

Taylor Day

From: HARBISON GARY
Sent: Tuesday, January 25, 2022 4:59 PM
To: Public Comments
Subject: Voice Mail (1 minute and 55 seconds)
Attachments: audio.mp3

My name is Debbie trainer. I'm also calling on behalf of my husband Kevin Trainer. We live. We have property on 11545 Allison Ditch Rd. We are not in agreement of this proposed trailer. 300 trailer RV campsite. We are so concerned about the traffic situation the we border this property. We don't know what is going to go on and behind our property that the there's going to be. I can't imagine 300 trailers. The noise pollution, the light pollution, our property is already considered a bird sanctuary but you have to consider that a lot of trees went down in the fire that was there. Uhm, we are a rural community. We have animals family my. There's just. It's a beautiful area not set up for trailers. What happens if the power goes out where power goes out quite frequently, especially in snow weather? Are we going to hear? Are we gonna hear generators all the time that this is just not in the right place? We have a nice little campsite at the campground and up at the fairgrounds and we are so opposed to this idea. This is ridiculous. Anyway my number is .Jhm again we are not for this proposed campsite. Thank you bye.

You received a voice mail from [HARBISON GARY](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: Hermann M N <
Sent: Tuesday, January 25, 2022 4:54 PM
To: Public Comments
Subject: Voice Mail (2 minutes and 19 seconds)
Attachments: audio.mp3

Hi, my name is Max Herman. I live at 11551 Allison Ditch Rd in Grass Valley. I'm calling in regards to this Planning Commission recommendation for this RV park resort here and you guys are having a meeting about it tonight. And fortunately I've gone to their presentation and I really don't believe that this fire danger situation is really been looked at thoroughly and the traffic congestion that was gonna happen with this potentially getting past. It's it. I think more time needs to be talked about. This that most people in my neighborhood zone even still know about this and how it's going to impact all of us. I really am disappointed that we can't as the public have an unfair disadvantage to even not even be at this meeting. We can only leave a message if the omnicron viruses so bad where we can't be there in public. Then with this meeting should be postponed until the public can truly have their voice being heard in the moment when we're all there discussing this, and I feel like it's very unfair and almost illegal that you guys can move forward with potentially with something like this. I really hope you guys all consider this and really think about the potential impact that this will have on our Community around this area. I've been born and raised here. I've lived here my whole life. I know something to be there, but I really think a hundred and fifty spaces is a really bad idea. It's not gonna help anything and nothing is everything is. It's not going to be mitigated. There's already traffic congestion trying to get onto highway twenty. When I commute to work every day, it's hard to make a left turn as it is now and you're gonna have 150 potential people coming in and out of there making that situation that much worse on mccourtney with everybody that lives up and down there, I mean, and with the fire danger, we're not out of it. We're still in drought. There's fires, you guys, really, I hope you seriously consider voting this down. This is a really bad idea, and at least postpone your decision until further when we can actually have a discussion in person with everybody, please. Thank you.

You received a voice mail from [Hermann M N](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: Denise Marman
Sent: Tuesday, January 25, 2022 4:03 PM
To: Public Comments
Subject: Fw: Proposal for RV Park

Hello City Council,

I live in Sherwood Forest. As a fairly new resident of Grass Valley I have become painfully aware of the extreme fire danger in this area. In 2020, I experienced the fire evacuation warnings. I am VERY concerned about the building of an RV park at McCourtney and Auburn Road. If any fire occurs in this area, we already have few options for evacuation. I believe the building of an RV park can potentially create a worse scenario to that of what happened in Paradise. I believe it would be a nightmare getting all the large and cumbersome RVs evacuated in a timely fashion.

I think other uses of this vacant area would be a safer bet.

Thank you for listening!

Denise

Ciao,
Denise Marman

January 25, 2022

To: Grass Valley City Council

From: Judie Tartaglia, Resident of Polaris Dr., Grass Valley, CA

Subject: Proposed Grass Valley RV Park at McCourtney and Auburn Rds.

