

Terry Bennett

From: gilbert cox [gilbert_c2002@yahoo.com]
Sent: Wednesday, July 25, 2007 5:06 PM
To: Terry Bennett
Subject: Penryn Town homes Project

Regarding the 23 Penryn town homes project, I think its a bad fit for the area and does not reflect the wishes of our community. It seems as though, lately, our comments in the MAC meetings are falling on deaf ears in regards to high-density housing in a mostly rural agricultural-residential area. Although the Penryn corridor seems to have allowances for mixed-use, most of the project slated seem to be for high-density housing and the planning dept. seems to be going with that line of thought. I understand about the mixed-use of the Penryn corridor but developers have moved to the other side of freeway on Penryn Rd. and are proposing Morgan Orchards 68 town homes and the Penryn Mini-Storage across the street

(520units) zoned 4.6 minimum acres residential-agricultural land next to my house on 5 acres. It appears these projects are moving forward.

I feel like there is an open door for all of these projects to go through without consideration of the residents who moved here to get away from high-density living and I am not alone in feeling this way.

Although the planning dept. are the professionals in these projects, and we are learning the development process, we still have the vote in elections in Placer Co. for elected officials and at that time our voice will be heard.

Sincerely Gil Cox

Fussy? Opinionated? Impossible to please? Perfect. Join Yahoo!'s user panel and lay it on us. http://surveylink.yahoo.com/gmrs/yahoo_panel_invite.asp?a=7

Terry Bennett

From: Ariettafrank@aol.com
Sent: Thursday, July 26, 2007 10:03 AM
To: Terry Bennett
Subject: Planning Commissioners

My name is Arietta Balestreri, and my husband, Frank, and I reside at 2889 Penryn Road.

The Penryn Townhomes project is counter to our community plan and does not fit within the guidelines of the Horseshoe
bar/Penryn Community Plan.

We are strongly opposed to this project taking place. The impact on the environment would be too destructive to say the least.
One only need travel on I 80 in any direction to experience the traffic. The more vegetation cut down, the more we contribute to
global warming. There is no difference between cutting down the rainforests and clearing land in our vicinity.

Please do not contribute to the demise of this beautiful country. We do not want to loose our peaceful community.

Sincerely,
Arietta Balestreri
Frank Balestreri

Get a sneak peek of the all-new [AOL.com](#).

Terry Bennett

From: Delnofamily@aol.com
Sent: Thursday, July 26, 2007 1:27 PM
To: Terry Bennett
Subject: Keep Penryn Pristine!

Dear Planning Commission:

We moved our family to Pretty Penryn from the big city to raise our children in the country in 2000. In those 7 years, we have seen major development moving closer to our little quiet town. We purchased a copy of the 1994 community plan and were happy to see that everyone agreed to keep the quiet and sleepy tone of this old fashioned country town. Lately we have seen too much happen too fast and not in line with the promises made in that document. Please keep the development to the incorporated areas of Rocklin and Roseville. We would have moved there if we wanted all the hustle and bustle and crowds.

We beg of you to keep Penryn Pristine and perfect as it was the day we moved here! THANK YOU!

As the Penryn outlets and signage entering Penryn is awful and quite cheesy. The first sign of Penryn from the freeway is out of place stores, high density condos and cheap signs with "outlets"! Then "massage" signs and such. That whole entrance to our town is terrible and those stores are not needed there. They are completely out of place. I go by there all the time and no one is in the parking lots!

We were also disappointed to see the 1st and only stoplight installed to our town!

Thank you

The Delno Family

Donna Stefan Katherine and Patrick

Diablo View Lane, PENRYN!

Get a sneak peek of the all-new AOL.com

Terry Bennett

From: Debbi Carr [debbicc@yahoo.com]
Sent: Thursday, July 26, 2007 1:54 PM
To: Terry Bennett
Subject: Penryn Townhomes-August 9th Planning Meeting

Dear Planning Department:

My husband and I live at 7610 Logan Lane. We have lived there 23 years. Recently we have been attending the Penryn MAC meetings (not knowing that it even existed until this year).

We are **against** the 23 Penryn Townhomes to be approved located on Penryn Rd. between Penryn Outlets and existing nursery.

After listening to everything said at the MAC meeting we want the planning department to know that we are totally **against** these type of homes being built in our community. As we review the comments from our neighbors, some of whom were on the original board for setting up the community plan for Penryn, we agree that "IN THE SPIRIT" of what the Penryn Plan says about Density and commercial--for the benefit of the community--we agree with the "Spirit of the original Plan".

What would be the **benefit be to those who live in Penryn if this project was to be approved?** The roads are already over crowded--I can hardly get out of Logan Lane onto Taylor roads at 6:45 in the morning. I now have STOP LIGHTS waiting onto the freeway and off. What would more houses and people do for those who already live here? The schools are overcrowded, the roads not wide enough or big enough. The shopping in nearby Loomis is already overburdened with people people people. What is in it for Penryn?

We need some commercial projects, parks, walking paths and playgrounds for our community.

Please do not pass the project on the 23 town homes to be built on Penryn Road.

Thank you for your consideration and for listening to our input.

Sincerely,

Debbi and Bill Carr
10 Logan Lane
Penryn, CA 95663

Make the Internet to Go: Yahoo!Go puts the Internet in your pocket: mail, news, photos & more.

Terry Bennett

From: Mr. Bungles [drewrad@hotmail.com]
Sent: Thursday, July 26, 2007 3:40 PM
To: Terry Bennett
Cc: drewrad@hotmail.com
Subject: Attn. Planning Commissioners ~ Penryn Townhomes

ttt: Planning Commissioners for Placer Co.

rom: Andrew Radakovitz, resident of Penryn

PO Box 623, Penryn, Ca 95663

Dear Planning Commissioners,

would like this letter to be entered into the record and read at the August 9th, 2007 meeting for the Penryn townhomes Project located between the Penryn Outlets and the existing nursery right off of Penryn Road and next to the freeway:

Just over 3 years ago, my wife and I and our two boys (age 6 and 3) moved from Stanford Ranch in Rocklin to Penryn. We were tired of the suburban sprawl and rows of rows of track homes and wanted a choice, something different. We chose Penryn because we absolutely fell in love with the landscape of the area and wanted a small town to raise our children with an accompanying small town school. Loomis, Penryn, Newcastle and Ophir all stand out in Placer County as a natural historic element to the region. The pasture, the cows, the mandarin orchards and palm trees along English Colony Way are a welcome alternative to the empty feeling one gets by driving through Rocklin.

My wife and I would have known prior to moving here that Penryn's rural nature was going to be compromised by developers, we would have never come here. We looked to the general plan as a concisely written document, capturing the intent of the community by people who lived here. As someone who attends MAC meetings regularly and as a resident of Penryn, I can assure you that this development is not something I would want in my community. And I also don't understand how language itself becomes bastardized of meaning to the point where commercial is akin to residential. Either language itself is a compact, a trust, or it is not language. It is something altogether disingenuous. 'Commercial' comes to us from the root word of 'commerce' (verb), something to transact, a business or trade. 'Residential' comes to us etymologically from the root word 'reside' or residence (noun), a place to call home. To link the two diametrically opposed words into one, is dishonest sleight of hand. And the general plan itself does not recommend high density development period, end stop.

And with all due respect, I don't care how many planners recommend these Penryn Townhomes. Either they do not live here or they need to read our community plan. There's quite a lot of things I myself could recommend in other neighborhoods, however, if you were to, say, live in Rocklin, I would hope that whatever my recommendations were, they would lend themselves to the tone and intent of the area. Let's not make a mistake. A poorly planned, mismanaged, hybrid community 10 to 15 years from now will leave us all feeling disconnected from the intent of this area. And I respect you all, which is why I am warning you to tread carefully here. It is important to retain the integrity of each community. That is not to say that communities don't accommodate change, but it is to say that Placer County residents deserve a choice of where to live. If I wanted to live in Rocklin, I would move to Rocklin. It is only 3 miles away. I choose not to. Please, do not take away our choice by forcing something onto a community that has expressly and clearly stated its desire in its community vision plan. Some people want to live in Rocklin. They don't like Penryn. God bless them. Some people are just the opposite. However, if we take away Penryn's ability from being Penryn by erecting high density track, then there's no choice. Penryn's gone.

172

We are already experiencing enough encroachment as it is with the Sierra College exit skyline being razed to zero to embrace Sam Walton's dream. I grew up in the area. Its sad to see. Rocklin gets the tax base. Loomis, one football field away, suffers the impact on infrastructure. Nice.

I suppose we could keep carving up the land right up I-80 all the way to Reno, NV. But, at some point, I would hope that the planning commissioners would address the concerns of the residents along the way. The residents of Penryn have spoken, very clearly, in the general plan. No high density development. Why would a recommendation be made which is contradictory to what caused me to move to Penryn? Again, if I wanted high density, it is 3 short miles away. It is called Rocklin. And add to that what they are doing in West Roseville out to 'Biddyment Farms' and beyond, there is ample choice for people to live in the area of Placer County without compromising sacred farmland and historical quarries. Indeed, with Bickford and Clover Valley on the way, we are already getting pinched out due to derelict planning. If people want to live in Placer County and want a low cost alternative, they exist... everywhere, from apartments to condos to duplexes. Rocklin is 3 miles away. 3 miles. Why pretend its not?

Thank you for hearing my concerns and I appreciate your time,

Andrew Radakovitz

(916)997-8546

Don't get caught with egg on your face. Play Chicktionary!

Terry Bennett

From: Scott Jordan [scottjordan@ncbb.net]
Sent: Sunday, July 29, 2007 7:41 PM
To: Terry Bennett
Cc: Leah Rosasco, Placer County Planning
Subject: Penryn Parkway

Dear Terry,
It has come to my attention that you are preparing a packet of information that will be presented to the Placer County Supervisors on August 9th regarding the Penryn Townhomes Project. I would like to add my comments to the packet if it is possible.

I strongly disagree with the Placer County Planner that stated at the Penryn Meeting that she recommends approval of the project for the following reasons.

It is not consistent with the existing property uses.

This project is in violation of Penryn Horseshoe Bar Community Plan due to its density and lack of a mixed use component. (I believe its page 25 or 29)

If this project is allowed it would set another precedent for future development of like kind.

This area was clearly designated for mixed use commercial and residential. A comment was made by the presenter of the project that the area was not conducive to that type of development. I believe that if people were to go to old town Auburn, downtown Newcastle, Placerville, Truckee, Lake Tahoe they would see some of the same terrain that has been successful as a mixed use area.

There are other projects on the horizon that I have some of the same concerns for. I do not believe our area has the capability to handle all the added stress on its current, or proposed infrastructure.

**Unfortunately I will not be able to attend the Supervisors meeting on the 9th due to a family vacation planned months ago, so please feel free to contact me if you desire further dialog on this, or other projects in the Penryn area.
Respectively,**

**Scott Jordan
Jordan Family Farms**

16-663-9759

Terry Bennett

From: Sasko, Michael C [michael.c.sasko@pfizer.com]
Sent: Monday, July 30, 2007 10:15 AM
To: Terry Bennett
Subject: For Planning Commissioners, Please Forward

Dear Placer County Planning Commissioners,

I am writing to strongly voice my OPPOSITION to the PENRYN TOWN HOME PROJECT.

As a former member of the Penryn MAC and as a concerned citizen, this project is a direct violation of the Penryn Horseshoe Bar Community Plan.

The Penryn Town Homes Project is a high density residential 3.1 acre site positioned in the now beautiful Penryn Parkway. I have attached a parcel listing to show HOW Different this project is from the it neighboring 10 acre parcels

Dear that if your Commission approved the Penryn Town Homes project, it would be the first piece of a puzzle of ill-designed, high density housing massing all the commercial zones parcels in this area. This project, a proposed circle of du-plex houses does not fit our community and would be impossible to integrate into any future development plans. It is an example of "make a quick buck and leave" mentality ail to common with today's developers.

