

TO:
Placer County Planning Commission,
Planning Department, Fax 530-745-3080
Board of Supervisors; Fax 530-889-4009

Foresthill depends on the approval of Appendix E, the Forest Ranch retirement community project. Our town and our community have been slowly changing over the past 15 years. With the loss of the timber industry and local jobs, we have seen a decrease in young families and a subsequent decrease in school enrollment. Businesses can no longer provide the basic services that they once provided. The tax base is inadequate to support municipal services. Volunteerism and a sense of civic community have likewise declined. Gas prices have reduced the amount of tourism that was once thought to provide a partial economic substitute for the closing of the mills.

Past zoning has not taken into account the health and survival of our historical business district. As a consequence, almost all the population growth has been to the West of the Foresthill business district. We feel that this was improper planning. Good planning, we believe, requires that the historical business district be located in the center of the population. We feel that this can be rectified by planning for the majority of new growth to the North and East of the existing core business district.

Before the explosive population growth to the West of our historic town, the historic business district provided a movie theatre, a pool hall, a soda fountain/mercantile store, a clothing store, a skating rink, and many other small businesses that provided services to the local population. Now the historical district is in a state of decay, which can be evidenced by a quick walk around town. The Foresthill Chamber of Commerce is committed to turning this decay around and providing the conditions for which a viable economic plan is possible.

In coming to our decision to endorse the Forest Ranch retirement community project, the Chamber looked at the experience of other rural towns. Further, we have reviewed the comments of the Environmental Impact Report (EIR) as to the possible negative consequences of having this project. We have found no major negative consequences to the Forest Ranch Project that cannot be adequately mitigated. The proposed retirement community is the only realistic option that allows Foresthill to meet the goals and objectives outlined in the Foresthill Divide Community Plan. The income base will help sustain businesses, which, in turn, will lead to a reinvigoration of the historic downtown district, creating local jobs which will attract the younger families necessary to keep our community and our schools vital.

Future traffic patterns were extensively studied in the environmental impact report. Given the nature of retirement communities, little extra traffic can be expected during the peak hours. However, even that little extra traffic will be mitigated by required

contributions of the Forest Ranch developers to the traffic fund, ensuring no deterioration in the level of service provided on Foresthill Road.

Change will come to Foresthill whether or not the Forest Ranch retirement community is adopted. Without the retirement community, Foresthill will evolve into just another bedroom community. We know from the experience of others that a retirement community of the size proposed will help ensure that Foresthill can retain its small town, rural character.

The chamber would ask that you consider our comments regarding the benefits of the retirement community to the vitality of the Foresthill community and vote to include the Forest Ranch community project in the Foresthill Divide Community Plan with the following requirements.

1. Forest Ranch will provide on their property a waste water treatment plan that will include the capacity to handle the Historic & Business district. The phasing of the project should include the construction of a properly sized pipeline from the waste water treatment facility to the edge of the project property, probably near Yankee Jim's road, during the first phase. The overall plan should include a schematic of distribution down the main street of Foresthill rd from the now elementary school to the high school with appropriate sizing to handle all proposed zoning for the Historic and Business District. Existing facilities/customers are not required to connect until such time as their septic system fails or at their option decide to connect. All newly constructed businesses will be required to utilize the new system.
2. To promote tourism, a minimum of nine holes of the public golf course be constructed in the first phase. Forest Ranch has agreed to allow for free use by the high school golf team and coach for training as part of a high school training program. Such use will occur during mutually agreed upon times during non-peak periods. Expectations are that it would be used three times a week.
3. To further ensure that downtown has all priority on commercial development, additional wording be added to the project description prohibiting commercial development within the commercial reserve unless the chamber is unable to find a suitable site in the historic business district within a reasonable period of time. Forest Ranch shares the community's goal of revitalizing the downtown and agrees such additional wording is appropriate.

The EIR appropriately calls for the issue of additional water storage to be addressed prior to the recording of the first tentative map. We have requested Forest Ranch to formally address this issue in a cooperative manor with the PUD immediately.

Approval of appendix E only allows the Developer the opportunity to prove he can supply Foresthill with the goods he has promised. The developer will be required to provide a project specific EIR and a proposed subdivision that mitigates Water, Sewer, Fire, Road, and any other outlying issues that will come out during the actual development stage. This developer has heard all the concerns and still feels he has the

ability to provide. So, we the chamber ask the planning commission to please include appendix E subject to the above listed qualifications. This will insure that whoever is the ultimate developer of the project will be required to comply with this provision. Let's see if we can do something great for Foresthill.

Thank You;
Sean Salveson, President
Foresthill Divide Chamber of Commerce

Kathi Heckert

From: Loren Clark
Sent: Wednesday, August 27, 2008 6:19 PM
To: Stephen
Cc: Kathi Heckert; Crystal Jacobsen
Subject: RE: Foresthill Community Plan

Mr. Hunt: Thank you for your correspondence. Please note that there is no assumption that Foresthill could buildout to 62,000 persons as a part of the community plan update. There has been a considerable amount of information that has been distributed that suggests this is possible. All of our projections, which are representative of a worse case scenario, show that there is over 170 years of potential residential growth for the Plan's zoned land holding capacity of approximately 21,000 persons.

The figure of 62,000 represents a buildout calculation that is not a part of the plan's assumptions. For such a buildout to occur, every single property would have to develop at the maximum potential of its community plan land use designation. There is no ability to build at this density because of the environmental conditions on the Foresthill Divide and most importantly, the lack of sewer, water and roadway infrastructure to accommodate this density. Consequently, there is no consideration of this density and no analysis that supports its feasibility. There are no plans to develop the infrastructure necessary to accommodate this level of growth and no such efforts are being contemplated at any point of time in the future.

For a 20 year planning horizon, assuming a worse case scenario, it is predicted that the plan area will grow from a population of 5,987 persons in 2005 to 9,620 persons at 2030. This is a very optimistic projection based upon a 2% sustained growth rate. These are the figures that are being used to develop the necessary infrastructure to support growth on the Foresthill Divide and these are the figures we utilized in the analysis of the project in the EIR. There is no service provider who is analyzing or considering a buildout of 62,000 persons and information that is being distributed that suggests this is the consequence of this planning effort is not factually representing the impacts associated with this plan. In the end, because of market conditions and infrastructure constraints, the proposed land use diagram and the existing land use diagram will yield a similar amount of growth but at a rate that is slower than that which was predicted in 1981. Individual properties may yield differences because of zone changes but the overall amount of growth will not change in the 20 year time frame.

I hope that this provides some background on this question. It has been raised by many concerned residents. We will provide a copy of your correspondence to the Planning Commission. Thank you again.

From: Stephen [mailto:yankeejim@ftcnet.net]
Sent: Wednesday, August 27, 2008 2:31 PM
To: Loren Clark
Subject: Foresthill Community Plan

Dear Loren

We will not be able to attend the Planning Commission meeting on August 28th at 1:00 due to the fact that we have other serious appointments at that time. We understand that the Revised Foresthill Community Plan is on the agenda for the Planning Commission's consideration. You will be considering whether or not to send the recommendation/approval on the Revised Foresthill Divide Community Plan policy document and its Environmental Impact Report (EIR) with the Final EIR to the Board of Supervisors for its certification. We are writing this letter to inform you of our neighborhood opposition to this plan as proposed. Our primary oppositions lie with Fire, Density, Water and Traffic but especially regarding the changes in land use designation that would lead to significant changes in our community and impact the fire safety and limited access nature of

8/28/2008

FEIR COMMENT
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our already endangered community by drastically increasing the potential population of the Foresthill Divide. Somehow the fact and example of the recent Paradise fire situation and the South Lake Tahoe fire have conveniently been ignored in preference to the wishes of other interests. Perhaps some political muscle is being applied for profit from land development and we all know the county itself is looking for additional revenue sources to support itself and rekindle it's past frantic pace of spending growth.

To lay the foundation for a potential build out population here on the Foresthill Divide of over 60,000 is irresponsible and of questionable motive. Every one who lives in the forest is scared to death of fire and it is generally accepted as common knowledge that the incidence of fire increases with population growth. Every fire professional I have spoken with just rolls their eyes in disbelief that this density is even being considered, but we all suspect that there is pressure being applied by the State, the lending institutions and those others who also want to develop, get rich and leave.

Our family has had a presence here on the divide for more than 150 years. Usually we just quietly watch the workings of community government, but now we feel that we must speak up in opposition and disappointment as to how this revised plan is being ramrodded down our throats with the "brush off" that our concerns have already been addresses. They have not.

We urge you to be a voice of reason by not approving this dangerous and overly ambitious plan.

Respectfully,

Stephen P Hunt
Lynne P Hunt
Beverly P Daken
21821 powerline Road
P.O.Box 845
Foresthill, Ca 95631

Kathi Heckert

From: Loren Clark
Sent: Wednesday, August 27, 2008 12:21 PM
To: Kathi Heckert
Subject: FW: Foresthill forum planning commission !!!!

....and my response for the file

From: Loren Clark
Sent: Wednesday, August 27, 2008 12:20 PM
To: 'John R.Murphy'
Cc: Michael Johnson
Subject: RE: Foresthill forum planning commission !!!!