The following traffic impacts do not seem to be considered in the Traffic Study:

1. Potential Evacuation Routes in case of a wildfire or other emergency. While I understand that you can't plan for every possible fire scenario, there are only two roads that could be used in event of an evacuation. It is possible 100+ large vehicles could be added to the residents who are trying to evacuate on either McCourtney or Auburn Rds. Auburn Road out to HWY 49 is not engineered for large vehicles.
2. How will people in the RV Park be made aware of evacuation routes? Locals have plans for evacuation, what will happen if 100 RVs are added to the routes?
3. Will a third exit onto McCourtney be added for emergencies?
4. While the present owners may decide to stop using their property for event parking at the Fairgrounds at any time, what is the plan for other parking for hundreds of cars displaced by the RV Park during the Fair and festivals?
5. The offramp from Hwy 20 onto McCourtney is already seriously congested during events. The Traffic Study rated it "F" at certain times now. How will that be mitigated so residents have a chance to access their homes?
6. Vehicles going to the dump, including garbage trucks are increasing every year. RVs parked along McCourtney will pay a lot for very noisy spots.
7. The Traffic Study did not examine the potential for gridlock when Fairgrounds events are happening along with regular traffic to the dump, residential traffic and RVs turning into or out of the RVPark. The area is severely congested during events which, I am sure, will resume as Covid wanes.

Other considerations:

- The Glamping sites and RV sites should not be allowed to have campfires when there is any fire danger at all. The Glamping spots are too close to the wildland adjacent to the upper part of Allison Ditch Rd.
- Lighting must be dimmed after 10pm.
- There should be noise restrictions for generators, music and parties similar to the timing of events at the Fairgrounds.

My opinion after 33 years in a wildfire fighting organization and that of others associated with the Fire Safe Council is the traffic from the RV Park will be very bad. Evacuations of residents, RVers and Fairgrounds users could easily lead to chaos similar to what the Town of Paradise endured. The evacuation considerations are scary and should not be minimized because, quoting the GV Fire Chief at the December 8 field meeting, "we never know where the fire will be coming from ahead of time." Residents are expected to plan ahead, they should too.

Thank you,
Very Concerned Citizen,

Judie L. Tartaglia

Taylor Day

From: JOHNSON D ◂
Sent: Tuesday, January 25, 2022 1:21 PM
To: Public Comments
Subject: Voice Mail (1 minute and 27 seconds)
Attachments: audio.mp3

My name is Mark Johnson. I'll reside at 111300 Ryan Way in Grass Valley, often mccourtney one mile past the proposed resort RV park. I am totally against us every morning. My neighbors is totally against us. We are outside of city limits. We want to know why we weren't informed of the meeting on December 8th. We're only 40 people showed up and gave their yay or nay on it. We're very disappointed about that. Extremely disappointed that we weren't able to participate in that. Adding four traffic signals and a roundabout or even one traffic signal in a roundabout, even a roundabout is unacceptable. This is what country living is supposed to be. We're not supposed to be in a business park. We're residential here. We're right outside where one mile away less than one mile away from this fiasco. This neighborhood destroying RV park. And you want to put in four traffic lights around about and give us no say about it, totally against us 100%. Anybody that votes for this should be kicked off the board. And if there's anything I could do about it, I will vote him out. Thank you. Good day.

You received a voice mail from [JOHNSON D](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: WIRELESS CALLER ·
Sent: Tuesday, January 25, 2022 8:33 AM
To: Public Comments
Subject: Voice Mail (53 seconds)
Attachments: audio.mp3

My name is eternal. Van Gears Bergen ! 11697 forty Rd Grass Valley. I would like to make a comment of the concerns that many of my neighbors have regarding the active and entrance of the RV park at 150 per fees. If in case of an emergency how people also considered the fairgrounds 50 or 5075 RV? If there's some urgency back in 2017, that's my concern tonight. Something thank you peternell here. One month ago in.

You received a voice mail from [WIRELESS CALLER](#)

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: Reed Hamilton <
Sent: Monday, January 24, 2022 4:53 PM
To: Public Comments
Subject: RV park fire safety

Dear Grass Valley City Council members,

In reviewing the planning documents for the proposed RV park at McCourtney and Old Auburn Roads, I think that the planning commission and the developer have not done enough serious evaluation of fire evacuation plans. The crux of my concern is the evident assumption that in a fire all will go according to plan and that there will be plenty of safety personnel available.

Most people are aware that the fires of the last few years have acted in ways completely unexpected and never seen before. Fires move very fast, depending on wind and vegetation, sending embers far ahead of the flames and jumping barriers like highways with ease. Suburban neighborhoods have burned to the ground as in the recent Marshall fire in Colorado. We assume that roads will be clear and visibility good, while in the Camp fire dense smoke made visibility near zero in places and fallen trees and stalled cars blocked exit routes.

The planning document suggests that there will be constant monitoring of a fire event and adjustments made to the evacuation plans. If a major fire erupts across a wide front, even with interagency coordination firefighters and law enforcement may be stretched thin. The document also assumes that fires would happen during a certain time of year when all firefighting units are fully staffed. The ongoing Colorado fire near Big Sur caught local fire agencies with winter staffing levels so they needed to call on regional agencies to send engines and personnel. The Dixie and Caldor fires needed help from out-of-state firefighters and our firefighters could be out of state too.