Please defend our Penryn - Horseshoe Bar Community Plan and VOTE NO on the Penryn Town Homes project at your meeting on August 9th. Thank you

Regards,

Michael Sasko

30 Penryn Estates Drive
Penryn, California
16) 802-0638 phone
16) 652-3427 fax
michael.c.sasko@pfizer.com

Terry Bennett

From: Chuck-Muriel Davis [chamdavis@yahoo.com]
Sent: Monday, July 30, 2007 8:02 AM
To: Terry Bennett; Michael Johnson; Leah Rosasco
Cc: Andrew Radakovitz; Michael Sasko; Fred and Linda Williams; Gary Cheris; Stefan Delno; Gordon Robbins; K Tanson; Jim Holmes; Placer County Planning; Ruth Alves
Subject: To Planning Commissioners - Penryn Townhomes Project

July 30, 2007

E: PENRYN TOWNHOMES - PSUB - T20060767

To: Planning Commissioners:

Please vote NO on this Penryn Townhomes project! Our NO vote will protect and preserve our Penryn community "as a scenic, tranquil, rural-residential community" as stated in the goals of the Horseshoe Bar/Penryn Community Plan (HBPCP). This project does not fit the goals and intent of the HBPCP for the Penryn Road area.

The Penryn Parkway, the area on Penryn Road where this Penryn Townhomes project is located, was intended in the HBPCP "to encourage a compact, commercial core to serve the overall Penryn area, thereby eliminating the need for scattered commercial sites within the outlying rural areas of Penryn. This would reduce the potential conflicts with locating commercial uses adjacent to residential areas, and allow ample vacant commercial property to serve the Penryn area throughout the life of the Community Plan."

Also, the HBPCP states within the Land Use section, that "No dwelling units are assumed for the commercial designations even though multifamily residential is permitted within the implementing zoning district."

The Penryn Parkway is not intended to have the high density that exists in this project. According to the HBPCP, high density is in one location:

The HDR designation is provided in only one location within the Plan area. It represents the smallest land use designation and comprises 12 acres, or .07% of the Plan area. This designation is located immediately adjacent to Auburn-Folsom Road at the far southwest portion of the Plan area, and recognizes an existing older mobile home park "

As you can see by even these few quotes, this project does not follow the goals and requirements of the HBPCP.

Another reason to reject this project and vote NO, is that the mitigated Negative Declaration (MND), is incorrect in several places where items should have been marked: 'Potentially Significant Impact'. I have listed some of these items:

Item IX-2, 7 : This project definitely conflicts with the HBPCP policies and would alter designated land use. These should not be "no impact" as marked.

Item XII-1: This project would result in a substantial increase in population; esp. considering that a nearby 85-townhome/commercial project is under construction. This should not be marked 'no impact'.

ems XIII-3,4: How can a possible increase of 46-69 students at Penryn Elementary hool be considered 'no impact'? And, the increase in traffic would definately create . impact on road maintenance on Penryn Rd & nearby roads.

ems XV-1,3,8: These traffic issues caused by this project will not be resolved by ollecting fees for an improvement fund, as proposed. Already, Penryn Rd, English olony, and Taylor Rd has increased in traffic load, accidents and near-miss accidents the last couple of years. Some of this traffic comes from the new residents in the ncoln area who drive through Penryn. Can you imagine what increase in traffic ill occur once Bickford Ranch is completed? Lately, there is a backup at the left turn lane at that new light at the I-80 tēchange, so that it's difficult for people to turn left out of the outlets. If this project is allowed to go in, the traffic ill be a huge impact, just from people taking their children to & from school several times a day. lso, I think a 2005 traffic study is insufficient for this area, which has had such ncrease in traffic recently.

nd one primary reason for you to vote NO on this Penryn Townhomes project is e fact that on July 24th, the Penryn MAC unanimously voted to recommend that ou vote against this project. Many residents were at that meeting and agreed ith the MAC's recommendation.

lease vote NO and reject this Penryn Townhomes project and preserve our rnal residential and farming community.

incerely,
luriel & Chuck Davis
30/07
o. box 397
enryn, CA 95663
n Granite Hill)
16-663-4123

ark yourself in front of a world of choices in alternative vehicles.
isit the [Yahoo! Auto Green Center](#).

Terry Bennett

From: Leah Rosasco
Sent: Monday, July 30, 2007 8:08 AM
To: Williams; bsantucc@placer.ca.gov; kdenio@placer.ca.gov; jforman@placer.ca.gov; mstaffor@placer.ca.gov; lsevison@placer.ca.gov; gbrentna@placer.ca.gov; Michael Johnson; eivaldi@placer.ca.gov; Roy Schaefer; Ruth Alves; Placer County Board of Supervisors
Cc: Terry Bennett
Subject: RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

ello,

the way of this e-mail I am forwarding your letter on to the Planning Commission Clerk, Terry Bennett. She will make sure your letter is in the file and presented to the Planning Commissioners.

Please let me know if I can be of any further assistance.

Thank you,
Leah Rosasco

Leah Rosasco
Senior Planner
Placer County Planning Department
91 County Center Drive
Folsom, CA 95603
916-745-3091 (Phone)
916-745-3080 (Fax)

From: Williams [mailto:penrynca@jps.net]
Sent: Saturday, July 28, 2007 1:43 AM
To: bsantucc@placer.ca.gov; kdenio@placer.ca.gov; jforman@placer.ca.gov; mstaffor@placer.ca.gov; lsevison@placer.ca.gov; gbrentna@placer.ca.gov; Michael Johnson; Leah Rosasco; eivaldi@placer.ca.gov; Roy Schaefer; Ruth Alves; Placer County Board of Supervisors
Subject: RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

Re: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

My name is Fred Williams. My wife and I have been residents of Penryn for 30 years. We STRONGLY OPPOSE the Penryn townhomes project scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due to its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project. There was considerable vocal opposition from residents both times it was presented to Penryn MAC.

We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,
Fred Williams
penrynca@jps.net

Terry Bennett

From: Leah Rosasco
Sent: Monday, July 30, 2007 8:08 AM
To: Gary Chervis
Cc: Terry Bennett
Subject: RE: Penryn Townhome Project

e!o,

y way of this e-mail I am forwarding your letter on to the Planning Commission Clerk, Terry Bennett. She will make sure your letter is in the file and presented to the Planning Commissioners. Additionally, I have copied Michael Johnson on this correspondence.

lease let me know if I can be of any further assistance.

Thank you,
Leah Rosasco

Leah Rosasco
Senior Planner
Placer County Planning Department
991 County Center Drive
Marysville, CA 95603
916-745-3091 (Phone)
916-745-3080 (Fax)

From: Gary Chervis [mailto:gcheris@gmail.com]
Sent: Friday, July 27, 2007 11:26 PM
To: Leah Rosasco; Placer County Planning
Subject: Penryn Townhome Project

Dear Mr. Michael Johnson,

I strongly oppose the Penryn Townhome project scheduled to go before the Planning Commission at the August 9th meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due to its density and lack of a mixed use component. I ask that you reject the Penryn Townhome project and defend our Community Plan against high-density development. We are presently on vacation and will not be in town by August 9th to personally object to the project.

Gary & Debbie Chervis
705 Logan Lane
Penryn, Ca 95663
916-316-3150

Leah Rosasco, County Planner

Terry Bennett

From: Dan Todorean (dtodorean@ozarkinc.com)
Sent: Monday, July 30, 2007 6:49 AM
To: Terry Bennett
Cc: Leah Rosasco; Michael Johnson; Jim Holmes; Placer County Planning
Subject: Penryn Townhomes project

From: Dan Todorean

Penryn Resident

Date: 07-30-07

TO: PLACER COUNTY PLANNING COMMISSION

Michael Johnson, Planning Director
3091 County Center Drive, Suite 140
Auburn, CA 95603

RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

Dear Commissioners:

We are residents of Penryn. We **STRONGLY OPPOSE** the Penryn Townhomes project scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due its density and lack of a mixed-use component. The Penryn MAC has commended rejection of this project.

We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

Dan Todorean

cc: Supervisor Jim Holmes
175 Fulweiler Avenue
Auburn, CA 95603

Planner Leah Rosasco
3091 County Center Drive, Suite 140
Auburn, CA 95603

Terry Bennett

From: Tammy.Todorean@kp.org

Sent: Monday, July 30, 2007 7:43 AM

To: Terry Bennett; Leah Rosasco; Michael Johnson, Jim Holmes; planning@placer.ca.gov

Strongly Oppose the Penryn Townhome project scheduled to go before the Planning Commission at the August 9th meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due its density and lack of a mixed use component. I ask that you reject the Penryn Townhome project and defend our Community Plan against high-density development.

Thank you,

Tammy Todorean

16-660-0901

16-784-4233

181 Marcob Way

Yuba City, CA 95650

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Terry Bennett

From: Williams [penrynca@jps.net]
Sent: Monday, July 30, 2007 5:52 PM
To: Terry Bennett
Subject: For Planning Commissioners - Please Forward

Terry,
one of my neighbors had trouble sending this to you so he asked me to forward it. I see now that he had a typo in your address

Thanks,
da Williams
- Original Message -----

From: Bill
To: tbenett@placer.ca.gov
Sent: Monday, July 30, 2007 5:30 PM
Subject: Penryn Townhomes

MY NAME IS BILL SPURGEON. MY WIFE BETH AND I MOVED TO PENRYN 10 YEARS AGO TO AVOID THE SPRAWL OF SACRAMENTO COUNTY AND THE HIGH DENSITY LIFE. BEFORE WE CHOSE PENRYN WE FOUND OUT ABOUT THE PENRYN HIGHWAY AND ITS OBJECTION TO HIGH DENSITY. WE BOUGHT FIVE ACRES. EVERYONE AROUND US HAS TWO TO THREE ACRES. TO ALLOW A HIGH DENSITY DEVELOPMENT WOULD OPEN THE FLOOD GATES TO DEVELOPERS. THERE IS ANOTHER DEVELOPER PROPOSING 150 TOWNHOMES ON 15 ACRES ACROSS PENRYN ROAD, BACKED UP TO THE NEW 2.5 TO 3 ACRE PARCELS OF NEWLY BUILT HOMES.

WE REQUEST THAT YOU REJECT THE PENRYN TOWNHOME PROJECT AND MAINTAIN THE PENRYN HORSESHOE BAR COMMUNITY PLAN AGAINST HIGH DENSITY DEVELOPMENT

SINCERELY,

BILL AND BETH SPURGEON
7760 PENRYN ESTATES DR

Tuesday, July 31, 2007

To: Planning Commissioners
Planning Department
3091 County Courts Drive
Auburn, CA 95603

From: Philip J. and Diane S. Barger
7995 Logan Lane
P.O. Box 163
Penryn, CA 95663

PLACER COUNTY
DATE RECEIVED

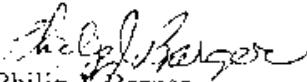
AUG 01 2007

PLANNING
COMMISSION

Subject: Penryn Townhome Project

We Strongly Oppose the Penryn Townhome project scheduled to go before the Planning Commission at the August 9th meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due to its density and lack of a mixed use component. I ask that you reject the Penryn Townhome project and defend our Community Plan against high-density development.

I worked with a group for developing input to the Penryn Community Plan in the early 1990's. A part of that plan was "that high-density housing not be built in commercial areas and that the community goals were to "maintain the plan area as a scenic, tranquil, rural-residential community". The Penryn MAC committee and the citizens at the last meeting opposed this project. Please honor our views.


Philip J. Barger

PLACER COUNTY
DATE RECEIVED

AUG 01 2007

July 31, 2007

PLANNING
COMMISSION

To: Placer County Planning Commission

Subject: Penryn Townhomes Planned Development (SUB T20060767)

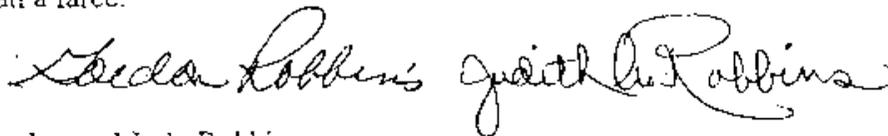
We strongly request you disapprove the proposed Penryn Townhomes development.