Mr. Murphy: Thank you for your correspondence. Please note that there is no assumption that Foresthill could buildout to 62,000 persons as a part of the community plan update. There has been a considerable amount of information that has been distributed that suggests this is possible. All of our projections, which are representative of a worse case scenario, show that there is over 170 years of potential residential growth for the Plan's zoned land holding capacity of approximately 21,000 persons.

The figure of 62,000 represents a buildout calculation that is not a part of the plan's assumptions. For such a buildout to occur, every single property would have to develop at the maximum potential of its community plan designation. There is no ability to build at this density because of the environmental conditions on the Foresthill Divide and most importantly, the lack of sewer, water and roadway infrastructure to accommodate this density. Consequently, there is no consideration of this density and no analysis that supports its feasibility.

For a 20 year planning horizon, assuming a worse case scenario, it is predicted that the plan area will grow from a population of 5,987 persons in 2005 to 9,620 persons at 2030. This is a very optimistic projection based upon a 2% sustained growth rate. These figures are being used to develop the necessary infrastructure to support growth on the Foresthill Divide.

I hope that this provides some background on this question. It has been raised by many concerned residents.

From: John R.Murphy [mailto:mjb@suddenlink.net]
Sent: Tuesday, August 26, 2008 3:33 PM
To: Loren Clark; cjacabse@placer.ca.gov; Michael Johnson; Placer County Board of Supervisors
Subject: Foresthill forum planning commission !!!!

Hello people:

How come there is such a big change in population.

In 2004 it was voted by the Foresthill forum and the people of Foresthill, to have about 2100 pop. here.

Now you people show 62,000 pop. which is surely assnine, for this area. !!!

Which has a two lane road in and out. !!!!!

Please explain that.

Foresthill resident.

Sincerely, John R. Murphy

FEIR COMMENT
LETTER 2

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From: Marilyn Jasper [mjasper@accessbee.com]
Sent: Thursday, August 28, 2008 9:34 AM
To: Placer County Board of Supervisors
Cc: Loren Clark; Crystal Jacobsen; Michael Johnson; frog@saveforesthill.com
Subject: Comment-FDGP Update and EIR
Attachments: SC PG Comments-BOS+PC-Aug 28 08.tif

Greetings,

Attached are comments for consideration by the Planning Department, Planning Commission, and the Board of Supervisors regarding the Foresthill Divide Community Plan Update and Enviro Impact Report.

Please let me know if they need to be mailed and/or faxed.

Thank you.

Marilyn Jasper, Sierra Club Placer Group

DATE 8/29/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 3000

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AUG 29 2008
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 BOARD OF SUPERVISORS

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 Sup D2 _____ Sup D5 _____ Aide D2 _____ Aide D5 _____
 Sup D3 _____ Aide D3 _____ • _____



**SIERRA
CLUB**
FOUNDED 1892

PLACER GROUP
P.O. BOX 7167, AUBURN, CA 95604

August 28, 2008

Board of Supervisors and
Planning Commission
Placer County
175 Fulweiler Ave
Auburn, CA 95603

Gentlemen:

RE: Foresthill Divide Community Plan (FDCP) and Precise Zoning Draft Environmental Impact Report (DEIR)

Thank you for the opportunity to comment on the FDCP DEIR. Although we have already submitted comments on this DEIR, we urge the county to NOT recommend approval for the updated FDCP or certification of the EIR.

New State Legislation—AB 2447

AB 2447 has been introduced and will protect thousands of Californians from being trapped in wild fires due to ill-conceived planning of projects and developments in high fire zones. AB 2447 does not stop development in forested areas, but mandates protections to protect unsuspecting home buyers from loss of life and property who may be caught in unsafe developments.

To proceed with any approvals of the FDCP update while AB 2447 is being considered is premature and could lead to unthinkable tragedy. We urge Placer County to wait until all the state agencies weigh in and all decisions on AB 2447 have been completed. Even if the legislation does not pass, at the very least, new information will most likely emerge that will benefit the FDCP and bring new, now obscure, changes to the table for consideration. If the county has waited over 25 years to update, then what's the rush when a few more months may save many lives and billions of dollars in losses and reduce the risk of disastrous exposure and vulnerability?

The Sierra Club urges the Placer County Planning Commission and the Board of Supervisors to NOT make or approve any General Plan updates, especially on a scale as large as what is proposed in this FDCP, until the AB 2447 process is completed. To rush blindly ahead, to not take advantage of all the input surrounding that bill, leaves a perception that the county is trying to "avoid" AB 2447 protections and mandates, which, if true, borders on irresponsible, especially when lives and properties are at stake. We urge Placer County to error on the side of caution.

Thank you for considering our views.

Marilyn Jasper

Marilyn Jasper, Chair

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AUG 29 2008

CLERK OF THE
BOARD OF SUPERVISORS

FEIR COMMENT
LETTER 3

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under everyone's radar! Please see further down for the website, for current zoning, and construction bills, along with the one that is referenced in the article, which is AB 2447.

Senate Approves Wildfire Protection Legislation

ROSEVILLE (AP) — The California Senate has approved legislation barring county supervisors from approving subdivisions in high wildfire areas unless they certify there is adequate fire protection for the new homes.

The bill by Assemblyman Dave Jones of Sacramento would require supervisors to get comment from a firefighting agency about fire protection before approving a subdivision.

The Democrat's bill would also require at least two access roads for firefighters in subdivisions with more than 30 lots.

Friday's 21-17 vote sent the bill back to the Assembly to consider amendments.

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The link below is to the state's website for current and past bills going/gone through the approval process. Please take a look to see how this clearly would apply to Forest Ranch!!!

http://www.leginfo.ca.gov/cgi-bin/postquery?bill_number=ab_2447&sess=CUR&house=B&author=jones

CURRENT BILL STATUS

MEASURE : A.B. No. 2447

AUTHOR(S) : Jones (Principal coauthor: Nava) (Coauthor: Portantino).

TOPIC : Subdivision maps: denial of approval.

HOUSE LOCATION : SEN

+LAST AMENDED DATE : 08/20/2008

TYPE OF BILL :

- Active
- Non-Urgency
- Non-Appropriations
- Majority Vote Required
- Non-State-Mandated Local Program
- Fiscal
- Non-Tax Levy

LAST HIST. ACT. DATE: 08/22/2008

LAST HIST. ACTION : Read third time, passed, and to Assembly. (Ayes 21, Noes 17.)

COMM. LOCATION : SEN APPROPRIATIONS

COMM. ACTION DATE : 08/07/2008

COMM. ACTION : Do pass as amended.

COMM. VOTE SUMMARY : Ayes: 09 Noes: 06 PASS

TITLE : An act to add Section 66474.02 to the Government Code, relating to subdivisions."

3 attachments

 Planning Commission Agenda 8-28-08.pdf
40K

 Placer County Planning Dept Website re 62,946 Buildout.pdf
170K

FRIENDS OF THE NORTH FORK

7143 Gardenvine Ave.
Citrus Heights, California 95621

August 27, 2008

*Please discard
previous fax
of 12:12pm today.
MRS*

Placer County Planning Commission
Placer County Community Development Resources Agency
3091 Center Drive
Auburn, California 95603
By Fax to (530) 745-3080

Re: Foresthill Divide Community Plan and FEIR
North Fork American River and other proposed trails

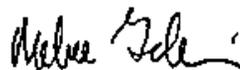
Dear Commissioners:

The proposed North Fork Trail is shown in Figure III-6 along the North Fork American River up to Ponderosa Way. Friends of the North Fork opposes this trail that would open up the remote this extremely remote canyon, destroy its wilderness character, and bring in the general public on a 6-foot wide trail with conflicting uses. The Board proposes to open this area without anticipating many public service necessities. The NFT plan and FEIR were accepted and approved by the Board of Supervisors on Tuesday August 26, 2008.

The attached letter from the State Department of Forestry and Fire Protection was left out of the NFT FEIR by the Board of Supervisors. Each of the safety factors described in the letter should be part of the EIR analysis for all proposed trails in Figure III-6, including the NFT.

The EIR should also address the impact of the NFT on Ponderosa Way, which the NFT DEIR says would be hazardous for users. An August 23, 2008 picture of the Ponderosa Way Bridge is enclosed..

Sincerely,



Michael Garabedian, President
916-719-7296

FEIR COMMENT
LETTER 4

AUG-25-2008 10:28

STATE CLEARINGHOUSE

P.004

STATE OF CALIFORNIA—THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

13780 Lincoln Way
Auburn, CA, 95603
Website: www.fire.ca.gov
(530) 899-0111 x139



September 23, 2007

Andy Fisher
Placer County
Department of Facility Services
11476 C Avenue
Auburn, CA 95603

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SEP. 26 2007
STATE CLEARING HOUSE

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RE: Response to the Draft Environmental Impact Report (DEIR) for the North Fork American River Trail Project, SCH #2005112042.

