

# OLYMPIA GLADE HOMEOWNERS ASSOCIATION

917 Pampas Drive, Grass Valley, CA 95945

OlympiaGladeHOA.com

February 25, 2020

The Honorable Lisa Swarthout  
Mayor, Grass Valley  
125 E. Main Street  
Grass Valley, Ca. 95945

Regarding: Dorsey Marketplace

Dear Mayor Swarthout:

As I am sure you are well aware, there have been numerous concerns and questions about the Dorsey Marketplace project. We, the Homeowners Association (HOA) of Olympia Glade Mobile Home Park, have concerns and questions as well. As Chairperson of our HOA's Safety Committee, I will strictly focus on only our concerns which are "safety" related.

Olympia Glade Mobile Home Park is an age restricted, fifty-five and older park, qualifying it as a community sensitive to changes that may have an adverse impact on senior citizens. We have a border on Dorsey Drive, almost directly across the street from the proposed development. I have closely reviewed the Draft Environmental Impact Report (EIR). Nowhere within does the EIR mention our park or the effects the Dorsey Market Place project will have upon our sensitive community.

What you may **not** be aware of is that our two emergency fire access gates are **both** on Dorsey Drive. These gates are for fire department access and "in case of emergency" resident evacuation. 18-4 of the EIR says **no impact for emergency services**. My question for this section - Does this take into account our park's emergency evacuation?

Section 15 - 7 raises a specific concern for us - Would the project impair implementation of, or physically interfere with an adopted emergency response or evacuation plan? The EIR states the answer is "**less than significant.**" Since the plan does not seem to acknowledge our Olympia Glade Mobile Home Park, we do not accept "less than significant" as an appropriate answer.

The next section, 15-8, raises another specific concern for us - Would the project expose people or structures to a significant risk of loss, injury, or death involving wildfires? Again the listed answer is "**no significant impact.**" As in section 15-7, the lack of mention of Olympia Glade Mobile Home Park shows that response to be an inappropriate answer.

During the Dorsey wildfire in our area last fall, we followed our standard evacuation plan, opening both of our Dorsey Drive emergency gates. Due to the fire's location, evacuating west on Dorsey Drive was the only travelling alternative via those gates. Once there was a motor vehicle accident west

of our gates, the only remaining option was to exit through our park's front entrance, emptying our hundreds of residents onto a narrow, already congested road.

Please understand our concern - given the increased traffic that will be caused during construction of the proposed development and even more so, the increased traffic that will occur once the Dorsey Marketplace is opened, we very well could face deep peril in an emergency situation.

These issues need to be addressed before this project can go forward. We cannot stress enough that our Olympia Glade Mobile Home Park's **one hundred and seventy** homes' voters are depending upon you to ensure our voice is heard and that we are safe in our community.

Sincerely,

John Elwell  
Chairman, Olympia Glade HOA Safety Committee.