1. This development is in direct conflict with the intent of the Horseshoe Bar/Penryn Community Plan (HBPCP), for example:
 - a. The only high-density dwelling area in the HBPCP is the mobile home park on Auburn-Folsom Road.
 - b. The Penryn Parkway was intended to be the commercial area, and while some residential use was intended, it was meant to go along with the commercial operations. In no way was high-density housing intended. Under Land Use in the HBPCP, no dwelling units are shown for the Parkway (Table 5) and the note, "No dwelling units are assumed for the commercial designations even though multi-family residential is permitted within the implementing zoning district" is added for emphasis. The Planning Department maintains these are informational only and therefore don't bear on what type of developments can go into the Penryn Parkway. However, in talking with some of the Plan's developers, they indicated that preventing Penryn Townhomes-type developments was exactly why those words were put into the Plan.
 - c. Penryn Townhomes also conflicts with the basic intent of C1 zoning, which is, providing for small businesses to serve the needs of local residents in the immediate area.
 - d. With the 85 high-density dwellings being built at Boyington and Penryn Roads, plus Penryn Townhomes and other projects-in-planning that we are aware of, there will be virtually 350 high-density dwellings put in the Parkway area. These take away the planned compact commercial core for the area while dramatically increasing demand for commercial services!
 - e. This high-density development will seriously damage the unique, rural character of the Penryn community, a character the HBPCP plan was specifically written to preserve.
2. The Penryn MAC voted unanimously to recommend disapproval of the Penryn Townhomes development.
 - a. When the developer made an informational presentation about a year ago, the MAC made it clear his project as proposed was in conflict with the Horseshoe Bar/Penryn Community Plan and was **not the type of development the community wanted.**
 - b. Since he brought it back to the MAC virtually unchanged in concept, he must feel he can just "push it through" over the desires of the community.

- c. At the MAC meeting the developer claimed that with the terrain and rock outcroppings, a commercial development isn't viable on that property, only high-density dwellings are. He should have looked at his South property line, where Penryn Plaza, with much more challenging terrain and rock outcroppings, is doing just fine with commercial businesses.
3. The Mitigated Negative Declaration is woefully inadequate. For example, it states the development (60+ people, 50+ cars and 218 estimated daily automobile trips out from an area just slightly bigger than the typical single dwelling site in the Penryn area) has no significant impact on:
 - a. Ambient noise
 - b. Schools
 - c. Fire protection
 - d. Police protection
 - e. Population growth

We have talked with many, many in the Penryn community about this proposed project and they are unanimously against it. The project as presently planned is about maximizing the developer's profits by building **high-density dwellings** while he damages our community and moves on.

Please disapprove this project. The Planning Director has stated at past Penryn MAC meetings that developments must be in compliance with the Horseshoe Bar/Penryn Community Plan. Planning Commission approval of the Penryn Townhomes and other high-density dwelling developments in the Penryn Parkway will make the Community Plan a farce.



Gordon and Judy Robbins
7941 Logan Lane,
Penryn, CA 95663

August 1, 2007

PLACER COUNTY
DATE RECEIVED

To: Placer County Planning Commission

AUG 01 2007

Subject: Penryn Townhomes Planned Development (SUB T20060767)

PLANNING
COMMISSION

I ask that you not approve the Penryn Townhomes development. Twenty-Three dwelling units on 3.2 acres are totally out of line with the rural character of our community. Penryn Parkway was intended for local businesses to support area residents, not high density housing. Building a development like Penryn Townhomes is simply wrong. Please disapprove the project.

Kathryn M. Goodwin

Kathryn Goodwin
P.O. Box 251
Penryn, CA 95663

Terry Bennett

From: Leah Rosasco
Sent: Wednesday, August 01, 2007 8:06 AM
To: Terry Bennett
Subject: FW: Penryn Townhome Project - NO-

Correspondence for Penryn Townhomes

eah

xt: 3091

From: Daniel Runte [mailto:DanR@dprinc.com]
Sent: Wednesday, August 01, 2007 8:00 AM
To: Leah Rosasco
Subject: Penryn Townhome Project - NO-

eah,

Do you live in Penryn? I doubt it.

Please do not approve the Penryn Townhome Project. This is unbelievable and absolutely does not fit with this community. At the August 9th meeting, you need to oppose this project. This project directly contradicts and is in violation of the Penryn Horseshoe Area Community Plan. The mixed use component and density of the proposed project is everything this community does not want. The intent has always been to not have multi family residences. We live here because that is the way the people of Penryn want it.

This is a very big deal, we the people of Penryn do not want this project in our community. The zoning and master plan for this area does not allow for this.

The biggest problem is the votes by the commission and planning department are from people who do not live in this area. They seem not to care if it does not affect them directly. If this was to be built next to your house, would you vote for it? I doubt it.

Please take this request seriously as the people of Penryn live here because it is open and because it does not have this type of developments.

It is your job to listen to the community and vote the way the people of your community want it to be. I doubt you will find one person in favor of this project that lives in Penryn unless they have some financial incentive associated with it.

Please vote no

Sincerely,

Dan Runte
175 Butler Road Penryn

Terry Bennett

From: GARY HESS [joanhess4@sbcglobal.net]

Sent: Wednesday, August 01, 2007 10:20 AM

To: Terry Bennett

Subject: Penryn townhomes

ase give the proposed townhomes additional consideration. Those of us who chose to live in Penryn did so because the small town feel here. I, for one, sure don't want to lose it to developers, and I'm sure I speak for the majority of nrynites.

ranks,

an Hess

51 Brashear Lane

Penryn, CA 95663-9611

Terry Bennett

From: Leah Rosasco
Sent: Wednesday, August 01, 2007 11:24 AM
To: Terry Bennett
Subject: FW: Penryn townhomes

Correspondence for Penryn Townhomes...
Leah
Ext. 3091

From: GARY HESS [mailto:joanhess4@sbcglobal.net]
Sent: Wednesday, August 01, 2007 10:27 AM
To: Leah Rosasco
Subject: Penryn townhomes

No doubt you'll find more than a handful of Penrynites who approve of the Penryn townhomes project. I, for one, am opposed to any undertaking which will take away from our spacious, rural atmosphere, and high density housing will do just that.
Thank you,
Joan Hess
51 Brashear Lane
Penryn, CA 95663-9611

Penryn Townhome Project

Page 1

8/2/2007

August 2, 2007

Michael Johnson, Director of Planning
3091 County Center Drive
Auburn, CA 95603
PH: 530-745-3000
planning@placer.ca.gov
FAX: 530-745-3080

Leah Rosasco, County Planner
3091 County Center Drive
Auburn, CA 95603
lrosasco@placer.ca.gov
PH: 530-745-3091

RE: Reject Penryn Townhome Project – August 9th Meeting

Dear Director Johnson and County Planner Rosasco:

As long-time residents of Penryn we join with our neighbors and community members to express '*strong opposition*' to the Penryn Townhome project as it is currently proposed. My husband and I have resided in the community of Penryn for 27 years. (Michael and Cheryl Schmit, 7911 Logan Lane, Penryn)

While we are not opposed to new developments in the community; we believe that Placer County Planning Commissioners should be dedicated to protecting the delicate balance of our County environmental standards promoted in the general plan and smart development approved by those who live, work and own homes and businesses in the community of Penryn. The Penryn Townhome project as it is currently proposed is contrary to community standards. Moreover, this project appears to be in breach of the Penryn Horseshoe Bar Community Plan due to its density and lack of a mixed use component.

Clearly, proper planning identifies community issues by projecting future demands for services, and thus avoids possible problems. The Horseshoe Bar Community Plan established goals and policies for directing and managing growth. The Penryn Townhome project as currently proposed significantly changes future demands for services. The Horseshoe Bar/Penryn community Plan states:

"The Horseshoe Bar/Penryn Community Plan is the official statement of Placer County setting forth goals, policies, assumptions, guidelines and implementation measures that will guide the development of the area to at least the year 2010. The Plan will provide overall direction to the decision-making process on individual projects located within the study area."¹

And,

¹Horseshoe Community Plan at page 7.
www.placer.ca.gov/upload/edt/cdr%20%20%20planning/documents/communityplans/HorseShoeBarPenrynComPlan.pdf

Penryn Townhome Project

Page 2

8/2/2007

"Protect and preserve the unique character of the community. In the rural areas, maintain the identity of the plan area as a scenic, tranquil, rural-residential community compatible with the area's physical constraints and natural features."²

This project contradicts the "goals, policies, assumptions, guidelines and implementation measures"³ envisioned in the community plan. Approval of this project challenges the very integrity of the decision-making and policy-making process.

Therefore, we ask that you reject the Penryn Townhome project as currently proposed ensuring that the Horseshoe Bar Community Plan is respected and that an excessively high-density development is not permitted. We ask that you enter our letter of opposition into the record and give our comments your serious consideration.

Sincerely,



Cheryl Schmit
916-663-3207
7911 Logan Lane
Penryn, Ca. 95663
Schmit@hughes.net
And Michael Schmit

CC: Honorable Jim Holmes
Fax: 530-889-4009 bos@placer.ca.gov

² Horseshoe Bar Community Plan, pages 11-13 F. General Community Goals

³ Id., from foot note #1.

191

RECEIVED
AUG 02 2007

PLANNING DEPT

August 1, 2007

Placer County Planning Commission
% Michael Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

RE: PENRYN TOWNHOMES PD - PSUB, - T20060767 - SOUTH APN: 043-060-061-000
- Hearing August 9, 2007

We, as residents of Penryn, strongly oppose the Penryn Townhomes project to be heard by the Planning Commission at the August 9th meeting. This project is in violation of the Horseshoe Bar/Penryn Community Plan due to its density and lack of a mixed use component. The Penryn MAC has recommended rejection of this project.

We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

Frank Balestren

Arletta Balestren

Address: 2889 Penryn Rd

Penryn, CA 95663

RECEIVED
AUG 02 2007
PLANNING DEPT.

Terry Bennett - Planning Commission
3091 County Center Drive, Suite 140
Auburn, CA 95603

tbennett@Placer.ca.gov

PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH

APN: 043-060-061-000

Acres: 3.2

Community

Plan: 08/01/2007

Horseshoe Bar/Penryn CP

MAC Area: PENRYN AREA ADVISORY COUNCIL

Applicant: PENRYN 3.2 INVESTORS LLC

Target Date: July 9, 2007

Status: Mitigated Negative Declaration public review ends 7/9/07

Lead: LEAH ROSASCO

To members of the Placer County Planning commission.

I strongly oppose this petitioner's project.

1. It introduces mixed zoning, of the worst kind.
2. They are using the zoning inappropriately for their project.
3. They are projecting a density of 7.1 home per acres, in an area predominately rural in nature.

The mixed use consists of Commercial/High Density Residential/Commercial all side by side. These types of developments do not work well over time.

We, the community ask for better use and planning for our community. The MAC is opposed as well.

Thank you for your consideration.

Personal Note, The family has lived here since 1900!

Bruce Dunow 032-132-019-000

CC: Jim Holmes, Leah Rosasco, Planner.

Bruce Dunow

Bruce Dunow
PO Box 88
Penryn CA 95663

193

August 2, 2007

Placer County Planning Commission
% Michael Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

RE: PENRYN TOWNHOMES PD - PSUB - T20060767 -- SOUTH APN: 043-060-061-000
- Hearing August 9, 2007

We, as residents of Penryn, strongly oppose the Penryn Townhomes project to be heard by the Planning Commission at the August 9th meeting. This project is in violation of the Horseshoe Bar/Penryn Community Plan due to its density and lack of a mixed use component. The Penryn MAC has recommended rejection of this project.