Cal Fire has reviewed the DEIR for the North Fork American River Trail Project and is providing the following Fire and Emergency Services – Perceived Hazard Mitigation Requirements

- 1) Perform maintenance and or improvements to the Long Point Fuel Break Trail and the Fuel Break Trail. This would include but would not be limited to:
 - Maintaining or improving these roads to a minimum standard that would allow a conventional "Type 3" fire apparatus to safely travel.
 - Improve or construct areas that would allow emergency apparatus to turn around in a timely manner.
 - Construct basic helicopter landing areas or Helispots where needed.
 - Improve or construct firefighter safety zones where needed.
 - Maintain or improve the existing constructed fuel breaks, in areas that are directly related to the proposed trail alignment, to a quality that equals their initial construction.
 - The mitigation for other types of emergencies (i.e. medical aid and rescues) for the users of the proposed trail should be met if the above criteria are followed.
- 2) Widen an 800–1000 foot segment of the Lake Clementine Trail from below the Foresthill Bridge to Clark's Hole, as referenced in section 3.4.9 of the Project Description, to a width of 10 feet to accommodate access by emergency vehicles.

We look forward to further discussing our recommendations and providing any clarification as necessary. If you have any questions, please contact Fire Captain Specialist Mike Gallagher at (530) 277-2323.

Sincerely,

Matthew Reischman
Unit Forester
Nevada-Yuba-Placer Unit
(530) 899-0111 X-125

cc Allen Robertson, CAL FIRE-Sacramento CA
State Clearinghouse-Sacramento CA



Foresthill Residents for respOnsible Growth, Inc.

P. O. Box 568, Foresthill, CA 95631
(530) 367-4803

August 26, 2008

RECEIVED
AUG 27 2008
CDRA

Maywan Krach
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Ste. 190
Auburn, Ca 95603

Dear Ms. Krach,

After reviewing the Public Comments responses in the Final Environmental Impact Report (FEIR) to fire and evacuation issues, we feel that the County misunderstands the extreme wildfire hazards that face the community of Foresthill. Those hazards will magnify as the area becomes more populated with increased density. We do not feel that wildfires and the problems posed with inadequate evacuation routes can simply be addressed by adding the following paragraph to the Draft EIR:

Emergency evacuation within the FDCP area would be accomplished in stages correlated to the location and intensity of wildfire occurrence. Exit routes from the Foresthill Divide would be determined by the appropriate public safety agency in the event of a wildfire incident. Although primary egress from the Foresthill Divide would be by way of Foresthill Road, several less traveled routes exist along Yankee Jims Road, Iowa Hill Rd, Old Foresthill Road, Mosquito Ridge Road, and Ponderosa Way that could be used for evacuation routes.

The Spring Garden Road area south to the Foresthill Road and areas west of the intersection of both roads will not have adequate exits for evacuation if there is incremental development over the years by adding structures to existing neighborhoods. We are including the attached document, Microsimulation of Neighborhood Evacuations in the Urban-Wildland Interface, for your consideration and review. This document analyzes in detail evacuation scenarios and discusses the transportation networks needed to satisfy the safety element provisions required for land use planning.

FEIR COMMENT
LETTERS

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Because fires burn fast and furious in the wildland urban interface as evidenced by the Angora fire, i.e. 242 houses destroyed in twelve hours, it was imperative that a complete review and discussion should have been made available in the Draft EIR.

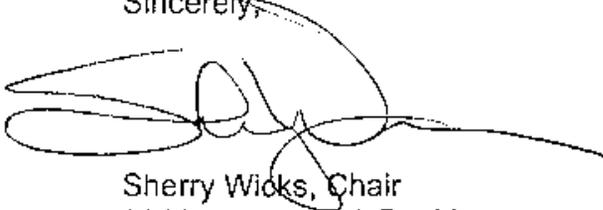
Additional fire safety and evacuation adequacy impact analysis consistent with the methods described in the report attached must be conducted to ensure an adequate discussion in the EIR per CEQA. Given the critical importance of the health and safety impacts of inadequate fire evacuation routes in Foresthill, the brief analysis presented in the DEIR and FEIR are not adequate. Without adequate analysis, a determination of impact cannot be reached, nor appropriate mitigation measures. We note the following CEQA references:

CEQA References

1. The EIR should provide a sufficient degree of analysis to allow decisionmakers to make an intelligent judgment. (CEQA Guidelines, sec. 15151.)
2. "A prejudicial abuse of discretion occurs if the failure to include relevant information precludes informed decisionmaking and informed public participation, thereby thwarting the statutory goals of the EIR process." (Kings County Farm Bureau et al. v. City of Hanford (5th Dist. 1990) 221 Cal.App.3d 692, 712 [270 Cal.Rptr. 650].)
3. The environmental effects that must be considered in an EIR include, direct and indirect effects, short and long-term effects, physical changes in an area, potential health and safety problems, changes in ecological systems, changes in population distribution and concentration, changes in land use, effects on public services, and effects on natural resources including water, scenic beauty, etc. (CEQA Guidelines, sec. 15126.2, subd. (a).)
4. When approving projects that are general in nature (e.g. general plan amendment), agencies must develop and approve whatever general mitigation measures are feasible, and cannot merely defer the obligation to develop mitigation measures until a specific project is proposed. (Citizens for Quality Growth v. City of Mount Shasta (3 Dist. 1988) 198 Cal.App.3d 433, 442 [243 Cal.Rptr. 727]).
5. An agency must produce rigorous analysis and concrete substantial evidence to support a determination that the project's impacts are insignificant. (Kings County Farm Bureau et al. v. City of Hanford (5th Dist. 1990) 221 Cal.App.3d 692 [270 Cal.Rptr. 650].)
6. Where a "sophisticated technical analysis" is "not feasible" the lead agency is still bound to conduct "some reasonable, albeit less exacting, analysis." Citizens

to: Preserve Ojai v. County of Ventura (2d Dist. 1985) 176 Cal.App.3d 421, 432
[222 Cal.Rptr. 247]

Sincerely,

A handwritten signature in black ink, appearing to read 'Sherry Wicks', with a long horizontal flourish extending to the right.

Sherry Wicks, Chair
29 Year Foresthill Resident

cc Foresthill Forum
Placer County Planning Commission
Placer County Board of Supervisors

Microsimulation of neighborhood evacuations in the urban - wildland interface

Thomas J Cova, Justin P Johnson

Center for Natural and Technological Hazards (C^{nth}), Department of Geography, University of Utah, Salt Lake City, UT 84112, USA; e-mail: covaj@geog.utah.edu, justin.johnson@geog.utah.edu

Received 8 December 2001; in revised form 25 June 2002

Abstract. Residential development in fire-prone wildlands is occurring at an unprecedented rate. Community-based evacuation planning in many areas is an emerging need. In this paper we present a method for using microscopic traffic simulation to develop and test neighborhood evacuation plans in the urban - wildland interface. The method allows an analyst to map the subneighborhood variation in household evacuation travel times under various scenarios. A custom scenario generator manages household trip generation, departure timing, and destination choice. Traffic simulation, route choice, and dynamic visualization are handled by a commercial system. We present a case study for a controversial fire-prone canyon community east of Salt Lake City, Utah. GIS was used to map the spatial effects of a proposed second access road on household evacuation times. Our results indicate that the second road will reduce some household travel times much more than others, but all evacuation travel times will become more consistent.

1 Introduction

Residential development in fire-prone wildlands is occurring at an unprecedented rate (GAO, 1998; 1999). Fire managers refer to the area where urban growth encroaches into fire-prone wildlands as the *urban - wildland interface* (or *wildland - urban interface*) (Cortner and Gardner, 1990; Davis, 1990; Ewert, 1993; Greenberg and Bradley, 1997). Given this trend, wildfire-induced evacuations and property loss are likely to increase in frequency and magnitude into the foreseeable future. The nature of much of this development is incremental, where structures are added to existing neighborhoods over decades. In other cases, new hillside and canyon communities may appear in a matter of years. Residents and planners are beginning to recognize that transportation networks in many neighborhoods were not designed to serve the elevated travel demand during an urgent wildfire evacuation (*San Francisco Chronicle* 1991). Adding to this problem, network improvements generally lag behind residential densification, leading to a gradual decline in neighborhood egress over time. In short, a grand experiment in developing low-egress communities in historically fire-prone wildlands is currently underway.

An emerging need in many fire-prone areas is community-based evacuation planning. Evacuation planning increases public safety, by educating residents and local planners on options and potential problems, in advance of an event (Johnson and Ziegler, 1986; Perry, 1985). The neighborhood scale is most appropriate in this context because wildfires generally induce small-scale evacuations. For this reason, wildfire evacuations are managed locally, although large urban firestorms may involve many agencies (OES, 1992). At the opposite end of the process scale are mass evacuations that involve entire urban areas. Simulation modeling and spatial decision support systems for managing mass evacuations have advanced significantly over the last twenty years in the context of many hazards (Hobeika et al, 1994; Pidd et al, 1997; Sheffi et al, 1982; Southworth, 1991; Southworth and Chin, 1987; Tufecki and Kisko, 1991); but simulating neighborhood-scale evacuations under the threat of wildfire has not been a focus.