The document also assures us that people would leave the RV park in a paced, orderly manner as dictated by the alert status. If an ember storm arrives in the middle of the night, setting fire to RV canopies, tablecloths, and picnic furniture, will everyone calmly pack up and wait their turn to exit the park? If there is an immediate evacuation order, will everyone follow orders and leave their trailers behind? If the order is to shelter in place while dense smoke rolls in and ashes are falling on the park will campers stay put? Will people pull out with trailers, contrary to orders, and then abandon them in the roadways as happened in the Camp fire? If fire trucks are marshaling at the fairgrounds, will panicked campers make way for them as RV'ers are trying to leave the fairgrounds too? Law enforcement officers may be busy making sure everyone is evacuating from the immediate fire zone. The Highway Patrol officers in the building adjacent to the park will be busy dispatching and managing resources.

This may seem like catastrophic thinking, but Californians need to prepare for catastrophe and the city and developers have a responsibility to their neighbors in the county to prevent the worst outcomes for everybody. I urge the council to require a detailed evacuation plan, addressing multiple possible scenarios, be included in the project plans before

approving it. The proposal should also have a documented training regimen on evacuation for the park management and employees. The park should be required to have printed evacuation brochures that will be handed out to each camper on arrival with the emphasis that they need to read it. All of this should be inspected twice a year by a fire official to insure compliance. Of course, not everything can be anticipated but these requirements will make catastrophe less likely.

Thank you,

Reed Hamilton

Taylor Day

From: Richard Celio
Sent: Sunday, January 23, 2022 2:24 PM
To: Public Comments
Cc: Letters The Union
Subject: Proposed RV Park and Lack of Evacuation Study

Dear Grass Valley City Council Members,

I am a retired professional electrical engineer (License #E14102). I am also a senior member of the IEEE, the largest standards organization in the world and former chair of the IEEE's Silicon Valley Chapter for power and energy. You would be correct to assume I support engineering standards and the role of the professional engineer in promoting safety, whether it is certifying designs for building foundations, boiler systems, bridges, backup generators or traffic hazards. I hope this background helps you understand my complete surprise that the council would be considering approval of an RV Park of this size with no specific study addressing the safety of surrounding residents during a wildfire evac. As county residents, our routes for evacuation WILL BE impacted by this project. Can the impact be mitigated? Perhaps, but not by handwaving and vague comments that we've heard from the fire chief and city manager suggesting they "can't account for all possible scenarios". No one has asked them to account for all possible scenarios. We want to know first, if we are all heading to the highway at McCourtney/SR20, can the intersections at McCourtney/Auburn and McCourtney/SR20 handle an evacuation and if not, what should be done before close to a mile of RVs are competing with residents to get out of Dodge. The fact that the connection at SR20 is graded by CalTrans as an "F" speaks volumes. Second, what if we are heading down Auburn to 49? or McCourtney to Penn Valley? Those are 3 specific scenarios of concern. After speaking with a professional licensed traffic engineer (PRISM Engineers) who has performed a recent study for a similar scenario, I believe the City would be negligent of their moral obligation to proceed without a specific study to determine the magnitude of the problem and possible mitigation. Adding the second exit at the RV Park as the developer proposed is not necessarily a good thing since now RVs will be fighting and maneuvering for first in line at McCourtney/Auburn. We all know that people do not follow normal traffic rules when in fight or flight mode. The developers have suggested that the RV owners may be asked to remain. What kind of silliness is that? Will you lock the gates? Since this is a relatively new risk factor to consider when development projects are proposed, I understand that staff may not be equipped to deal with this. The study performed for the mitigated negative declaration is NOT sufficient because it has nothing to do with evacuation. Also, the software model (in development) that the OES is playing with is NOT sufficient to suggest there is no problem. PLEASE don't go with gut feelings, guesswork and hand-waiving. Have the proper engineering done. We all want the same thing - a safe and thriving community. If wildfire issues put a pause on development, so be it.

Sincerely,
Richard Celio, PE

Taylor Day

From: Deborah Gibbs
Sent: Sunday, January 23, 2022 1:07 PM
To: Public Comments
Subject: RV Park comment

In the January 21, 2022 "Other Voices" column, Susan Rogers provided an excellent summary of the wildfire risks involved with an RV park in the vacant property near the fairgrounds. This area has experienced wildfire before. And the fairgrounds are a major hub for residents and animals, as well as fire personnel, during a wildfire emergency. To further add to the traffic congestion, especially if evacuation is needed, appears very risky.