We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

Gauncho Dentinger

7560 Old Pear Hill Ln

and

Address: 7564 Old Pear Hill Ln

Penryn, CA 95663

Terry Bennett

From: Signe Adcock (signeadcock@sbcglobal.net)

Sent: Thursday, August 02, 2007 5:17 PM

To: Terry Bennett

i Terry,
My name is Signe Adcock and I have the pleasure of living in Penryn. I am writing to you to let you know how awful I feel about the proposed construction of more condos on Boyington and Penryn Roads. I feel these plans do not fit in with the small community we have and love. I moved from Roseville, where I have lived most of my life, 3 years ago to Penryn. The reason we moved was to have room to move and to live in a small town like Roseville used to be. Please do not change Penryn in this way with new construction of condos that will impact our community in the worst way with too many people and more traffic. Thank you for reading my opinion and please keep our thoughts in mind when voting on these proposed projects. Thank you, Signe Adcock

Terry Bennett

From: Evelyn Canis
Sent: Thursday, August 02, 2007 8:16 PM
To: Terry Bennett
Subject: FW: Penryn townhomes

From: GARY HESS [mailto:joanhess4@sbcglobal.net]
Sent: Wednesday, August 01, 2007 10:24 AM
From: Placer County Planning
Subject: Penryn townhomes

PLEASE reject the Penryn townhomes project. This is the high-density development we Penrynites loathe and fear. We don't want to lose our rural home to traffic and congestion and crowding.

Thank you,
Joan Hess 2351 Brashear Lane
Penryn, CA 95663-9611

From: Fred & Lorna Doome
7683 RAINBOW LANE
PENRYN CA. 95263

Date: 8-2-07

TO: PLACER COUNTY PLANNING COMMISSION

Michael Johnson, Planning Director
3091 County Center Drive, Suite 140
Auburn, CA 95603

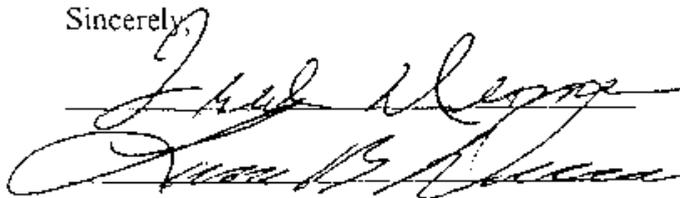
RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

Dear Commissioners:

I / WE are residents of Penryn. We STRONGLY OPPOSE the Penryn Townhomes project scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project.

I / We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,



cc: Supervisor Jim Holmes
175 Fulweiler Avenue
Auburn, CA 95603

Planner Leah Rosasco
3091 County Center Drive, Suite 140
Auburn, CA 95603

RECEIVED
AUG 06 2007
PLANNING DEPT

197

August 3, 2007

Placer County Planning Commission
% Michael Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000
- Hearing August 9, 2007

We, as residents of Penryn, strongly oppose the Penryn Townhomes project to be heard by the Planning Commission at the August 9th meeting. This project is in violation of the Horseshoe Bar/Penryn Community Plan due to its density and lack of a mixed use component. The Penryn MAC has recommended rejection of this project.

We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

Virgil P. Richardson

Mary L. Richardson

Address: 6497 Butler Rd

Penryn, CA 95663

RECEIVED
AUG 06 2007
PLANNING DEPT

August 4, 2007

Placer County Planning Commission

Leah Rosasco, Planner for Penryn Townhomes
3091 County Center Drive
Auburn, CA 95603

Re: Penryn Townhomes PD-PSUB-T20060767 – South APN: 043-060-061-000 –
Hearing August 9, 2007

We, as residents of Penryn, **STRONGLY OPPOSE** the Penryn Townhomes project, scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 hearing. This project is in violation of the Penryn Horseshoe Bar Community Plan due to its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project. There was considerable vocal opposition from residents both times it was presented to Penryn MAC.

We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Regards,

Andrea + Jeff
Andrea Cermak
Jeffrey Perkins
7505 Penryn Estates Drive
Penryn, CA 95663

RECEIVED
AUG 06 2007
PLANNING DEPT.

August 4, 2007

Placer County Planning Commission
% Michael Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

RE: PENRYN TOWNHOMES PD – PSUB- T20060767 – SOUTH APN: 043-060-061-000 – Hearing August 9, 2007

We, as residents and homeowners in Penryn, strongly oppose the Penryn Townhomes project to be heard by the Planning Commission at the August 9, 2007 meeting. This project is in violation of the Horseshoe Bar/ Penryn Community Plan due to its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project and we heartily concur. Preserve the rural nature of the Penryn community. As homeowners the rural environment was the reason we purchased our property and chose to raise our children here. Developers should not be allowed to circumvent a community plan and alter the quality of life for the people of Penryn by pushing through their own agenda.

We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully ask that this letter be read at your meeting and entered into the minutes.

Sincerely,

Joseph and Lisa Pelletti
6440 Butler Road / P.O. Box 489
Penryn, CA 95663

200

August __, 2007

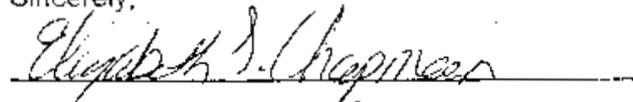
Placer County Planning Commission
% Michael Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

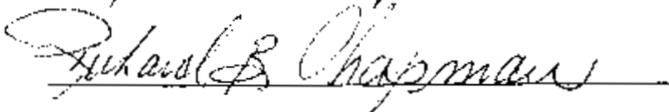
RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000
- Hearing August 9, 2007

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We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,





Address: P.O. Box 233, 1570 Gold Rush Way

Penryn, CA 95663

August 4, 2007

Placer County Planning Commission
Michael Johnson Planning Director
3091 County Center Drive
Auburn, CA 95603

RECEIVED
AUG 06 2007

PLANNING DEPT.

Re: Penryn Townhomes PD-PSUB-T20060767 - South APN: 043-060-061-000 -
Hearing August 9, 2007

We, as residents of Penryn, **STRONGLY OPPOSE** the Penryn Townhomes project, scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 hearing. This project is in violation of the Penryn Horseshoe Bar Community Plan due to its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project. There was considerable vocal opposition from residents both times it was presented to Penryn MAC.

We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Regards,

Andrea + Jeff
Andrea Cermak
Jeffrey Perkins
7505 Penryn Estates Drive
Penryn, CA 95663

Leah Rosasco

From: Lisa Pelletti [lpelletti@hotmail.com]
Sent: Saturday, August 04, 2007 12:37 PM
To: Placer County Planning; Leah Rosasco; Placer County Board of Supervisors
Subject: concerned residents of Penryn
Attachments: Opposition letter to Penryn Orchard Development.doc

To all concerned,

Please view, consider, and share the attached letter in regard to the Penryn Townhome project. We ask that each committee member be given a copy and that the letter be read and entered into the minutes at the August 9, 2007 meeting. Thank you.

Sincerely,
Joseph and Lisa Pelletti

Find a local pizza place, movie theater, and more...then map the best route! Find it!

From: Michael & Deborah Lloyd
7671 Rainbow Lane
Penryn, Ca 95663

RECEIVED
AUG 08 2007

Date 8-4-07

PLANNING DEPT.

TO: PLACER COUNTY PLANNING COMMISSION
Michael Johnson, Planning Director
3091 County Center Drive, Suite 140
Auburn, CA 95603

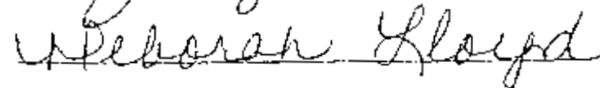
RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

Dear Commissioners:

I / WE are residents of Penryn. We STRONGLY OPPOSE the Penryn Townhomes project scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project.

I / We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

cc: Supervisor Jim Holmes
175 Fulweiler Avenue
Auburn, CA 95603

Planner Leah Rosasco
3091 County Center Drive, Suite 140
Auburn, CA 95603

August 4, 2007

Placer County Planning Commission

3091 County Center Drive
Auburn, CA 95603

Gerry Brentnall

Re: Penryn Townhomes PD-PSUB-T20060767 – South APN: 043-060-061-000 –
Hearing August 9, 2007

RECEIVED
AUG 06 2007

PLANNING DEPT.

We, as residents of Penryn, **STRONGLY OPPOSE** the Penryn Townhomes project, scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 hearing. This project is in violation of the Penryn Horseshoe Bar Community Plan due to its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project. There was considerable vocal opposition from residents both times it was presented to Penryn MAC.

We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Regards,

Andrea + Jeff

Andrea Cermak
Jeffrey Perkins
7505 Penryn Estates Drive
Penryn, CA 95663

August 6, 2007

Placer County Planning Commission
% Michael Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

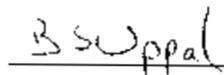
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- Hearing August 9, 2007

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We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

 J SUPPAL

 B SUPPAL

Address: 2991 Taylor Road, Loomis CA 95650

Penryn, CA 95663

RECEIVED
AUG 08 2007
PLANNING DEPT.

August 12, 2007

Placer County Planning Commission
% Michael Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000
- Hearing August 9, 2007

We, as residents of Penryn, strongly oppose the Penryn Townhomes project to be heard by the Planning Commission at the August 9th meeting. This project is in violation of the Horseshoe Bar/Penryn Community Plan due to its density and lack of a mixed use component. The Penryn MAC has recommended rejection of this project.

We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

Valeeie Wesolowski

VALEEIE WESOLAWSKI

Address: 7055 VELLIA LANE

Penryn, CA 95663

RECEIVED
AUG 08 2007

PLANNING DEPT.

From: Zelma Kostenko
George Kostenko

RECEIVED
AUG 09 2007

PLANNING DEPT.

Date: 8/6/07

TO: PLACER COUNTY PLANNING COMMISSION

Michael Johnson, Planning Director
3091 County Center Drive, Suite 140
Auburn, CA 95603

RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

Dear Commissioners:

I / WE are residents of Penryn. We STRONGLY OPPOSE the Penryn Townhomes project scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project.

I / We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

Zelma Kostenko
George Kostenko

cc: Supervisor Jim Holmes
175 Fulweiler Avenue
Auburn, CA 95603

Planner Leah Rosasco
3091 County Center Drive, Suite 140
Auburn, CA 95603

Return address:
GEORGE ZELMA KOSTENKO
1650 SISLEY RD.
PENRYN CA 95663

208

From: Edmund J. EHMANN

7740 Logan Lane

Penryn, CA 95663

RECEIVED
SEP 07 2007

PLANNING DEPT.

Date: 8-6-07

TO: PLACER COUNTY PLANNING COMMISSION

Michael Johnson, Planning Director
3091 County Center Drive, Suite 140
Auburn, CA 95603

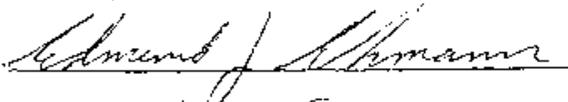
RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

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I / We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,


Edmund J. EHMANN

cc: Supervisor Jim Holmes
175 Fulweiler Avenue
Auburn, CA 95603

Planner Leah Rosasco
3091 County Center Drive, Suite 140
Auburn, CA 95603

Terry Bennett

From: Leah Rosasco
Sent: Monday, August 06, 2007 8:21 AM
To: Karin.I.Dentinger@kp.org
Cc: Terry Bennett
Subject: RE: Oppose Penryn Townhomes

Hi,

This correspondence will be added to the file for this project.

Thank you,
Leah Rosasco

Leah Rosasco
Senior Planner
Placer County Planning Department
91 County Center Drive
Yuba City, CA 95603
916-745-3091 (Phone)
916-745-3080 (Fax)

From: Karin.I.Dentinger@kp.org [mailto:Karin.I.Dentinger@kp.org]
Sent: Thursday, August 02, 2007 4:53 PM
To: Leah Rosasco
Subject: Oppose Penryn Townhomes

Hi all concerned,

My family and I are fairly new residents of Penryn. One of the main reasons we chose to live in Penryn is that the area remained "country-like".

The proposal to add numerous townhomes would change Penryn into what already exists in near-by towns and cities. Therefore, I strongly oppose to the Penryn Townhome project and urge each and everyone of you to reject this plan during the hearing to be held on Aug. 9, 2007.