Neighborhood-evacuation analysis requires a relatively fine level of geographic detail. At this process scale, important questions can arise regarding the relative egress of individual structures or street segments. *Microscopic traffic simulation* (or *microsimulation*) is the most detailed level of transportation simulation modeling. For this reason, it represents a promising strategy for meeting the scale requirements of this problem domain. Microsimulators model the movement and interaction of individual vehicles in a transportation network. They are increasingly used to address problems such as intersection design (Hossain, 1999) and traffic management system evaluation (Yang and Koutsopoulos, 1996). Microsimulation in transportation modeling can be distinguished from macrosimulation, where traffic is modeled as aggregate flows (Southworth and Chin, 1987), and mesosimulation, where vehicles are grouped into platoons simulated as separate entities (de Silva and Eglesc, 2000).

In this paper we present a method for using microsimulation to design and test neighborhood-evacuation plans in the urban-wildland interface. A central goal was to develop a method that can be applied by community planners and consultants without requiring a large-scale software-development campaign. For this reason, we developed the method to work with existing, off-the-shelf microsimulation software. We begin the paper with a review of microsimulation approaches in regional evacuation modeling, and then describe the proposed method. In the next section we present a case study for a controversial community in a fire-prone canyon east of Salt Lake City, Utah and raise a number of issues on how to model and plan neighborhood evacuations in fire-prone areas. Finally, the paper concludes with a discussion of the results and limitations of the approach.

2 Background

Southworth (1991) defines regional evacuation modeling as a five-step process, similar to the four-step urban transportation modeling system (Meyer and Miller, 1984). The main steps include trip generation, departure timing, destination choice, route choice, and evacuation plan set-up and analysis procedures. Mode choice may also be an important step when more than one travel mode is available. The concern in trip generation is estimating the number of vehicles that will enter a transportation network at various source locations. This may require the costly proposition of gathering data on daytime population fluctuations. The focus in the departure-timing step is estimating the rate at which these vehicles will enter the network. The destination choice step assigns each evacuating vehicle to an emergency planning zone exit or shelter. The concern in the route choice step is modeling en route driver decisionmaking. In the plan set-up and analysis step a set of performance measures are developed and tested, often with the aid of visualization, to develop and evaluate an evacuation plan.

There are few examples of microsimulation in regional evacuation analysis. Historically, arguments for its use have not been able to offset the added computational burden in modeling the movement and interaction of a large number of autonomous vehicles. In recent years, this limitation has been greatly reduced (if not eliminated) by increases in computational power and advancements in software engineering. The earliest application of microsimulation in evacuation modeling relied on tailoring the general-purpose microsimulator NETSIM[®] to manage an evacuation (Peat, Marwick, Mitchell and Company, 1973; Rathi and Santiago, 1990). Moeller et al (1981) developed the CLEAR (calculated logical evacuation and response) model for the Nuclear Regulatory Commission that simulated vehicle movement only along primary arteries, thereby reducing the computational burden. Tweedie et al (1986) developed a probabilistic method for calculating evacuation times that involved pre-selecting major evacuation routes for traffic simulation. Stern and Sinuany-Stern (1989)

presented a behavioral-based microsimulation model, based on the SLAM II simulation language for small-city evacuations, that included pedestrian flows (see also Sinuany-Stern and Stern, 1993).

As Southworth (1991) notes, the focus in most microsimulation studies is traffic delays at intersections because this is where the majority of delays occur. Route choice is generally either myopic (drivers select the least congested link at each intersection) or restricted, as a result of emergency managers controlling the flow at each intersection. They have been used primarily in geographically limited urban network studies (for example, primary roads only), or in relatively small urban and urban-rural area studies. Despite its limited use in regional evacuation analysis, microsimulation has seen rapid growth in transportation studies in recent years. Current off-the-shelf desktop microsimulators are capable of modeling and visualizing thousands of vehicles in complex urban road networks with many features that would be useful in modeling evacuations.

3 Methods

Evacuation analysis and planning at a neighborhood scale raise a number of interesting questions. Foremost is the nature of the spatial variation in expected evacuation times for households within a neighborhood. For example, in congested scenarios, evacuees starting deep in a densely populated canyon with a limited number of exits will take significantly longer to clear the canyon than those at the canyon mouth. This is important in characterizing and communicating wildfire evacuation vulnerability at a disaggregate (household) level. To date, evacuation researchers have emphasized aggregate network performance metrics such as *network clearing time* or *average vehicle delay* rather than disaggregate metrics such as *household evacuation travel time*. Disaggregate metrics hold the potential to be very telling because they can be mapped to examine evacuation scenarios and management options in a spatial light. For example, although it is routine to identify the location of potential traffic bottlenecks in an evacuation, little attention has been paid to identifying which evacuees will experience these delays. The method presented herein allows an analyst to reveal this subneighborhood spatial variation in evacuation travel times and, thus, human vulnerability.

As noted, a new generation of desktop microtraffic simulators has emerged that include many features that would be useful in evacuation modeling and planning. Although these systems are not specifically designed for modeling evacuations, a regional evacuation can be viewed as a special case of urban transportation. Example differences include the motivation behind trip making, the elevated level of travel demand on the network, traffic management strategies, and the potential loss of critical links to a hazard. Many of these new systems include sophisticated intersection design and coding capabilities, public transportation routing features, 3D dynamic visualization, and the ability to model thousands of interacting vehicles in complex urban networks to lane-level detail. There are a number of competing microsimulators (SMARTTEST, 1999), and we selected Paramics[®] (Quadstone, 2002) as representative of this generation (Cameron and Duncan, 1996). Paramics[®] has exceptional 3D dynamic visualization capabilities that would be useful in viewing evacuation scenarios. Also, it has recently gained acceptance in the United States by state Departments of Transportation such as the California Department of Transportation. This should not overshadow the fact that the method we describe in this paper can be used with any simulator that accepts a traffic scenario in the form of text files, which is standard practice.

Augmenting a microsimulator to model an evacuation requires a preprocessing step to generate a realistic scenario and a postprocessing step to assess any relevant

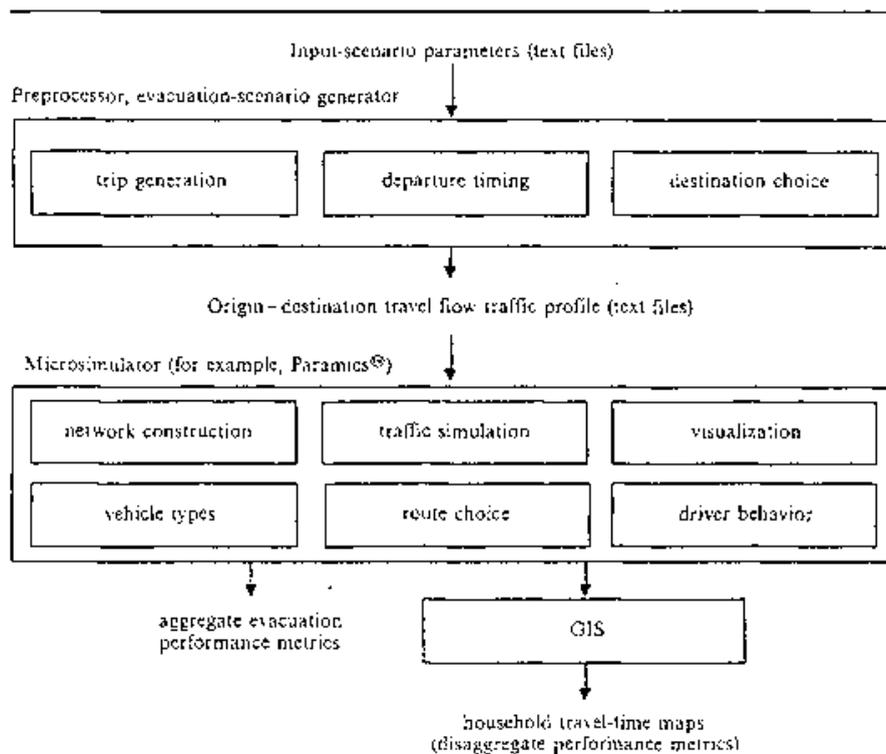


Figure 1. A diagram of the microsimulation evacuation method.

evacuation metrics. This approach was used in the original work with NETSIM (Peat et al, 1973). Figure 1 is a conceptual diagram of the proposed method. A preprocessor receives a set of input parameters that define the characteristics of an evacuation scenario. This program translates the scenario into a specific case of origin-destination (OD) travel flow for input into a general-purpose microsimulator. OD demand is expressed as a temporal profile that defines the rate of demand from each origin zone to destination zone within a specified time interval. In addition to defining an evacuation scenario in the preprocessing step, there are also direct inputs into the microsimulation software, most notably the one-time coding of the road network for a given study area. Other direct parameters to the microsimulator serve to define characteristics such as vehicle types and speeds. The next few sections review the steps in the proposed method.

