointing. Such an opportunity with all that southern western exposure is wasted with the project. These ideas were brought forward by the public constantly and not taken seriously.

Chairman Swarthout had misgivings before the final vote several months ago. She raised important issues of cost of new retail/commercial space and its effect on older shopping areas. And the size and amount of the new - how has that been resolved?

And finally, the truly ridiculous notion that this project is going to stop bleeding retail dollars away from Costco, Nordstrom and Trader Joe's is not a reason to vote for it. Amazon has already settled that question.

I urge a no vote on the certification of the Dorsey Marketplace FEIR and the zoning amendment.

Sincerely,

Barbara Rivenes, 108 Bridger Ct, Grass Valley, 95945

Taylor Day

From: Tache <tache@together.net>
Sent: Monday, April 27, 2020 9:49 AM
To: Public Comments
Subject: Dorsey Marketplace comment

I would be for the Dorsey Marketplace if it contained ONLY housing, which is so desperately needed. Otherwise, I am against it. I don't accept the stores AND housing concept. We don't need more stores. We need to fully support the stores and businesses that we have. But we do need housing. And that particular location, traffic wise, would not have a great impact. PLEASE no more stores and businesses to compete with those that we have, who are really struggling—even more so in these strange times.

My family always shops locally. We don't shop in Roseville and very rarely Auburn.

Thank you.

Janet Taché

Penn Valley, CA

tache@together.net

530-274-7383

Taylor Day

From: Michael Driskill <kdobermann@mac.com>
Sent: Friday, April 24, 2020 1:51 PM
To: Public Comments
Subject: NO to Dorsey Marketplace

I moved to Grass Valley in August 2018. A nice quiet, relatively peaceful town which met my expectations for retiring.

I am a retired Veteran, and semi-retired Public Health Nurse with 42+ years in the medical field.

I live on a fixed income and in a MHP only a few blocks away from the "proposed" insanity the city council is considering.

I probably don't have to say much because I support all the folks in this entire city that this project should not even be studied further.

What is the point of spending thousands of more dollars for a study when the last one was an absolute thumbs down? In the Roman coliseum in which we live, that has great meaning especially when it comes to the financial voting block of retirees who will be dispossed of their homes, put in austere fire danger, gridlocked in traffic from construction that will take years to accomplish, poisoned air from the earth moving, and the nursing home patients who will die because the city considered a few more dollars was more important than the health and welfare of this town's citizens.

The city does not need another concrete bunker to go south in a few years, when there are already businesses in this town that are suffering and malls are becoming empty. Why not study on how to enhance their ability to stay alive and well. Another shopping mall is not the answer! Getting bigger doesn't mean better, ever.

How about a nice park with a few benches, where we, the retired and the working, can gather together and enjoy the life we can afford. We want our neighborhoods to remain quiet, and relatively peaceful.

Respectfully,
Michael Driskill, RN, BSN, PHN, PMRS, etc., etc.

Taylor Day

From: Don Rivenes <rivenes@sbcglobal.net>
Sent: Saturday, April 25, 2020 3:51 PM
To: Public Comments
Subject: Public Hearing on the Dorsey Marketplace project

To: Tom Last
Re: Public Hearing on the Dorsey Marketplace project.

I strongly urge that the Dorsey Marketplace project approval be delayed until the Community Development Department, the developer and solar experts meet to determine how to meet the state ZNE requirements and provide the lowest cost system with a backup storage capability. This should also include the commercial buildings where the solar panels could be sited.

The CPUC recently approved two new building-electrification incentive programs, called BUILD ("Building Initiative for Low-Emissions Development") and TECH ("Technology and Equipment for Clean Heating"). Both programs were established by legislation (Senate bill 1477).

The BUILD program is meant to encourage new residential construction that is more efficient than required by the current building code. It will offer financial incentives to developers who build efficient all-electric housing, with no connection to the gas grid. At least 75 percent of the program's overall \$80 million budget must be used to support all-electric, low income housing -- helping to shield low-income residents from the volatile and increasing costs of gas. It would also help lower overall energy bills and improve indoor air quality and safety.