Please say no to high-density development so that we can preserve our charming little town.

Thank you.

Karin I. Dentinger
360 & 7564 Old Pear Hill Lane
Penryn, Ca. 95663

NOTICE TO RECIPIENT: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or using them. Thank you.

210

Terry Bennett

From: Patty Neifer [patty@ffburn.org]
Sent: Monday, August 06, 2007 8:51 AM
To: Terry Bennett
Subject: Please provide a copy to the Planning Commission - Penryn Town Homes

Dear Planning Commissioners,

I am writing you to express my concern that the Placer County Planning Department and specifically the planners for the Penryn area are not considering the spirit of the Horseshoe Bar/Penryn Community Plan when reviewing and making recommendations to developers for projects in the Penryn area.

The Penryn Town Home development, on the agenda for the Planning Commission on August 9th, is the first and largest higher density residential development to be proposed for the Penryn Parkway. As such, it is bound to set a precedent for future development.

Although the commercial zoning of the Penryn Parkway allows high density residential development, that property is clearly intended in the Penryn Community Plan as being slated for small scale commercial projects to serve the local community.

In fact, there are no less than 6 high density residential projects being proposed for the Penryn Parkway, including the 150 unit rental condominium project - The Orchard at Penryn. These projects are clearly not in-line with the spirit and wording of the Penryn Community Plan for the Parkway.

The Penryn MAC, at the urging of dozens of residents, has unanimously recommended against the Penryn Town home project. Also included in the motion is a statement reaffirming that the Penryn Parkway is not intended for high density residential developments.

The planner on the Penryn Town home project, Leah Rosasco, did not seem to have prior history or experience with the Penryn Parkway and was not present at the information hearing for this project where the community comments all revolved around the appropriateness of this project for the Parkway Area.

It seems to me that the Penryn Parkway is being sacrificed to developer profits without regard to our residents or consideration of what is best for the community.

Please consider sending the Penryn Town Home project back to the planning department for additional review. The project does not contain any commercial elements, which is the use for which the Penryn Parkway was set aside for in the Penryn Community Plan. The project is located between two commercial properties and is right next to the Penryn Business Park very close to the highway entrance. The project is also close to other large rural parcels 2.3 acre in size where new homes are currently being built. These single family homes on acreage were supported by the Penryn MAC and the community as an alternative to the high density residential developments that had been proposed there in the past.

There are other alternatives for this property that will fit into the Penryn Community Plan much better. Please help our community by asking the Planning Department and the developer to explore those options and build this project in the spirit with our Community Plan in mind.

Sincerely,

Patty Neifer
Cell: 916/224-6553
Home: 916/663-4931

211

MICHAEL C. SASKO

michael.c.sasko@pfizer.com

Phone: (916) 652-6532

Fax: (916) 652-3427

7530 Penryn Estates Drive

Penryn, CA 95663

Gerry Brentnall
Planning Commissioner
3091 County Center Drive
Auburn, California 95603

RECEIVED
AUG 07 2007

PLANNING DEPT.

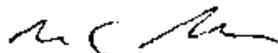
Dear Commissioner Brentnall,

My name is Mike Sasko and I a recently retired after 6 years on the Penryn MAC due to increased travel requirements for work. On Thursday August 9th, you will hear a presentation on the **Penryn Townhomes Project**, a 23 unit, single family, 1 and 2 story attached housing project on 3.2 acres in Penryn. This project is the first of several planned cluster developments in our area to include **Penryn Heights** and the **Condos at Penryn**. Each of these pose a significant threat to our community.

I therefore ask that you VOTE NO on cluster development in the C-1 commercial zoned areas of Penryn. These projects are a direct violation of the Penryn -- Horseshoe Community Plan which calls for us to "*protect and preserve the unique character of the community*" and that "*no dwelling units are assumed for the commercial designations even though multifamily residential is permitted within the implementing zoning district*". We the citizens of Penryn ask that development be consistent with OUR PLAN for mixed use (commercial and residential) for all projects on the Penryn Parkway. **Penryn Townhomes** represents the first project attempting to create high density, cluster housing in our area. Please don't allow this to happen.

Thank you Gerry for all you service to our County over the years. We have met in my close association with the Republican Congress and I always appreciate your interest in keeping our communities alive and well. I ask you again for your support to stop cluster housing in Penryn. If this project is approved, many more will follow and this "ring of duplexes surrounding a granite outcropping" will be the first of many disjointed cluster development in our area. Thanks for you service and thanks for your support. I'll see you there on Thursday as we work together to stop cluster housing in Penryn.

Sincerely,



Michael C. Sasko
Penryn MAC

Terry Bennett

From: Leah Rosasco
Sent: Wednesday, August 08, 2007 9:11 AM
To: Terry Bennett
Subject: FW: Penryn Townhomes

More correspondence for Penryn Townhomes. I'd just put this in the file with any others that came in after the mailout.

Thanks!

Leah
Ext. 3091
-----Original Message-----
From: Pet Gazette [mailto:editor@petgazette.org]
Sent: Wednesday, August 08, 2007 9:07 AM
To: Leah Rosasco
Subject: Penryn Townhomes

August 7, 2007

Placer County Planning Commission
c/o Michael Johnson, Planning Director
3091 County Center Drive
Auburn CA 95603

RE: Penryn Townhomes PD - PSUB - T20060767 - South APN: 043-060-061-000 - Hearing August 9, 2007

We, as residents of Penryn, strongly oppose the Penryn Townhomes project to be heard by the Planning Commission at the August 9th meeting. This project is in violation of the Horseshoe Bar/Penryn Community Plan due to its density and lack of a mixed use component. The Penryn MAC has recommended rejection of this project.

We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,

Johnita Wemken & Michael Martin
7535 Ridgeview Lane
Penryn, CA 95663

213

Terry Bennett

From: Leah Rosasco
Sent: Thursday, August 09, 2007 7:48 AM
To: Terry Bennett
Subject: FW: Tent. Subdivision Map/Use Permit Penryn Townhomes
Importance: High

Penryn Townhomes correspondence ...

Leah

Ext. 3091

From: Pine Brook Village [mailto:pbvillage@attglobal.net]
Sent: Wednesday, August 08, 2007 4:46 PM
To: Leah Rosasco
Subject: Tent. Subdivision Map/Use Permit Penryn Townhomes
Importance: High

Re: PSUBT2006-767

Thank you for advising me that the scheduled hearing on August 9, 2007 will be delayed because of failure to properly post the property. I would appreciate notification when the hearing will be held.

In my opinion it is a shame that Placer County is not pursuing the original planning to develop this in other than residential. The properties along Penryn Road near the freeway are ideally located for the development of small businesses that can benefit from easy freeway access. I am advised by brokers who service this area that there is shortage of flex-space for which this ready access to the Interstate 80 would be ideal. Approving residential properties may enhance the value of the property however it creates dissension at such time as commercial developments want to come into the area. For this reason, I am opposed to the changing of residential usage on APN 043-060-061.

Debra Cimaroli, Co-owner, representing Pinebrook Village L. P., APN 043-060-032-510

214

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From: BERALDINE EHMANN
7740 LOGAN LN,
PENRYN - CA 95663

RECEIVED
SEP 07 2007
PLANNING DEPT.

Date: 8-10-07

TO: PLACER COUNTY PLANNING COMMISSION

Michael Johnson, Planning Director
3091 County Center Drive, Suite 140
Auburn, CA 95603

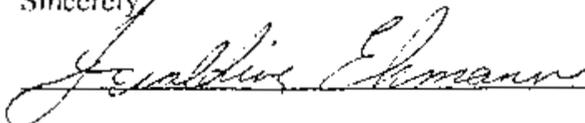
RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

Dear Commissioners:

I / WE are residents of Penryn. We STRONGLY OPPOSE the Penryn Townhomes project scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project.

I / We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely



cc: Supervisor Jim Holmes
175 Fulweiler Avenue
Auburn, CA 95603

Planner Leah Rosasco
3091 County Center Drive, Suite 140
Auburn, CA 95603

Terry Bennett

From: chuisking@viedu.org
Sent: Tuesday, August 14, 2007 9:02 AM
To: Terry Bennett
Subject: Penryn Development

Hello,

I have been a resident of Placer County all of my life. I have lived in various cities throughout the county and chose Penryn to settle. I chose this community because of the lack of apartments, duplexes, and townhomes.

Penryn is a section of the county for low density housing. Please don't ruin this nice community for the sake of a dollar. There are other places in Auburn, Roseville, and Rocklin that would welcome your developments with open arms. We only have one way out of Penryn that is not impacted with traffic and you want to destroy that. Don't allow this in our community. There are only three areas of Placer County, south of Auburn; Newcastle, Ophir, and Penryn, in my opinion, that still have a high quality of life. Please keep it that way.

Thank you for your time,
Cindy Huisking

RECEIVED
AUG 14 2007

PLANNING DEPT.

August __, 2007

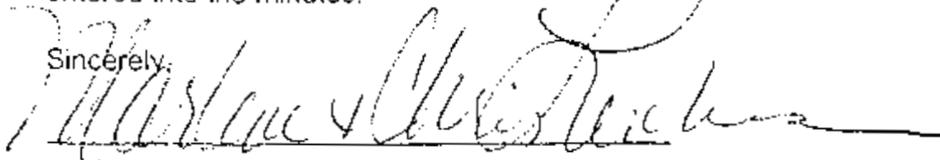
Placer County Planning Commission
% Michael Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000
- Hearing August 9, 2007

We, as residents of Penryn, strongly oppose the Penryn Townhomes project to be heard by the Planning Commission at the August 9th meeting. This project is in violation of the Horseshoe Bar/Penryn Community Plan due to its density and lack of a mixed use component. The Penryn MAC has recommended rejection of this project.

We ask that you reject the Penryn Townhomes project and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,



2750 Taylor Rd

Address: Penryn CA 95663

Penryn, CA 95663

Marlene + Chris Leichius

Terry Bennett

From: Charles Gragg [c.gragg@sbcglobal.net]
Sent: Tuesday, August 21, 2007 9:32 AM
To: Placer County Board of Supervisors
Cc: Terry Bennett; Michael Johnson
Subject: Penryn Community Plan

Please route this email to Jim Holmes with copies to all Supervisors. Thanks

Jim, Holmes,

Penryn residents are now painfully aware of the numerous housing projects that are being considered for the unincorporated area of Penryn, including,

Penryn Condos - (150 rental condos) located near the Lutheran church off of Penryn Road and Highway 80.

Penryn Heights - Multiple rental duplexes near the Valencia Club at Taylor Road and English Colony.

Penryn Townhomes - 23 unit single family townhomes (rentals) off of Penryn road.

This onslaught of affordable housing is obviously being "dumped" on the Unincorporated area of Penryn for obvious reasons. In violation of the Penryn Horseshoe Bar Community Plan, this dumping by the Placer County Planning Commission and the Placer County BOS (if approved) have a significant negative impact on the area and property values. Having been in depth involved several years back in the fiasco of Bickford Ranch and the Placer County Planning Commission and BOS all ignoring the findings of the EIR under the guise of the now infamous statement, "but the benefits outweigh the negative impacts", I and my neighbors are all too familiar with the "tax issues" and developer favoritism used by Placer County in assessing projects of this nature. The so called Penryn Outlets are a perfect example of the substandard building code being applied by builders in this area. Be it known that we will not stand idly by and have our area used as the garbage dump for Placer County.

Can we count on your support in defending the beautiful area of Penryn and protecting our property values?

Charles H. Gragg
538 Ridgeview Lane
Penryn, CA 95663
916-663-1803
cgragg@sbcglobal.net

Kathi Heckert

From: Delnofamily@aol.com
Sent: Thursday, September 13, 2007 10:13 AM
To: Kathi Heckert
Subject: Penryn

Please add my name to the list about anything happening in Penryn!!
We are a nice family that moved to the country to raise the kids. We found Perfect Penryn, however, are VERY disappointed about all of the development you are allowing to ruin our quaint town!