3.1 Network coding

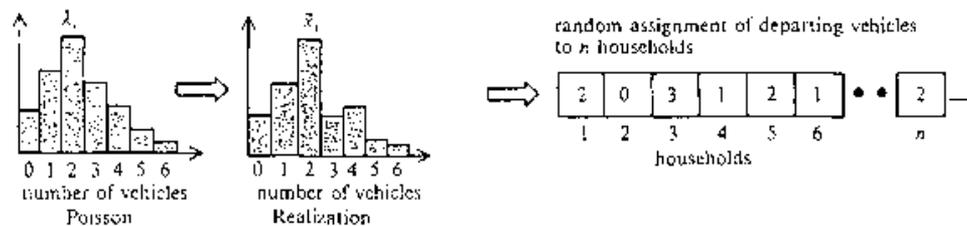
At the most detailed network data-modeling level, each structure is represented by an origin zone. To perform a study at this level, spatial information is required on all roads and residential structures (or parcels) within a study area. This information has a number of sources. For example, many local planning agencies maintain up-to-date digital spatial data regarding the location of structures or parcels for tax purposes. If this information is not available, air photographs are a source of spatial information available at very large map scales. In the United States, US Geological Survey digital orthophoto quads (DOQs) are a valuable resource in this regard (one-meter resolution rectified to Universal Transverse Mercator). However, in many rapidly developing areas, fieldwork may also be necessary to identify all current structures. Given a source of this information, Paramics® allows a graphic image to be input from which a vector-based network can be directly digitized. The network coding functionality is similar to a

network-based GIS (for example, ArcEdit®). Link speed and other network attributes must be entered manually. Coding a network is a time-consuming step; proportional to the number of structures (that is, origin zones), links, and intersections in the study area. Nonetheless, the graphical interactive input tools are a quantum leap over the text file network coding of first-generation traffic-simulation software.

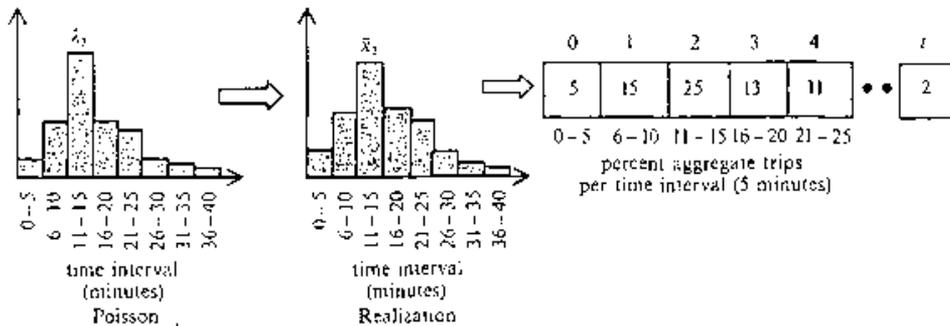
3.2 Trip generation

The concern in trip generation is estimating the number of departing vehicles from each origin zone. In the context of this research, each origin zone represents a separate household. As the number of households in a neighborhood with 0, 1, 2, ... , n originating vehicles is a discrete count, we can make a statistical assumption that the aggregate distribution of originating vehicles in a neighborhood follows a Poisson distribution (figure 2, step 1). The Poisson distribution is most appropriate in this case because

Step 1 Trip generation (the aggregate distribution of originating vehicles in a neighborhood)



Step 2. Departure timing (the distribution of vehicle departure)



Step 3 Destination choice (matrix of vehicles departing each household and the exits they left by)

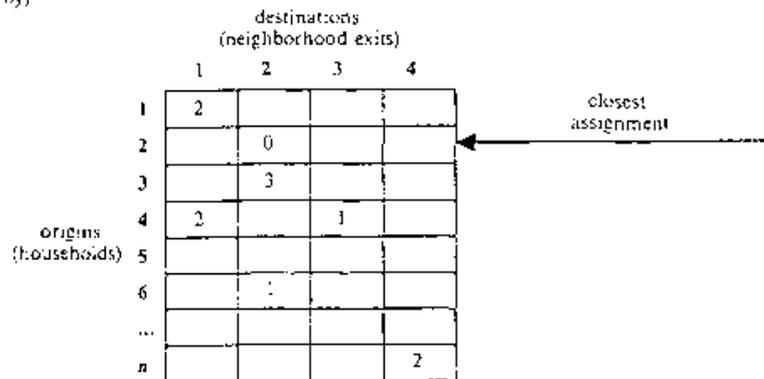


Figure 2. The three-step evacuation scenario-generation method.

some homes will have few or no evacuating vehicles at a given time of day, most will have some, and a few will have many. A house may have no evacuating vehicles because the residents are conducting activities elsewhere at the time of the evacuation or they opted to shelter-in-place during an emergency. Households with many vehicles may have large families, renters, or guests.

The mean and variance of a Poisson distribution are equal. In this context, this refers to the mean number of vehicles departing from each household and the variance in the number of vehicles. The main factors that affect the mean are the number of available vehicles at each household and their subsequent use by household members. This parameter fluctuates throughout the diurnal cycle as residents conduct activities away from home and return. At midday in a residential neighborhood, there may be as few as 0.5 vehicles, on average, departing from each household, because most residents are at work or conducting activities elsewhere. This is equivalent to saying that every other house will generate 1 vehicle, on average, during an evacuation. However residential neighborhoods also employ many transient people such as house cleaners, contractors, gardeners, delivery people, and utility workers who will also play a role in a daytime evacuation (Drabek, 1996). The mean can be adjusted; lower to assess the effect of fewer vehicles per household and higher for times when most residents are at home.

The Poisson distribution can be used to simulate (Ross, 1989) a *realization* of originating vehicles within a neighborhood. The steps in this process are as follows:

1. select the next household h ;
2. use the mean number of vehicles per household in a Poisson random number generator to obtain a random integer v that represents the number of vehicle trips from the household (Kruse and Ryba, 1999, page 670);
3. assign the number of departing vehicles v to household h ;
4. if there are more households, go to step 1;
5. done.

This process can be repeated any number of times for a given scenario to assess the sensitivity of all evacuation-analysis metrics. The benefit of this approach is that it does not place too much weight on a single distribution of trips. Household occupancy, vehicle ownership, and neighborhood demographics will vary significantly across all time scales in a community. In this way the goal is to test the longer term performance of a neighborhood configuration (residential and road network), across a range of scenarios, rather than attempt to produce an accurate estimate of the evacuation time for a particular scenario. We do not know where everyone will be in a community during an evacuation, so statistical simulation of the scenario is appealing because it incorporates this uncertainty. This approach also avoids privacy violations, which are a significant concern at this level of geographic detail. For example, it should not be necessary to know individual household demographics, how many vehicles a household owns, or when a household's occupants are home or not. This method assumes stationarity in the mean number of evacuating vehicles per household throughout the neighborhood. In some study areas, there may be enclaves within the neighborhood with a much higher or lower average number of evacuating vehicles per household. However, for small areas this assumption is not too egregious.

3.3 Departure timing

The concern in the departure-timing step is modeling the rate at which vehicles will enter the network following an evacuation order or recognition of a threat. A temporal profile of travel demand must be generated. This can be performed at an aggregate level where the percentage of evacuating vehicles entering the network in discrete time steps is specified. Time 'zero' can be viewed either as the time an evacuation order is

issued or when the community perceives the hazard as a threat. In the context of this research, we are not concerned with decision time, or the time between incidence detection and the decision to order an evacuation (Urbanik et al, 1980). Departure time, in our context, refers to the point in time when a vehicle leaves a household; it includes both notification time and household preparation time. For example, if a vehicle is assigned a departure time of 25 minutes, then 25 minutes were required to notify the household and for the occupants to prepare to evacuate.

The diffusion of emergency warning has been studied for many hazards (Rogers, 1989; Rogers and Sorensen, 1991; Sorensen, 1988; 1991). Stern and Simuany-Stern (1989) proposed modeling this process for nuclear power plant evacuations in a behavioral-based fashion using decision trees that include many factors such as the location of the head of household and available communication modes (for example, television, radio, neighbor). Despite the many theoretical and empirical advancements in this area, Southworth (1991) notes that this is still the weakest link in the evacuation modeling process. In the context of modeling wildfire-induced evacuations at the neighborhood scale, the process is further complicated by the fact that this particular topic has not been studied. Thus, the only option at this time is to rely on planner judgment about how evacuees might respond in an emergency.

In this method, there are t discrete vehicle trips from all households that must be assigned a departure time. The distribution of these events in an actual emergency can take many forms depending on myriad idiographic factors. In general, it is likely that few evacuees will depart at the onset of an emergency, as most will be preparing to leave or still receiving warning. This rate should increase to a peak and then gradually taper off. The most common approach to this problem is to model the cumulative distribution of these trips (rather than a probability density function) with a logistic curve (Southworth, 1991). Within the context of this method, we decided to use the Poisson distribution to represent the probability density function of departure events. The Poisson distribution is commonly used in queuing theory to model random arrivals because it describes the probability of n events occurring within a given time period, given that the time between arrivals is a random number that is independent of the time of the previous arrivals (Meyer and Miller, 1984). Here, we simply reverse the common use of this distribution to model a random *departure* process.