I believe In the past, this property has been used as a staging area for PGE and Fire personnel which greatly benefited the community. Use of this property for recreational purposes would present a safety hazard with oversized vehicles and is not suitable for the community.

Debbie Gibbs
13249 Kentucky Flat Rd.
Nevada City, CA 95959
530-272-4994

Taylor Day

From: robert seaman
Sent: Saturday, January 22, 2022 12:17 PM
To: Public Comments
Subject: A beautiful burn day at the proposed rv park.



City county comes together. Fire safety debris cleanup. Please vote no on the rv park it's not a good mix of existing land use. Thanks and have a blessed day.

Sent from my iPhone

Taylor Day

From: LM Richards
Sent: Thursday, January 20, 2022 3:36 PM
To: Public Comments
Subject: Grass Valley City Council Regular Meeting, 1/25/22, Grass Valley RV Park Resort and Annexation

Date: January 20, 2022
To: City of Grass Valley City Council

This correspondence is to register my enthusiastic support for the planned RV Park Resort project located at 11425 McCourtney Rd opposite the Nevada County Fairgrounds.

I am a Nevada County resident and business owner and am active in commercial real estate brokerage. I get frequent calls from developers and investors interested in RV park development, but who are unable to find suitable sites to meet the incredible demand for RVs and RV Parks, which has grown exponentially due to Covid and the need and desire of the public for safe vacation and recreational accommodations. Demand is huge for RV Parks and waiting lists are typical. Besides allowing for safe accommodations in a Covid environment, this project will create significant economic benefits for the entire community with out-of-area visitors and their dollars stimulating the local economy, boosting local sales tax receipts, and providing much needed support for local businesses ravaged by mandates and shutdowns.

Nevada County is severely limited on well located, properly zoned and available properties for such a project. The McCourtney site could not be better located for such a development due to the Fairgrounds situated across the street and the multiple events that draw visitors from all over the State.

The benefits of this project for Grass Valley and Nevada County as a whole far outweigh any negative impacts. Please support: sorely needed economic growth; local businesses; increased property and sales tax receipts; Covid-safe accommodations for visitors; and jobs, by fully supporting this project.

Sincerely,
Lachlan Richards,
Grass Valley, CA

Taylor Day

From: Keith Thomassen
Sent: Friday, January 14, 2022 11:03 AM
To: Public Comments
Subject: Jan 25 City Council agenda item

At the next meeting of the City Council the approval of our RV Resort on McCourtney Rd is on the agenda. I'd like to give the perspective of us owners on the value of the project to the City and people of the area. We initiated this not simply as a business opportunity, but to fill a need we saw for such a facility in this area. We have discussed this need with a wide variety of your constituents in this area and have found overwhelming support for our concept of a high-quality RV facility. Many have also told us it's the ideal location for the Resort.

It will benefit not just Grass Valley and surrounding businesses, but people here who have friends who want to visit the area in their RV's but could not find accommodations given the high demand (which is national) for reservations. It will fill a need for overflow reservations for Fairgrounds events and during the busy tourist season here, and it will bring many more visitors to our area and enhance our reputation as a "Destination" area.

We've seen many letters of support sent to the Planning Commission, which we trust have been transmitted to Council members. These include local business people, the Chamber of Commerce, the Nevada County Contractors Board, and individuals expressing their joy in anticipating the completion of this project.

We're aware of the opposition of a small and highly organized opposition group of some of the neighbors of the project. Their self-interest is understandable, as is their desire to see the land remain vacant, but we suggest the greater interest of our supporters and the benefits to a larger majority should override these objections, many of which the Planning commission felt were not cogent.

Their objections are based largely on traffic fears both on normal days and during a possible fire evacuation. While there is added traffic it's minor. If ¼ of the RV's depart each day that's about 30-40 rigs coming in and out over an entire day -- small compared to normal traffic flow on both S Auburn and McCourtney.

Stagnating the traffic at this intersection with our added traffic during a local fire evacuation is equally unlikely. First, it's likely that the RV'ers would stay put, as the Resort is a large open area easily protected by a fire engine sent there. Also, with the Highway Patrol across the street, directing traffic at the intersection would certainly be done promptly. For other more distant fires, the Resort could be an evacuation center as the Fairgrounds are now, since a variety of services are available (showers, bathrooms, and a mini store).

As owners we ask that you consider the many supporters of this project and put the objections of a vocal minority in proper perspective. Our dedication on this project is to do something good for the community, do it right, and contribute to the growth of the city in which we live and work.

Keith Thomassen, for TDM Land, LLC