Please put me on your list so I can keep informed as to what is going on.

Thank you

Donna Delno

See what's new at AOL.com and [Make AOL Your Homepage](#).

219

Judy Bennett
6725 La Tierra Court
Penryn, CA 95663

September 14, 2007

Placer County Planning Commission
3091 County Center Drive, Suite 140
Auburn, CA 95603

RE: Penryn Townhomes

I am writing in support of the Penryn Townhomes project proposing 23 single family attached one and two-story townhomes to be located on Penryn Road near I-80.

According to our Community Plan, the townhomes are an appropriate use for the desirable site, which the developers have expressed a commitment to preserve as much as possible. It is appreciated that the townhomes are located close to freeway access and will not impact traffic along Penryn's rural roadways. The architectural design presented for review is appealing on the site, and it is understood there will be a homeowners' association formed to maintain the 1.71 acres of common area included as part of the development plan.

As a Penryn resident who enjoys the rural nature of our community, I continue to urge careful, thoughtful planning of this area, and believe this project qualifies as an appropriate addition to the Penryn community.

Judy Bennett

Kathi Heckert

From: ea_gibson@juno.com

Sent: Friday, September 14, 2007 2:20 PM

To: Kathi Heckert

Hi,

Please add me to the mailing list of both the Penryn Townhouses and the Penryn Heights project.
Thanks.

Denise Gibson

P.O. Box 636

Penryn, Ca 95663

Kathi Heckert

From: Terry Bennett
Sent: Tuesday, September 18, 2007 8:06 AM
To: Kathi Heckert
Subject: FW: Placer County Planning Commission

From: Mygokings@wmconnect.com [mailto:Mygokings@wmconnect.com]
Sent: Friday, September 14, 2007 6:46 PM
To: Terry Bennett
Subject: Placer County Planning Commission

Friday, September 14, 2007

Placer County Planning Commissioners;

The developer\$ who are \$eeking your favorable deci\$ion regarding their Penryn Town Home\$ project don't give a rats ass about Penryn residents and you know it.

Developer\$ trashed Ro\$eville and Rocklin for the \$ole purpo\$e of lining their own pocket\$ and you know it.

Once again, developers are trying to trash Penryn (and Loomis) and you know it.

Your job is to protect me (from them) and you know it. Do your

job!

Regards,
Ida Mae Lasick
Penryn

Kathi Heckert

From: Chuck-Muriel Davis [chamdavis@yahoo.com]
Sent: Monday, October 01, 2007 7:10 AM
To: Terry Bennett; Kathi Heckert
Cc: Jim Holmes; Michael Johnson; Leah Rosasco; Michael Sasko; Phil Barger; Gordon Robbins; Cheryl Schmit
Subject: Penryn Townhomes- letter to Commissioners- Oct 11th Hearing

TO: Planning Commissioners

RE: Penryn Townhomes - PSUB T20060767 -- Oct. 11, 2007 Hearing

We request that you DISAPPROVE of this Penryn Townhomes project.

This project does not fit within the Horseshoe Bar/Penryn Community Plan (HBPCP). In addition, the planning department reported in it's staff report, for the August 9, 2007 hearing, that two requirements are being waived, but neither of these requirements, nor the fact that they are being waived, were reported in the Negative Declaration of 6/7/07. It is disconcerting that two critical issues were NOT in this public document!

1. Unit Driveways only 5 to 10 feet long...20 feet is the requirement.

The 8/9/07 staff report, pg 5, reported:

The Engineering and Surveying Department has concerns with the proximity of the garage to the interior circulation road as there is not a 20 foot space between the face of the garage door and the edge of pavement to allow for driveway parking.

But, in the NegDec, it is reported:

MM XV.5 Parking in front of driveways and parallel parking along the internal loop road is prohibited. "No parking" signs shall be provided along the on-site internal loop road.

Discussion - Item XV-5: *The proposed project will not result in insufficient parking capacity on-site or off-site as the project meets the minimum parking standards set forth for multi-family residential Planned Developments as set forth in the Placer County Zoning Ordinance.*

There is no mention in the NegDec that the driveways for this proposed development will be 5 to 10 feet long, nor that a 20 foot driveway requirement was waived. Does prohibiting "parking in front of driveways" mean that cars will not be allowed in the driveways? This is unrealistic and could possibly create a safety hazard. Visitors could end up parking out on Penryn Rd. How can the 20 foot requirement be waived?

2. No Active Recreation area ...but one is required for a project this size.

On Pg 3 of the 8/9/07 staff report:

The proposed project does not include active recreation facilities onsite, which are typically required for Planned Developments that include more than 20 units, however Section 17.54.100 (D) (4) of the Zoning Ordinance allows for the payment of an in-lieu fee for recreation facilities, provided the Planning Commission is able to make the finding that constructing such facilities onsite is not feasible.

But, in the NegDec, it is reported:

Discussion- Item XIV-1:

The proposed project will not likely result in the increased use of an existing neighborhood park such that substantial

deterioration would occur as the proposed project includes the construction of recreational open space with passive recreational facilities on-site.

Why is this requirement of an "active recreation" facility being waived and why was this requirement not mentioned in the NegDec? If there is no room for an active recreation area, then the project should be reduced or changed to provide the requirement.

3. Penryn Townhomes is counter to the intent of the HBPCP for Penryn Parkway.

The Penryn Parkway *"is meant to provide a mixed-use area, including multiple-family residential, professional office, and commercial uses."* There are already 85 townhomes being built on Boyington Rd. If the Parkway is filled with multi-family housing, where will the other mixed-use developments planned for the Parkway go?

According to the HBPCP, Medium Density Residential (which *"allows 2 to 4 units per acre, and primarily includes existing small-lot single-family subdivisions"*) may be *"located adjacent to the Penryn Parkway and is presently undeveloped. This may present an opportunity to provide future multi-family affordable housing for the area's residents. This is especially true due to the site's location adjacent to the Penryn Parkway commercial area"*. The Penryn Townhomes project exceeds this 2-4 units/acre for MDR.

According to the HBPCP: *"The Parkway is intended to provide services to both local residents and travelers along I-80. The intent behind designating a concise, identifiable area on the Plan map is to encourage a compact, commercial core to serve the overall Penryn area, thereby eliminating the need for scattered commercial sites within the outlying rural areas of Penryn."*

The Penryn Parkway is planned to be a unique and beautiful area of mixed used businesses, eg specialty retail, nurseries, etc, that will meet the needs of the local residents as well as visitors. This is one of many quotes from the HBPCP that depicts the intent for the Penryn Parkway: *"The area's historical nature (i.e. Japanese heritage, gold rush era, English settlement) should be reflected as much as possible in the design of new buildings to be constructed within the Penryn Parkway area."*

Please disapprove the Penryn Townhomes project and protect the unique and historical Penryn area.

Sincerely,
Chuck & Muriel Davis
10/1/07
916-663-4123
p.o. box 397
Penryn, CA 95663

Got a little couch potato?
Check out fun summer activities for kids.

MICHAEL C. SASKO

michael.c.sasko@pfizer.com

Phone: (916) 652-6532

Fax: (916) 652-3427

7530 Penryn Estates Drive

Penryn, CA 95663

Larry Sevison
Planning Commissioner
3091 County Center Drive
Auburn, California 95603

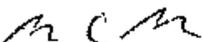
Dear Commissioner Sevison,

My name is Mike Sasko and I a recently retired after 6 years on the Penryn MAC due to increased travel requirements for work. On Thursday October 11th you will hear a presentation on the **Penryn Townhomes Project**, a 23 unit, single family, 1 and 2 story attached housing project on 3.2 acres in Penryn. This project is the first of several planned cluster developments in our area to include **Penryn Heights** and the **Condos at Penryn**. Each of these pose a significant threat to our community.

I therefore ask that you VOTE NO on cluster development in the C-1 commercial zoned areas of Penryn. These projects are a direct violation of the Penryn – Horseshoe Community Plan which calls for us to “*protect and preserve the unique character of the community*” and that “*no dwelling units are assumed for the commercial designations even though multifamily residential is permitted within the implementing zoning district*”. We the citizens of Penryn ask that development be consistent with OUR PLAN for mixed use (commercial and residential) for all projects on the Penryn Parkway. **Penryn Townhomes** represents the first project attempting to create high density, cluster housing in our area. *Last week County Planning allowed driveway length to be shortened from 20’ down to a 5’ minimum.* Please don’t allow this to happen.

Thank you Mr. Sevison for all you service to our County over the years. I always appreciate your interest in keeping our communities alive and well. I ask you again for your support to stop cluster housing in Penryn. If this project is approved, many more will follow and this “ring of duplexes surrounding a granite outcropping” will be the first of many disjointed cluster development in our area. Thanks for you service and thanks for your support. I’ll see you there on Thursday as we work together to stop cluster housing in Penryn.

Sincerely,


Michael C. Sasko
Penryn MAC

See Attached Article

Housing development violates Penryn plan

That "D" word has once again surfaced around Penryn, as developers have set-up shop in one of their favorite parts of unincorporated Placer County.

Quietly moving through the county planning department are several small parcel, high-density housing projects that will, if approved, change the face of Penryn forever.

Although legal, these projects are a direct violation of our Penryn Horseshoe Bar Community Plan and we, as defenders of the plan, cannot allow for their approval.

Since America is a free country and because of the county's need to generate tax revenue, anyone can propose almost any development project, whether we like it or not. Perhaps you remember Penryn plans for a casino, big-box church, and even a convention center. These projects were stopped when county planning stepped in and opposed zoning changes.

Today's developers are more savvy and now simply target C-1 commercially zoned parcels for their cash-out plans, because technically C-1 parcels can allow for residential use. Such is the case for the first proposed threat, Penryn Townhomes, a 23-unit, single family townhouse project located on 3.2 acres off Penryn Road.

Should this gain approval, watch out for the Penryn condos located next to the Lutheran Church, which proposes 150 rental condos on a 15 acre site complete with 244 garages and 350 parking spots. Penryn Heights is on the parcel behind the Valencia Club, where developers cleverly renamed their duplex structures as "duets", not bringing music to ears of many local citizens.

Until the recent change in leadership, county planning would traditionally reject C-1, cluster-type projects because they violate the community plan. For back in days of pre-development, our forward-thinking ancestors of the

Michael Sasko

Guest Columnist



vision for growth in our Penryn-Loomis community.

Meeting weekly several residents worked tirelessly to design, down to specific detail, how change should occur within the 25-square mile area of the Penryn Parkway.

The plan, approved by the community and the Board of Supervisors, called for us to "protect and preserve the unique character of the community" and that "no dwelling units are assumed for the commercial designations even though multi-family residential is permitted within the implementing zoning district."

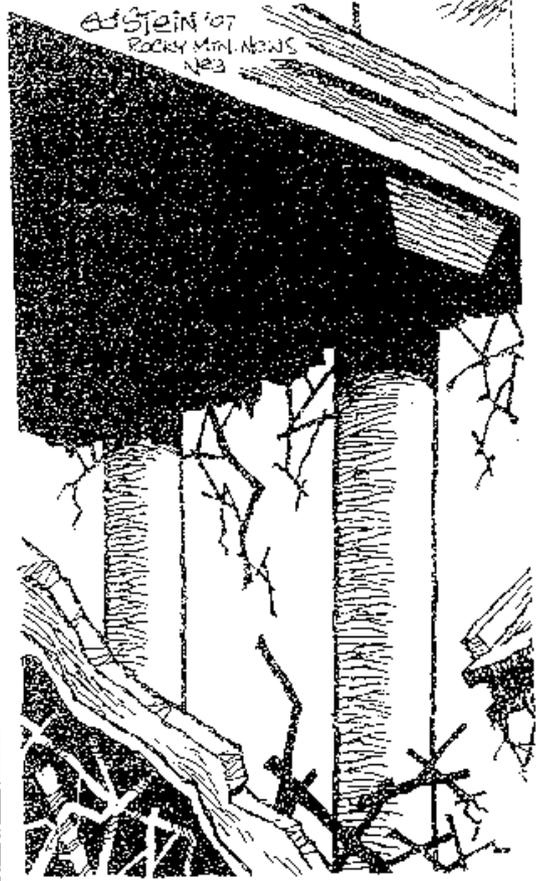
The Penryn-Horseshoe Bar Community Plan stands as our strongest defense against a new planning director and county-supported, cluster development.