It is also simple to simulate a Poisson distribution to be used in Paramics[®] as a traffic demand profile. For each discrete time period (0–5 minutes, 6–10 minutes, 11–15 minutes, ...), the percentage of evacuating vehicles from the neighborhood must be estimated. In a Poisson distribution, this can be specified with a single parameter—the mean vehicle departure time (in 5-minute increments) after an order to evacuate or recognition of a threat. In cases where the neighborhood mobilizes relatively quickly, this mean will be low and the distribution will be skewed. In cases where the response to an order is very slow (high preparation time), the mean departure time will be relatively high and the distribution will take on a Gaussian shape. Similar to the trip-generation step, the Poisson distribution is used as a statistical method to simulate departure timing realizations n times for a given mean—to incorporate a dimension of uncertainty (figure 2, step 2).

3.4 Destination choice

The concern in the destination choice step is assigning each evacuating vehicle to a neighborhood exit or shelter. The most straightforward approach is a closest-assignment assumption—where vehicles are assigned to their closest exit or shelter by using the network distance. In some neighborhood contexts this may be a very good estimate of where people will travel, whereas in others it may not. Another approach is to use traffic

counting data to assess neighborhood-exit use and assume that destination choice can be approximated with this information. In other words, the assignment of vehicles to exits can be a modified version of closest assignment—where the allocation of vehicles to exits is adjusted to represent the actual use of exits in the neighborhood. A third approach is to establish boundaries manually as if the residents are following a set evacuation destination choice plan. The alternative to a deterministic approach is a probabilistic approach where the likelihood that a driver chooses a particular destination is a function of distance and other factors (Southworth, 1991). In this research, we opted for the closest-assignment method because it is straightforward to implement; and, as Southworth (1991) notes, it is a good assumption in small urban systems or rural evacuations—which is our focus (figure 2, step 3). A more comprehensive study would evaluate the effects of various destination-choice heuristics on evacuation times. However, all approaches must rely to a large degree on planner judgment.

3.5 Route choice

The concern in the route-choice step is modeling en route driver decisionmaking. The strategy adopted here is to take advantage of existing off-the-shelf microsimulation software. This means that route choice is handled by the commercial microsimulator, and in some cases will not be amenable to alternative modeling strategies unless source code or route-choice options are available. Thus, it is important to understand the route-choice strategy employed by an existing system to assess whether the approach is suitable for experimental purposes. In our case, Paramics[®] relies on a myopic route-choice strategy; and is generally considered appropriate in urban-rural and rural evacuation analysis (Southworth, 1991). Next, we briefly describe the microsimulation route-choice method employed by Paramics[®].

Vehicles in Paramics[®] use a route-choice heuristic based on individual decisions at intersections. Each vehicle is assigned a destination, but a route is not assigned at the origin zone. Tables are constructed and stored at each intersection when the network is loaded. Each table holds, for a given set of vehicle types and driver familiarity settings, the travel costs to destinations indexed by exit number. Table 1 depicts an example route-choice table at a four-leg intersection, for drivers familiar with the network, using

Table 1. Travel costs to each destination (A–F) using links at an intersection

Link	Destination					
	A	B	C	D	E	F
1	14	87	36	92	46	91
2	60	99	13	18	98	67
3	23	87	39	94	43	54
4	12	37	43	68	98	97

a given vehicle type when the network has six zonal destinations A–F.

The rows of the matrix are indexed by the four departing links, and the six columns reference the destination zones. The table entries can be used to identify which link will result in the least travel cost for reaching the given destination. For example, a vehicle with destination D would use the table to identify link 2 as the least-cost departing option at this intersection. Using the tables at each node, a vehicle takes the least-cost option to its destination. The decision of which link to take at an intersection is generally made two links ahead of time, so a vehicle can 'look ahead' because the travel cost values in the table above are adjusted dynamically according to congestion. That is, vehicles currently traversing the link are used to update the table. These costs are also slightly perturbed to avoid deterministic route choice. In other words, if the costs of two links leaving an

intersection are close, one vehicle might take one alternative, and the next vehicle might take the other. Driver-familiarity parameters are available in Paramics® to adjust the degree to which a driver can look ahead in making route decisions. The overall effect is traffic behavior that is near in appearance to real traffic.

4 Case study: Emigration Canyon, Utah

Emigration Canyon is a rapidly developing area immediately east of Salt Lake City, Utah. The primary vegetation in the canyon is Gambel Oak (*Quercus gambelli*), which is capable of supporting flames with a height ranging from 50 to 100 feet moving at 8 to 10 miles per hour in high winds. The main road follows the canyon floor, but our study focuses on an offshoot planned urban development called Emigration Oaks (figure 3). Emigration Oaks has been the source of an ongoing debate about the proposed construction of a second access road to improve emergency access. The controversy stems from the fact that the road will increase through-traffic and potentially compromise ecological resources such as the creek. Without the second access road, approximately 250 homes along a 6-mile long dendritic road network will rely on one exit (250 homes per network exit). For comparison purposes, the neighborhood at the origin of the Oakland-Berkeley Fire in 1991 that resulted in significant evacuation problems and 25 fatalities (OES, 1992) had approximately 300 homes and 4 exiting roads (75 homes per exiting lane)—although some exits were blocked by the fire.

In the last few years, residents in Emigration Oaks have become increasingly concerned about possible evacuation problems as new homes are constructed. In addition to the limited access, cellular phones do not work well in the canyon, and there is no installed notification system. This makes notifying the residents an equally

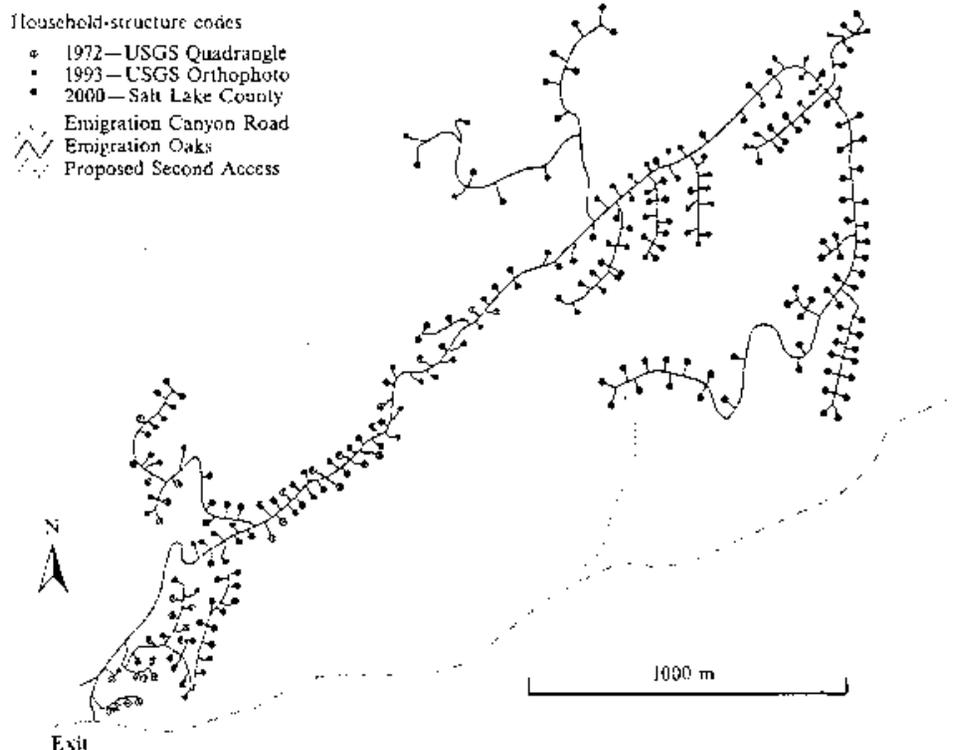


Figure 3. The Emigration Oaks neighborhood in Emigration Canyon (250 homes, 1 exit).

challenging problem. The evacuation order during a regional fire will likely be issued using a mobile siren and door-to-door notification. Currently, the community has no formal evacuation plan, but efforts are being made toward this end, of which this study is part. At this point, residents and emergency managers have many questions. For example, how long might it take to clear the neighborhood under various vehicle-use and departure-timing scenarios? What sort of traffic congestion might occur and where? What effect will the second access road have on alleviating potential congestion and reducing evacuation times?

To code the transportation network and household structures, a US Geological Survey digital orthophoto quad (DOQ) was acquired from the State of Utah Automated Geographic Reference Center. The DOQ predated much of the residential development, and we acquired a CAD drawing of the planned final development from the Salt Lake County Planning Office. Coding the road network and the 250 residential structures required 20 to 25 hours of digitizing time.

4.1 Experimental design

The principal independent variables were the mean number of evacuating vehicles per household and the mean vehicle departure time. An evacuation scenario in this context was comprised of a combination of these two variables. For example, a given scenario might be one in which few residents are at home at the time of the event (few vehicles per household) and evacuees have a low preparation time (quick response). Each scenario was run n times (realizations) before assessing any metrics to account for variations in the trip distribution, as well as the stochastic nature of traffic flow, in Paramics[®]. The dependent variables included both aggregate and disaggregate evacuation metrics. The principal aggregate metrics were mean evacuation time and mean vehicle travel time. The disaggregate metrics were the mean and standard deviation of the household-evacuation travel times. Disaggregate metrics are amenable to visualization in a map-based form to analyze spatial patterns. Each combination of mean vehicles per household and mean departure time was performed with and without the proposed second access road, which doubled the number of scenarios.

