

City of Grass Valley  
125 East Main  
Grass Valley, CA. 95945  
September 2, 2024

**RE: Dorsey Marketplace proposal; please add to official record**

**I oppose granting of this project because I believe, as do our California legislators and our court systems, that we need to take air pollution and traffic impacts seriously and can no longer ignore the law.** In addition, it is unclear from this proposal whether it factors in the additional apparent waivers and/or cumulative impacts of present and future pollution from the Loma Rica Development, the Dorsey Interchange and other recent Glenbrook Basin physical housing developments. **The proposal needs to be updated to reflect current regional cumulative impacts** of these projects, some that came after the Dorsey Marketplace's earlier environmental impact analysis.

We can no longer continue to ignore the impacts on local health and global consequences and the corrosive social impacts of lack of respect for the law, especially from government entities.

**In addition, while I recognize these are not the contested areas of impacts, arguments put forth by Russel Jeter (as reported in The Union, in 2015) are not supported by accurate data at best and specious at worst. Specifically:**

- "\$200-plus million in local sales being lost 'down the hill'. This oft cited claim was based on credit card data reflecting spending patterns and, while probably true on its face, does not reflect the likely fact that spending reflects commuters who purchase items out of the area because of convenience provided by being near their out-of-area places of employment. No data was ever supplied to support the argument that shoppers intentionally make special and unique trips from Grass Valley area.

- "it is estimated that 400 to 450 new local jobs will be generated at the Dorsey Marketplace". This argument did not clarify whether they would be permanent jobs or related to construction. While construction jobs typically offer good pay, permanent jobs in this enterprise would likely be jobs that do not provide a living wage commensurate with the cost to live here and, without proof otherwise, would likely put additional burdens on local taxpayer-supported community social services.

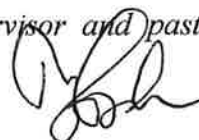
**Finally, there are new significant concerns being raised since the project was initiated and that have not been addressed, that is, increased awareness of fire danger and lack of clear and robust fire mitigation and evacuation protocols.** While the City has recently begun efforts at preventive fire management, no obvious efforts have been made by the City to address the number one killer in urban fires: evacuation.

Until local government entities establish best and realistic fire evacuation and mitigation protocols, further burdening our community with additional population and traffic of this project enhances danger to our high/extreme fire endangered community. **Consider this an extenuating – arguably an emergency – circumstance necessitating an appeal to reevaluate the proposal, based on current data.** To ignore this issue would be gross negligence and neglect of government responsibilities to ensure community safety. This responsibility trumps private sector concerns.

As I am unsure of protocols and procedures on this, if it is an option, I respectfully request an official response to the concerns raised.

Thank you for your consideration of these issues.

Terry Lamphier (*past District 3 County Supervisor and past Grass Valley planning commissioner*)  
132 Doris Drive, Grass Valley, Ca. 95945



9/2/2024



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**Executive Director**

Robin Galvan-Davies

September 5, 2024

City of Grass Valley  
125 East Main Street  
Grass Valley, CA 95945

Subject: Dorsey Marketplace Project

Dear Council Members:

The Greater Grass Valley Chamber of Commerce remains a very strong supporter of the Dorsey Marketplace project. This project has broad community support as it will provide desperately needed housing and will in fact clean up a hazardous brown field at the site.

We believe the project has been delayed by the obstructionist tactics of a relatively few outspoken citizens and by an aberrational decision in the Court of Appeal which found a minor, extremely technical imperfection in the EIR. This 'imperfection' has now been remedied, as we believe will be reflected in the City staff report, and we urge the City Council to quickly 're-approve' the project EIR so that the long-awaited development of Dorsey Marketplace can at last proceed.

Thank you in advance for your consideration and anticipated approval of the amended EIR.

Sincerely,

Robin Galvan-Davies  
Executive Director

**From:** Daniel J Desmond <[djdesmond@ucdavis.edu](mailto:djdesmond@ucdavis.edu)>

**Sent:** Thursday, September 5, 2024 11:20 AM

**To:** COGV General Voicemail <[COGVGeneralVM@cityofgrassvalley.com](mailto:COGVGeneralVM@cityofgrassvalley.com)>

**Subject:** Dorsey Marketplace

You don't often get email from [djdesmond@ucdavis.edu](mailto:djdesmond@ucdavis.edu). [Learn why this is important](#)

The Dorsey Marketplace project is flawed at many levels and from a community development perspective represents another scar on the community. I would like to register my strong opposition and hope that the City Planners will preserve the “heart” of our community and not sell it off to promote sprawl or growth at any cost.

Thanks for listening to my concerns.

Take care,

Daniel Desmond

10500 Hawke Lane

Nevada City CA 95959

PS: We live just outside the City limits but invest our time, energy and money in the City’s social, cultural and economic infrastructure.

**From:** Gary Emanuel <[gemanuel@sbcglobal.net](mailto:gemanuel@sbcglobal.net)>  
**Sent:** Saturday, August 31, 2024 2:06 PM  
**To:** Public Comments <[public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com)>  
**Cc:** [info@cea-nc.org](mailto:info@cea-nc.org)  
**Subject:** Comments on Dorsey Marketplace Project

Hello,

I have a comment on the proposed Dorsey Marketplace Project.

Based on the current levels of traffic congestion at the Brunswick/Hwy. 49 intersection due to the large shopping centers on either side, I would have thought that the City of Grass Valley would not have wanted to create another mess like this.

The Dorsey Marketplace Project would be even closer to a major freeway intersection with only a single access road to the intersection.

Please consider this issue and let's not add another traffic congestion area.

Regards,

Gary