New to the mix, Penryn activist Muriel Davis has created a remarkable Web site that documents all proposed Penryn developments. Read our plan at www.penryncommunity.blogspot.com.

ACTION is required to stop these projects. The meeting is scheduled for Aug. 9 at 10 a.m.

Defend our community plan and contact the Planning Commission at Tbennett@placer.ca.gov and Planning Director Michael Johnson at mjohnson@placer.ca.gov. Should our community lose at the planning commission hearing, we will have to count on Supervisor Jim Holmes' ability to gain two more votes on our last appeal, to the Board of Supervisors. Stop high-density, cluster development, it is not part of our Penryn Plan.

Michael Sasko is the for-



Letter

The Loomis News invites the public to submit letters to the editor (address and phone number not published). E-mail letters to moethog@loomisnews.com.

Town Council unfairly held back

The road association for Oak Tree Lane recently proposed landscaping the approximately one-fourth acre of land owned by the town at the entrance of our lane off of Horseshoe Bar Road.

Lots of time and money was spent creating a proposal to the town that included planting trees, shrubs and flowers. We did our best to make the design fit into the character of our town, i.e. there was no fancy-lighting or signage like you would typically see in Granite Bay.

We offered to pay for all costs of the project and main-

tenance and had to make several changes at our expense to meet the need for self-bike lane, etc.

The Town Council members were uncooperative to a point of extreme frustration. One commented it prefers it the way it is (posed granite hard pan).

Another suggested we would only vote for it if the path were put through the landscape area (on top of existing bike trail easer).

When other council members objected on the grounds that the path would serve no purpose since it would co-

2216 LO

From the files of the Loomis

PLACER COUNTY
DATE RECEIVED

July 31, 2007

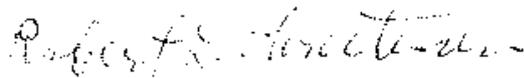
AUG 01 2007

To: Placer County Planning Commission

PLANNING
COMMISSION

Subject: Penryn Townhomes Planned Development (SUB T20060767)

I ask that you not approve the Penryn Townhomes development. Twenty-Three dwelling units on 3.2 acres are totally out of line with the rural character of our community. Penryn Parkway was intended for local businesses to support area residents, not high density housing. Building a development like Penryn Townhomes is simply wrong. Please disapprove the project.



Robert L. Christensen
P.O. Box 251
1420 Sisley Road,
Penryn, CA 95663

From: KATHERINE TANSON
1865 SISLEY ROAD
PENRYN, CA 95663-9627

PLACER COUNTY
DATE RECEIVED

AUG 01 2007

PLANNING
COMMISSION

Date: 7/30/07

TO: PLACER COUNTY PLANNING COMMISSION

Michael Johnson, Planning Director
3091 County Center Drive, Suite 140
Auburn, CA 95603

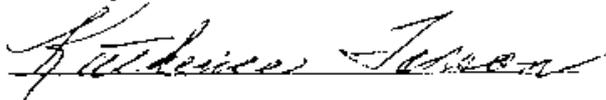
RE: PENRYN TOWNHOMES PD - PSUB - T20060767 - SOUTH APN: 043-060-061-000

Dear Commissioners:

I / WE are residents of Penryn. We STRONGLY OPPOSE the Penryn Townhomes project scheduled to be submitted to the Placer County Planning Commission at the August 9, 2007 meeting. This project is in violation of Penryn Horseshoe Bar Community Plan due its density and lack of a mixed-use component. The Penryn MAC has recommended rejection of this project.

I / We ask that you reject the Penryn Townhomes project at your August 9, 2007 meeting and defend our Community Plan against high-density development. We respectfully request that this letter be read at your meeting and entered into the minutes.

Sincerely,



cc: Supervisor Jim Holmes
175 Fulweiler Avenue
Auburn, CA 95603

Planner Leah Rosasco
3091 County Center Drive, Suite 140
Auburn, CA 95603

Leah Rosasco

From: Sasko, Michael C [michael.c.sasko@pfizer.com]
Sent: Thursday, November 15, 2007 3:21 PM
To: Leah Rosasco
Cc: Michael Johnson
Subject: RE: Penryn Townhomes Appeal
Attachments: Penryn Townhomes Appeal to BOS.doc

Hello Leah and Mr. Johnson,

As promises and completed early, here are *some* of the supporting details for the appeal of Penryn Townhomes project.

I am certain that I, along with other citizens listed on the Appeal, will have further information to share as we get closer to the January hearing date.

Please confirm receipt of document and provide best guess of our Day with of the BOS. Thanks.

Regards,

Michael Sasko
Penryn

(916) 802-0638 phone
(916) 652-3427 fax
michael.c.sasko@pfizer.com

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL(S) OR ENTITY(IES) TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY THE SENDER (S) IMMEDIATELY.

From: Leah Rosasco [mailto:LRosasco@placer.ca.gov]
Sent: Tuesday, October 30, 2007 7:43 PM
To: Sasko, Michael C
Cc: Michael Johnson
Subject: RE: Penryn Townhomes Appeal

Michael,

You are correct. Thank you for letting me know you need more time. This section sets forth the requirements for submitting an appeal, including the requirement that the appellant provide any information requested by the Planning Director. As you know, the Planning Director has requested additional specific information and you do have until Monday, November 19th to provide this information. We will put this appeal on-hold until the 30-day period is over.

Please let me know if you have any additional questions.

Thank you,
Leah

229

Leah Rosasco
Senior Planner
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603
530-745-3091 (Phone)
530-745-3080 (Fax)

From: Sasko, Michael C [mailto:michael.c.sasko@pfizer.com]
Sent: Tuesday, October 30, 2007 4:25 PM
To: Leah Rosasco
Cc: Michael Johnson
Subject: RE: Penryn Townhomes Appeal

Hello Leah,

As mentioned, I am traveling this week and have just learned that I am to be in Washington, D.C. next week. According to the County policy on appeals, I should have up to 30 days to complete the details. Due to my crazy work travel, I would like to use the majority of this time for preparation before submitting an email to you. This will also give me more time to consult with an ADA attorney and associated non-profit organizations. Below is a quote from the County ordinances regarding appeals:

A notice of appeal shall be in writing, shall specify the decision or portion of the decision being appealed, shall include a detailed state of the factual and/or legal grounds upon which the appeal is being taken and shall include other information required by the planning director, and may include any explanatory materials the appellant may wish to furnish within thirty (30) days of the date of filing the appeal, the appellant shall provide to the Planning Department all written materials which the applicant desires the appellate body to consider at the appeal hearing, including, if applicable, any proposed changes to the project.

Please give me your thoughts ASAP. If I figure it right, my 30 days to furnish details will be up about the 17th of November, just over 2 weeks.
Thanks, and please let me know if my calculations are correct.

Regards,

Michael Sasko
Customer Business Unit, Pfizer Inc.
San Francisco, California
(916) 802-0638 phone
(916) 652-3427 fax
michael.c.sasko@pfizer.com

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL(S) OR ENTITY(IES) TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY THE SENDER(S) IMMEDIATELY.

230

From: Leah Rosasco [mailto:L.Rosasco@placer.ca.gov]
Sent: Monday, October 29, 2007 11:23 AM
To: Sasko, Michael C
Cc: Michael Johnson
Subject: Penryn Townhomes Appeal

Michael,

I am following-up on a voice mail I left for you last week. Michael Johnson, the Planning Director, has requested that I let you know that the reasons stated for the appeal do not provide enough specificity. Reasons stated are 1) Violation of the community plan; 2) Density and functionally flawed, 3) Compromises public safety and access for disabled; and 4) Cumulative impacts. We can address cumulative impacts, but without more specific reasons, such as what section or policy of the community plan the proposed project violates, how is it functionally flawed, how does it compromise public safety, we will not be able to address the other three concerns. Providing this additional information will help to strengthen your appeal before the Board of Supervisors.

I plan to begin working on my staff report for this appeal this week. If there is any additional information you can provide I will be sure to incorporate it into my staff report. Please let me know if you have any questions.

Thank you,
Leah

Leah Rosasco
Senior Planner
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603
530-745-3091 (Phone)
530-745-3080 (Fax)

From: Patty Neifer [mailto:patty@ffburn.org]
Sent: Monday, January 21, 2008 10:41 AM
To: Ruth Alves
Cc: 'Bishop, Mike (PMP, TSG/Service Delivery-IT)'; 'Sue Setters'
Subject: Penryn Townhomes

AGENDA ITEM	
DATE:	<u>2/5/08</u>
Penryn Townhomes Appeal	
TIME:	<u>11:00am</u>

Regarding the Penryn Town Homes Project Proposal:

The following is stated in the staff report for Penryn Townhomes.

"The Penryn Municipal Advisory Council reviewed this proposal at its July 24, 2007 meeting and voted unanimously (4-0) to recommend denial of the project. The MAC'S decision was based on the assertion that multi-family residential uses are not allowed in commercial zone districts located within the Penryn Parkway area of the Horseshoe Bar/Penryn Community Plan."

I would like to request that the statement by the author of the report, which assumes that the votes were based on the assertion that multi-family residential uses are not allowed in the commercial zones of the Penryn Parkway, be removed from the report.

I personally am very familiar with the residential uses allowed within the Penryn Parkway. Furthermore, the uses have been reviewed and clarified by planning and county staff with our present MAC members on several occasions.

My decision to recommend against the project was based on the project's lack of benefit to the community, disregard for the direction for development of the area outlined in the Penryn Community Plan, various faults in the planned proposal, including it's density, traffic and open space issues, it's proximity to surrounding residences, inappropriate location of the project, the opposition of community members to the project, and varlous other issues.

Please forward this e-mail to the planning staff, planning commissioners, Placer County Supervisors, Penryn Mac members and any other relevant individuals.

Sincerely,
 Patty Neifer
 Penryn MAC Member and Penryn Resident

DATE 1/23/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 3080

RECEIVED

JAN 22 2008

CLERK OF THE BOARD OF SUPERVISORS

1-8-08 8:15AM
HAND DELIVERED

Appeal of the PENRYN TOWNHOMES Development
Board of Supervisors Hearing: January 8th, 2008 11am

AGENDA ITEM #	70
DATE:	1/8/08
Penryn Townhomes Appeal	
TIME:	11:00am

SBDS
MB
AH
5AA

Concerns/Issues with Penryn Townhomes:

- Project is too dense for our rural Penryn community and too dense according to the community plan; the Planning Department is misinterpreting the Horseshoe Bar/Penryn Community Plan
- Increase in traffic would be too high for the area; the traffic study used was years old.
- Driveways are not the standard 20 ft length; the Planning Commission agreed with Staff to waive the required standard length driveways, disregarding the suggestion of the Engineering Department
- Increase in population drastically impacts the Penryn community: (1) Penryn school, which has impacted grades, and (2) the fire department, which will have to monitor the project. The other existing projects, the Orchard townhomes on Boyington Rd and Bickford Ranch, which will increase the Penryn population, were not considered.
- This development is not safe:
 - No sidewalks for residents, children, seniors, or visitors to get to homes
 - Paths between units are decomposed granite; a hazard to seniors with walkers, injured people using crutches, the disabled, etc.
 - No place for services vehicles to park, e.g. delivery trucks, landscaping, rug cleaning services, etc
 - Children must walk in the street to get to a bus stop on busy Penryn Rd.
 - Children have no place to play; again, the Planning Department waived the requirement for an active recreation area.
 - The design does not meet the requirements of the disabled and vehicles for disabled people.