For each scenario, enough realizations were generated (OD matrix generations) to guarantee that at least 30 (n) trips were made from each household for the given scenario. This is necessary to ensure the statistical reliability of a household's mean and standard deviation travel time. In some scenario realizations, a house may not produce any trips because the Poisson realization did not assign it any departing vehicles (that is, no one was home or they sheltered-in-place). Thus, the lower the mean number of evacuating vehicles per household in a neighborhood, the fewer vehicles each household generates, and the more simulation runs it takes to ensure a sample of at least 30 vehicle trips from each household. For the two-exit case, destination choice was implemented by using a closest-exit assumption. Finally, aggregate clearing time of the neighborhood was defined as the time when the last vehicle reached the main canyon road using either exit.

4.2 Results

Figures 4 and 5 depict the aggregate metrics, mean evacuation time, and mean vehicle travel time, as a function of the two independent variables. Each point in the figures represents the mean of 30 simulations for the given scenario. The first independent variable, the mean number of vehicles per household, ranged from 0.5 vehicles per household to 3.0—at increments of 0.5. The second independent variable, the mean household departure time, ranged from 5 minutes (extremely urgent evacuation) to 25 minutes in 5-minute increments. Figure 4 shows that the sooner the evacuees depart, on average, the less time it will take to clear the entire neighborhood regardless

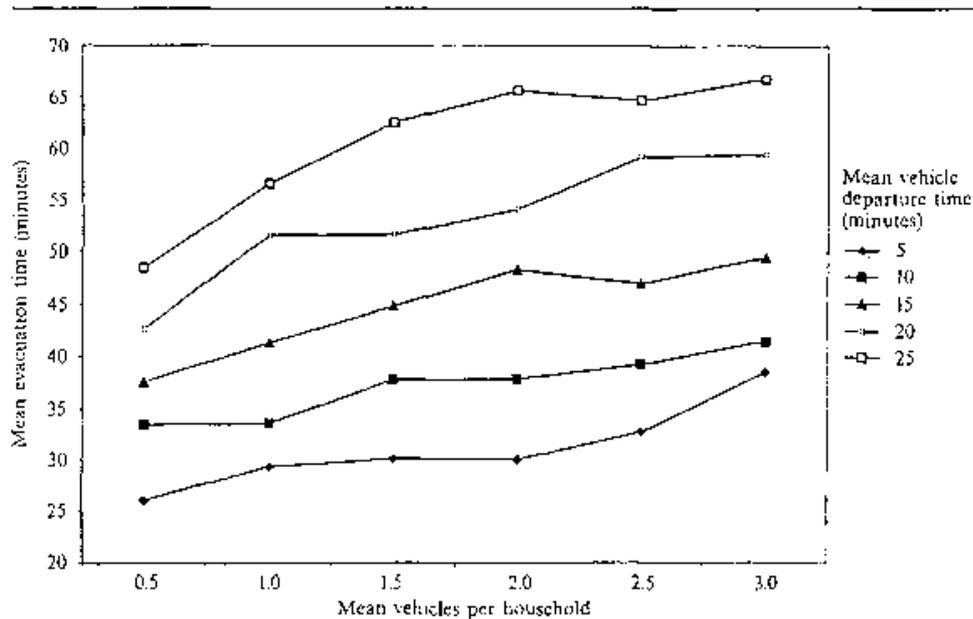


Figure 4. Mean total evacuation time for the neighborhood.

of how much traffic congestion the scenario might generate. In other words, the y-column order is preserved for each x-axis value. This means that there is no case where a more gradual departure rate might alleviate congestion and result in a quicker aggregate evacuation. Also, in general, as the mean number of vehicles per household increases, so does the evacuation time. This did not hold in all cases, and we attribute this to the sensitivity of this metric to the departure time of the last vehicle.

In general, varying the mean number of vehicles per household had less effect on the total evacuation time than does the departure rate. This is to say that the most important factor in clearing the neighborhood quickly is the mean vehicle departure rate—with vehicles per household having much less effect. It was surprising that, given an extremely short mean vehicle departure rate of 5 minutes and very low household vehicle use of 0.5 per home (almost no one at home), the average time to clear the canyon of all residents was still approximately 25 minutes. Thus, 25 minutes stands as an estimate of a best-case evacuation time for the canyon. Under a more realistic scenario of a mean departure rate of 20 minutes following warning and a mean of 2 vehicles per household, the average time to clear the canyon was nearly an hour. This is important because a large wildfire traveling at 8–10 miles per hour in high winds could consume this community in 30 minutes. Thus, sheltering-in-place would be advised unless emergency managers have at least an hour to conduct the evacuation. If there is not enough time, evacuees stand the chance of being overcome by the fire in traffic, and vehicles provide much less protection from a large-scale fire than a structure.

Figure 5 (see over) depicts the mean vehicle travel time for the simulation scenarios. This plot shows that the mean number of vehicles per home has little effect if the mean household departure rate is relatively slow (that is, 20 or 25 minutes) but has a very significant effect if the mean departure rate is very quick (for example, 5 or 10 minutes). In short, although the total time to evacuate the neighborhood was much less with a quicker departure rate (figure 4), the time that evacuees spent in their cars because of congestion was much greater (figure 5). This was not evident in the total-evacuation-time plots. This is important because the total-evacuation-time metric alone would imply that the evacuation scenario was quicker and, thus, safer, but the

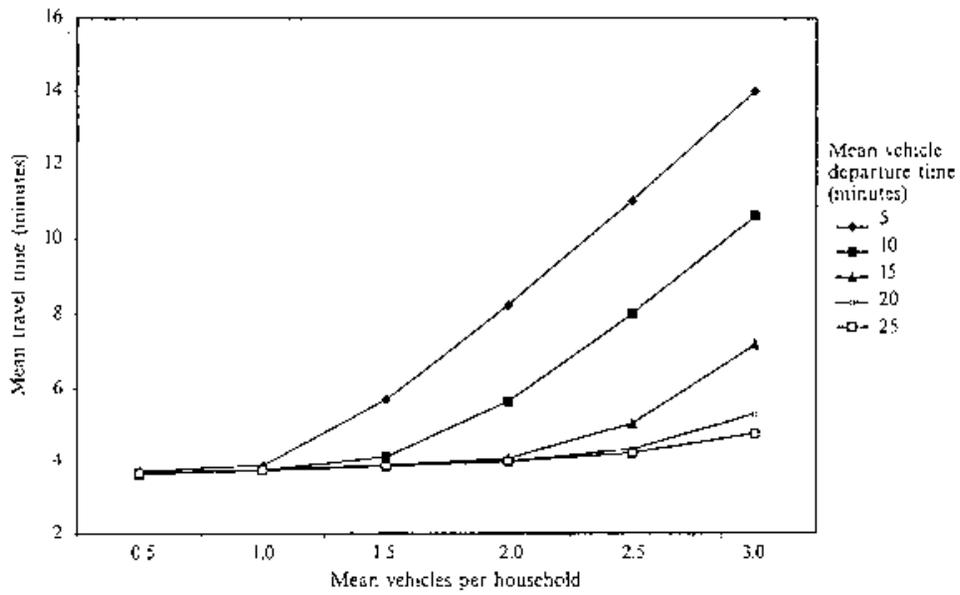


Figure 5. Mean vehicle evacuation travel time.

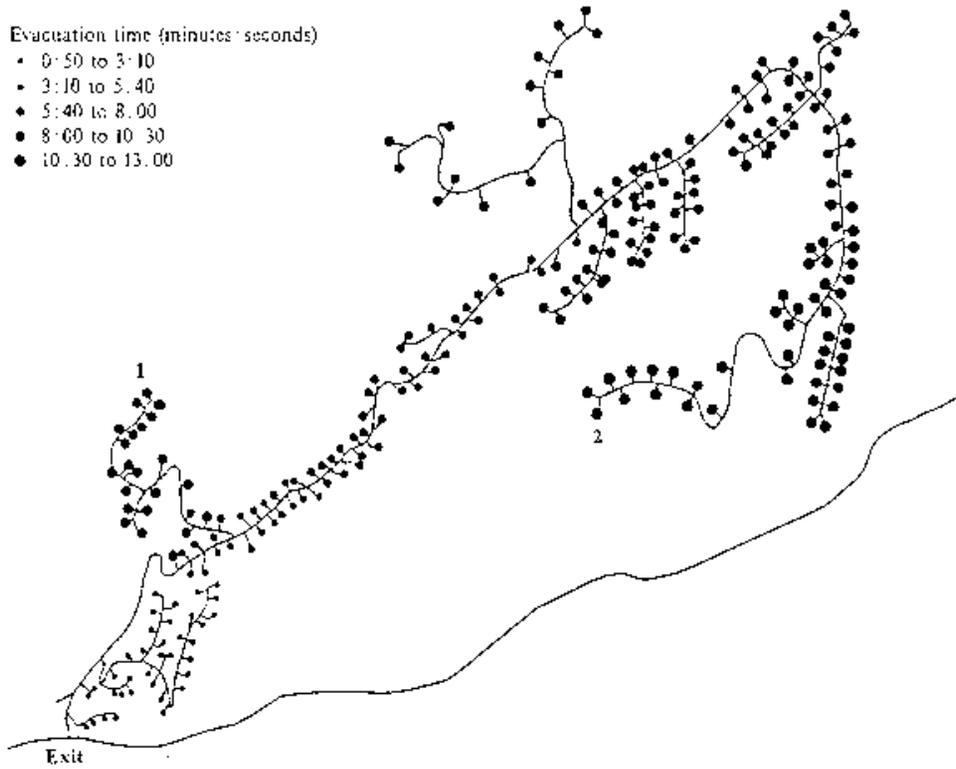


Figure 6. Mean household evacuation travel times for an urgent scenario with high household-vehicle use (mean number of vehicles per household = 2.5, mean departure time per vehicle = 10 minutes).

mean vehicle travel time is much higher, leading to a greater aggregate vehicle exposure to wildfire.