TECH is intended to transform the market for super-efficient heating and cooling technologies, such as heat pump water heaters and space heaters, in both new and existing homes. The program's \$120 million budget will provide incentives for education, training, and product development. Some funding will be used to support the development of early-stage heating and cooling technologies that reduce greenhouse-gas emissions (like heat pumps), especially those that are grid-enabled. And some funding will address health, safety and affordability concerns for low-income households.

Grass Valley is in need of affordable housing and this project is an opportunity to provide it. The project can be re-configured to all but eliminate the commercial part and provide smaller all-electric affordable apartments that will help the City meet the goals of the Energy Action Plan adopted last year. A community solar/storage facility would provide the renewable energy for the buildings and a backup storage would provide resilience for power shut-offs.

Don Rivenes
Member CEA

Taylor Day

From: Suzanne Hall <suzannehall33@icloud.com>
Sent: Sunday, April 26, 2020 9:35 PM
To: Public Comments
Subject: Dorsey Development

People have expressed a lot of concerns regarding the Dorsey Marketplace, and I share some of those; however, I'm not completely against the project.

What I would like to see is preservation of the hill and trees that back the property. The flattening of Hills's day removal of trees is a reason I was more than happy to leave Auburn 25 years ago.

If development must happen, please make it in character with our county.

Suzanne Hall
453 Sacramento Street
Nevada City

Sent from my iPhone

Tom Last

From: R B <raybryars@yahoo.com>
Sent: Sunday, April 26, 2020 8:29 PM
To: Tom Last
Cc: Ray Bryars
Subject: Comments on Dorsey Marketplace

Hi Tom

I'd appreciate it if you could forward these comments to City Council.

Grass Valley City Council Meeting - April 28, 2020

Dorsey Marketplace

My name is Ray Bryars. I live on Northview Drive in Nevada City. I own rental property in Grass Valley.

I'm returning to emphasize that City Council has the opportunity to make a very positive impact on low income housing in Grass Valley. At the last meeting I heard discussion about shopping and the types of plants that would be used in the landscaping, but very little discussion about the biggest issue that is facing our community - Affordable housing!!

The State wants it, the County wants it, the Community in Grass Valley wants it, so why isn't this a high priority issue with City Council??

I believe that City Council has the power to direct City Staff to work with Dorsey Marketplace Developer to modify their proposal to adjust the size of their apartment units so that there are a significant number of smaller units. These could range from 400 to 600 square feet to enable singles and smaller families to have a reasonably priced place to live.

I am not suggesting that the developer be expected to take a loss on this development. I believe that the City can work closely with the developer to facilitate the planning, approval and infrastructure required to enable smaller units to be cost effectively developed, I'm confident that a team effort will result in a model development that will be used as a template for future growth.

To reiterate my request. Please instruct Staff to work with the Dorsey Marketplace developer to adjust the size of their proposed units to accommodate our low income community members.

Many thanks for all your hard work.
Ray Bryars
530-477-8725

Taylor Day

From: +1 530-615-7972
Sent: Tuesday, April 28, 2020 2:06 PM
To: Public Comments
Subject: Voice Mail (1 minute and 30 seconds)
Attachments: audio.mp3

Hello this is Matthew Coulter on the door see drive marketplace project, which is insanity that you'd even consider pushing it. Forward it needs to be halted until the community can be involved with the decision that you are about to make a terrible decision on by approving it, which I know it's already approved that's how you guys roll and I would definitely like this in public comment. And I would definitely like my packet sent to Maine on July 1 to run for City Council, so there can be some dissenting vote in the couple of Yes people you have there just destroying our town. It's filled with drug addicts, needles in the police are doing triage on the calls now because they don't have enough manpower. To respond to all the calls that are happening with stolen coral stone cars right now drug addicts and everything else is happening here in town with the violence child abuse domestic violence and all the other things that are happening, it all relates to the fact that you guys are so out of touch that you're willing to build a shopping center. When there's building upon building upon building is empty in our town, and they will be more within a few weeks and a few months get a clue walk around. Look around if you dare and see what's really happening in our town, an open your eyes and stop drinking, the Kool aid. Oh, thank you very much.