Request for the Board of Supervisors:

- **Reverse the Planning Commission approval of this project.** The planning commission voted 3 to 2 for approval; and one of the commissioners who voted for approval indicated after the hearing that he did not have time to read the material. Another commissioner who voted for approval said this project would be good for seniors; but obviously, he did not review the design. The only public notice for this project, the Mitigated Negative Declaration (MND), did not mention the 2 waived required conditions (see above). This information should have been made available in the MND by the planning department.
- **Require this development to be re-visited by Planning to reduce the density to meet the requirements of the community plan.** This property is only 3.0731 acres; but, after subtracting the road and right-of-way, there are barely 2 acres of land for homes. This area is deemed "relatively low density" by the community plan, not high density. (Exhibits A & B) A lower density will provide standard driveways for the units.
- **Require Planning to reconsider mixed-use development for this property, as specified in the community plan for the Penryn Parkway. (Exhibit B)**

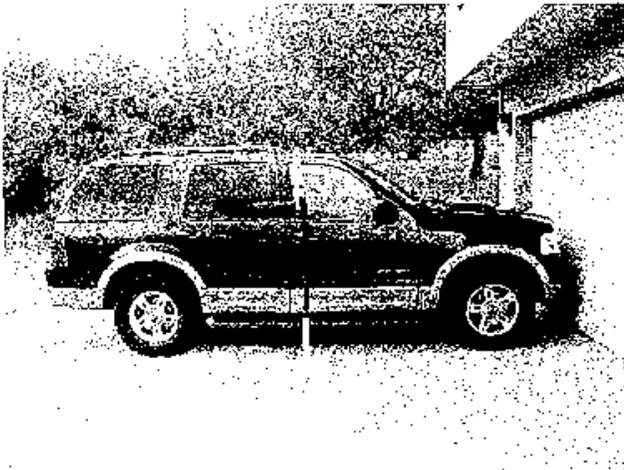
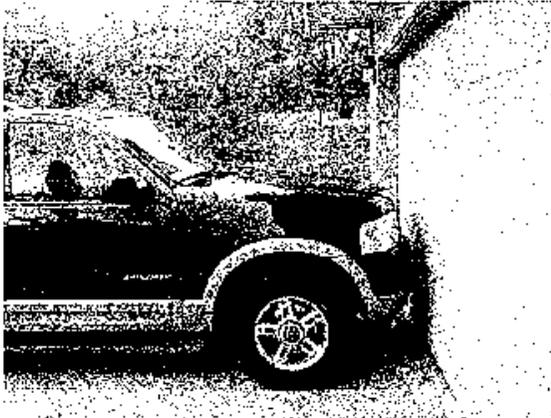
Muriel & Chuck Davis
January 3, 2008
PO Box 397
Penryn, CA 95663
916-663-4123 chamdavis@yahoo.com

- DATE 1/8/08
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

Appeal of the PENRYN TOWNHOMES Development

Board of Supervisors Hearing: January 8th, 2008 11am

These pictures show 2 cars that are parked so close to the garage door that a person cannot walk in front of the cars. The 2002 Explorer measured 15'6". The 2006 Camry measured 15'9". The black post is 8 feet from the garage door. The concrete slab is the standard 20 ft driveway length. These pictures show how far cars will stick out into the street when illegally parked. Of the 23 driveways, 1 is 10 feet long, 3 are 9 feet, 17 are 5-9 feet, and 2 are 5 feet long.



b. Rural Residential (RR)

The largest land use designation in the Plan area is Rural Residential and comprises approximately 7,525 acres or 45% of the Plan area. Parcel sizes range from 2.3 to 4.6 acre minimums and is intended to provide for "country living" including hobby farms, animal husbandry, and other rural pursuits.

New development within this land use designation should maintain and promote the rural, agricultural character of the area. Large lot, single-family residential subdivisions should not create a suburban effect.

Where land in this designation has been identified for Planned Unit Developments (PUD) by the implementing zoning, every effort shall be used to design the project to protect existing natural resources. These resources may include native trees and vegetation, stream corridors, wetlands, topography, and of particular concern, the Folsom Lake watershed. Specifically where PUD's are proposed, structures should not be permitted within this watershed to preserve the Lake's water quality and scenic views afforded by this unique resource.

PUDs should not be considered unless they accomplish the goals contained throughout the Plan's text. It must be recognized that the maximum density permitted by the zoning is not likely due to competing goals and policies of the Plan to retain open space, protect natural resources, minimum lot sizes, setbacks, etc. Adherence to the County's Rural Design Guidelines will guide new residential development to be compatible with the surrounding rural areas and native landscaping.

c. Low Density Residential (LDR)

The Low Density Residential designation comprises 492 acres or 3% of the Plan area. Parcel sizes range from 0.4 to 2.3 acres and allows for more suburban densities than the previous rural designations.

The majority of the LDR areas are located in the southeast portion of the Plan along Auburn-Folsom Road and overlooking Folsom Lake. Another area is located on the northwest side of I-80 just south of the Penryn Parkway. The majority of land located within this designation has been subdivided into Planned Unit Developments with "executive" type homes, public water, and sewer facilities.

d. Medium Density Residential (MDR)

A small portion of the Plan area is designated for MDR uses, comprising 51 acres or .31% of the Plan area. This designation allows 2 to 4 units per acre, and primarily includes existing small-lot single-family subdivisions.

All MDR designations are located within the Penryn area of the Plan. The MDR areas located on either side of the railroad in downtown Penryn have been developed with several historic houses dating back to the early 1900's. The remaining MDR area is located adjacent to the Penryn Parkway and is presently undeveloped. This may present an opportunity to provide future multi-family affordable housing for the area's residents. This is especially true due to the site's location adjacent to the Penryn Parkway commercial area, and the potential for a Planned Unit Development, per the implementing zoning.

e. High Density Residential (HDR)

The HDR designation is provided in only one location within the Plan area. It represents the smallest land use designation and comprises 12 acres, or .07% of the Plan area. This designation is located immediately adjacent to Auburn-Folsom Road at the far southwest portion of the Plan area, and recognizes an existing older mobile home park.

The Penryn Parkway area was originally adopted by the Board of Supervisors in 1988 as an amendment to the Loomis Basin General Plan. This area is designated "Penryn Parkway" on the Land Use Diagram (Exhibit A). The purpose of this section is to define the intent and provide special development policies for this unique area of the Community Plan.

The Parkway is approved as a highway commercial area due to the availability of necessary infrastructure (i.e. sewer, water roadways) and proximity to 1-80 which allowed the potential for expanded commercial and professional office uses. The Parkway is intended to provide services to both local residents and travelers along 1-80.

The intent behind designating a concise, identifiable area on the Plan map is to encourage a compact, commercial core to serve the overall Penryn area, thereby eliminating the need for scattered commercial sites within the outlying rural areas of Penryn. This would reduce the potential conflicts with locating commercial uses adjacent to residential areas, and allow ample vacant commercial property to serve the Penryn area throughout the life of the Community Plan.

Application of the Community Plan with respect to this area will allow for the development review mechanisms which will ensure that new development is consistent with the policies and intent of the overall Plan. Conscientious design review regarding the location and appearance of buildings, parking, signs, and landscaping will be necessary to ensure the integration of commercial uses, and compatibility with surrounding rural residential uses.

The implementing zoning (-DR "Development Reserve") for the northern portion of Penryn Parkway includes the requirements for a Specific Plan prior to allowing any commercial development. A Specific Plan is a detailed development plan for a particular project which includes the layout of buildings, circulation patterns, and performance criteria for build-out of the site. The Penryn Parkway area includes large, undivided acreage that lends itself to larger scale, comprehensive planning. A Specific Plan prepared pursuant to Government Code Section 65451 will result in a detailed site plan for the proposed project. The Specific Plan will include particular development standards that are tailored to ensure that the proposed project is consistent with the Penryn Parkway Development Policies.

The development standards will define design-level criteria, including setbacks, landscaping, parking, signage, design theme, and building materials, etc., that the project must satisfy in order to be approved by the appropriate decision-maker. By allowing the area to develop in this way, greater flexibility is permitted. In addition, when a specific project has been defined, greater specificity can be required relative to uses of property and especially relative to compatibility of adjoining rural uses. Anyone parcel in the Penryn Parkway area with the -DR "Development Reserve" zoning district may proceed on its own merits with a Specific Plan independent of neighboring properties.

The majority of implementing zoning for the southern half of the Parkway does not require preparation of a specific plan due to the existing parcelization of properties. However, a conditional use permit and design review approval are required to ensure that the Plan's development policies are still maintained.

Penryn Parkway Development Policies

- a. The boundaries identified for the Penryn Parkway area reflect the maximum amount of land which can logically be developed given the constraints and existing land use pattern present at this location, as well as anticipated need for commercial uses throughout buildout of the Community Plan.

- b. A landscaped corridor should be established along Penryn Road and Taylor Road, including separated pedestrian path and/or sidewalk and an on street bikeway. An equestrian trail should also be provided through this area (not necessarily within the road right-of-way) to connect areas to the north and south (see Figure A). Landscaping will enhance commercial development in the area, as well as screen and shade parking areas and buffer adjoining uses. Landscaping for development projects should comply with the Placer County Landscape Guidelines and Placer County Design Guidelines; however, additional landscaping may be required as part of the project's conditions to adequately mitigate aesthetic and noise concerns.
- c. A special district such as a County Service Area (C.S.A.) or Landscape and Lighting District should be established to provide uniform maintenance of the Parkway areas. Provisions for the extension of the pedestrian path, bicycle path, and equestrian trail outside the Penryn Parkway area, should also be considered. Along Boyington Road, similar trails should be provided to connect to King Road. The locations of two County parks and a high school at each end of the Parkway corridor offer an excellent opportunity to provide the public with better access to these facilities. With the completion of these, and other trails planned in the region, a very efficient system of pathways will be created.
- d. Development shall be of a relatively low density, low profile type, and the signing and lighting provided shall reflect such a policy; specifically, building height is to be restricted to a maximum of two-stories. The area's historical nature (i.e. Japanese heritage, gold rush era, English settlement) should be reflected as much as possible in the design of new buildings to be constructed within the Penryn Parkway area. ✓
- e. The Penryn Parkway is intended as a highway-service oriented retail area which also allows for multiple-family residential uses. The types of commercial activity that will meet the local residents' needs as well as visitors include specialty retail, neighborhood groceries, walk-in (no drive-thru) restaurants, plant nurseries, professional offices, business parks to accommodate non-polluting, low intensity retail service operations, churches, financial institutions, senior independent living centers, multiple-family residential uses, and other relatively low impact uses. ✓
- f. Uses to be discouraged include any type of outdoor sales or storage, manufacturing operations not fully contained within an enclosed building, truck stops or terminals, large department stores or home improvement centers, R. V. parks, campgrounds, and mobile home parks. ✓
- g. As the Penryn Parkway area develops, conditions that must be taken into consideration include visual impacts, buffering adjoining residential uses, air and noise pollution and added traffic; especially where Taylor Road intersects with English Colony, Rock Springs, and Penryn Roads, which may require mitigation to insure public safety and control of traffic congestion.
- h. Where possible, shared driveways, parking lot connections, and elimination of multiple encroachments for a single project should be required as a part of the project approval process in order to reduce traffic congestion/conflicts. Such a policy will also increase the effectiveness of the "parkway concept" implementation program.
- i. Where multiple-family residential is proposed, structures shall be clustered together in such a way as to preserve the maximum amount possible of undeveloped open space on-site. ✓
- j. Single family residential subdivisions are permitted if appropriately zoned, without the requirement for a Specific Plan. Conversely, a Specific Plan is required for any other type of uses

Supervisor Bruce Kenner

EXTRA
POSTAGE
REQUIRED

SUBJECT: PENNYN TOWNHOMES (P SUB-T 20060767)

Views of Penny Road, showing
the rural environment.

From K. Cliffoord, Pennyd

Superintendent Kenner:

I hope you find
time to read this,
Gailmar!

The photos are from
my nalgambur.

Thanks,

Muriel Davis
1/7/08