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Taylor Day

From: Lisa Swarthout
Sent: Tuesday, April 28, 2020 4:16 PM
To: Tim Kiser; Taylor Day
Subject: Fw: Voice Mail (4 minutes and 44 seconds)
Attachments: audio.mp3

I just received this voicemail, it's pretty long but we should put it in the public record for tonight.

From: +1 530-615-1237 <+1 530-615-1237>
Sent: Tuesday, April 28, 2020 4:03 PM
To: Lisa Swarthout <lswarthout@cityofgrassvalley.com>
Subject: Voice Mail (4 minutes and 44 seconds)

Hello my name is Simone Schwinn My phone number is 530-615-1237. I am a Grass Valley resident and property owner and I am also a business owner. In Nevada City. This is in regards to these so called public hearings on the door see marketplace project. I think that in a context of the current situation with this pandemic and the shutdown of all local businesses, nonessential local businesses, that this should not even be something that's being talked about. This should be shelved for six to 12 months minimally. This is completely inappropriate and exactly the kind of thing the government's doing right now that is really. Chipping away at peoples trust the government is working for us in any way uhm. I think it's really inappropriate because we are in a shutdown and local businesses are closing and they're closing for good and I know that the Chambers of Commerce of both towns are very concerned. I was talking with Kelly Kathy Whittlesley yesterday in Nevada City Chamber Commerce. And she's very concerned. We were all very concerned uhm. This is really inappropriate time to talk about such a thing. It's not even an appropriate time to talk about you know new housing because no one has any money what we need from you right now is your advocacy. With Gavin Newsom with the health Department to come up with a reasonable based on the current numbers in our County. Based on our regional status, are reopening of our town and and encouragement and we need you know, is particularly Nevada city relies on so much tourism you know and so it has to be. We need to start reopening at least to local. So that then we can start to welcome people back into our community with hesitation an with intelligence. But based on our regional status not based on numbers out of the Bay Area, we just really, really need your working for us right now. We're struggling out here. The small business owners we have not received SBA loans. They all went to corporations. They all went to. The people in places like South Dakota, where there wasn't even a shot down. People have not received those loans. It's, you know we are trying to apply for unemployment today. These websites that the government is putting out aren't working. So you know we're paying you with our tax dollars right now. To advocate for us and to preserve our community and this is a very inappropriate time to be Speaking of the Dorsey marketplace project is already been so contentious and controversial and that was in times of when. We were a little more flush than we are now so please. Please consider your local community your local business owners your local property owners. Everyone that is, you know under your jurisdiction here and please, consider them when you're talking about this and understand that it's not a true public hearing as well because we are not really able to be there and I'm not able to be there to express this and I'm not even able to speak to anyone. I have been Speaking of people's voice mails all day, which is disappointing and and really reflective of. Governments up with everyone right now, it feels like this behemoth that is not looking out for us. It's just steamrolling along with these regulations about closures and not even considering individuals not even considering. Like how people are suffering and what the long term effects of this are on our communities. So I just ask that when you're even thinking about this that. You consider just. Show me in it, and saying, You know, I think there's more important things to talk about right now and this is not the most pressing need if anything, you know. We we need we need we need small business loans. We need unemployment. We need protection. We need a plan to reopen that it's reasonable and based on our regional stats right now. So thank you for hearing me. Thank you for doing your job and I hope you do it and thinking of us thinking of the little guys out here and not these huge corporations that want to take over these places, because we don't need our talent to become another Auburn solace. You know, no no real jobs that

bring joy, just these kind of Jerome jobs in a target Annina Trader Joe's and like that. We don't. That's not what our community needs. We need to revive our downtowns again. We need to bring these towns that were growing so beautifully and so artistically. We need to bring that back to life and revise on so thank you. I have a good day.

You received a voice mail from WIRELESS CALLER<tel:+15306151237>.

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