The disaggregate metrics were calculated for each household and mapped using GIS. GIS has increasingly been applied in evacuation analysis (Cova and Church, 1997; de Silva and Eglese, 2000; Gatrell and Vincent, 1991). Figure 6 depicts the mean evacuation household travel times under the assumption that the mean number of vehicles originating from each household (λ_1) was 2.5 and the mean departure time per vehicle following an evacuation order (λ_2) was 10 minutes. This scenario can be characterized as an urgent evacuation where evacuees leave almost immediately following warning (or recognition of a threat), with high vehicle-use per household similar to that of the 1991 Oakland Fire evacuation (OES, 1992). For this scenario the map shows that households in the back of the canyon can expect a mean evacuation travel time approximately 10 minutes longer than households close to the exit. Although this general pattern is intuitive for a network this simple, the method allows an analyst to quantify the difference in mean evacuation times between households in the back of the canyon from those in the front. Also, there are pockets where the evacuation time is not a linear function of the distance to the exit. For example, a household at location 1 in figure 6 is not very far from the exit but must merge with traffic that may be backed up on the main road. Households in this neighborhood have a much greater evacuation travel time than expected. Also, the map depicts mean household evacuation travel times, and in one case the evacuation travel time for a household at location 2 was 21 minutes. This is three to four times as long as it would take to leave the neighborhood from the same home if the network were empty of traffic. Figure 7 depicts the standard deviation in household evacuation

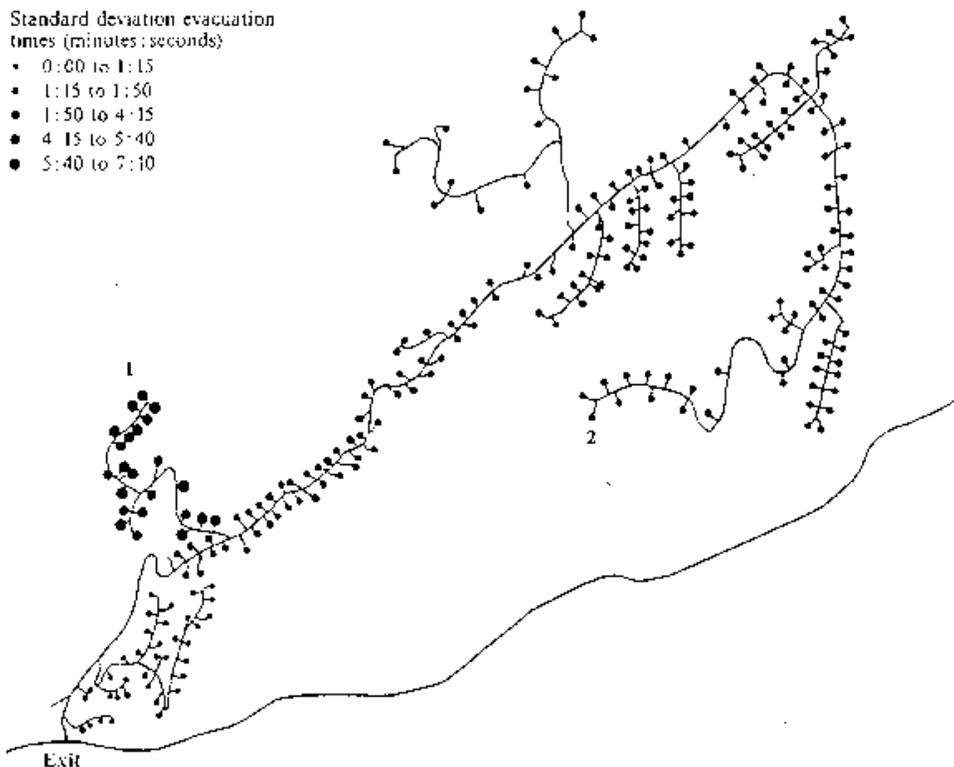


Figure 7. Standard deviation in household evacuation travel times for the same scenario as figure 6.

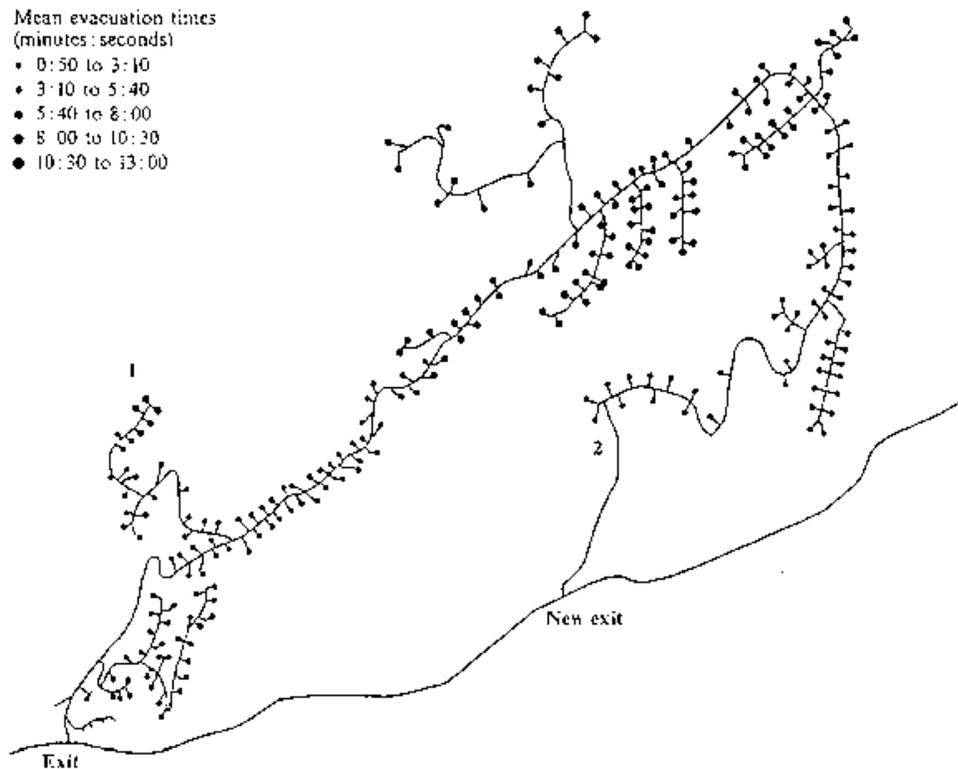


Figure 8. Mean household evacuation travel times—for an urgent scenario with high household-vehicle use—including the second access road.

times within the neighborhood for the same scenario. Note that, for most homes, the standard deviation in household evacuation travel times for this scenario is about 2 to 4 minutes.

Figure 8 depicts the mean household evacuation travel times for the same scenario ($\lambda_1 = 2.5$ minutes, $\lambda_2 = 10$ minutes) but with the addition of the proposed second access road. This map shows that homes in the back of the canyon will have a substantially lower mean evacuation travel time than in the one-exit case. After the construction of the second road, homes equidistant from each exit will have the highest mean evacuation travel times. Figure 9 shows the standard deviation in household evacuation travel time for the neighborhood given the second access road. The standard deviation in these travel times has decreased substantially for the neighborhood, on the whole, given the second access road. This implies that for this scenario all homes will have more consistent travel times with the second access road. This is because the second access road alleviates much of the traffic congestion associated with trying to get everyone out using a single exit. Viewed another way, two exits reduce the average number of homes per exit from 250 to 125.

Figures 10 and 11 (see over) show the effect of the new road on the distribution of household evacuation times for a house at the current exit (lower canyon) and one at the back of the development (upper canyon). The scenario in this case was a mean number of vehicles per household of 2.5 and a mean departure time of 10 minutes. It is clear from these figures that the shift (decrease) in the distribution of household evacuation times under an urgent evacuation scenario is much greater for a home in

the back of the canyon than one at the canyon entrance, when the second access road is taken into account. The occasional higher evacuation time for a household at the entrance of the development occurs when a household delays departure and encounters a prolonged queue on the main road.

Standard deviation evacuation times (minutes:seconds)

- 0:00 to 1:15
- 1:15 to 1:50
- 1:50 to 4:15
- 4:15 to 5:40
- 5:40 to 7:10

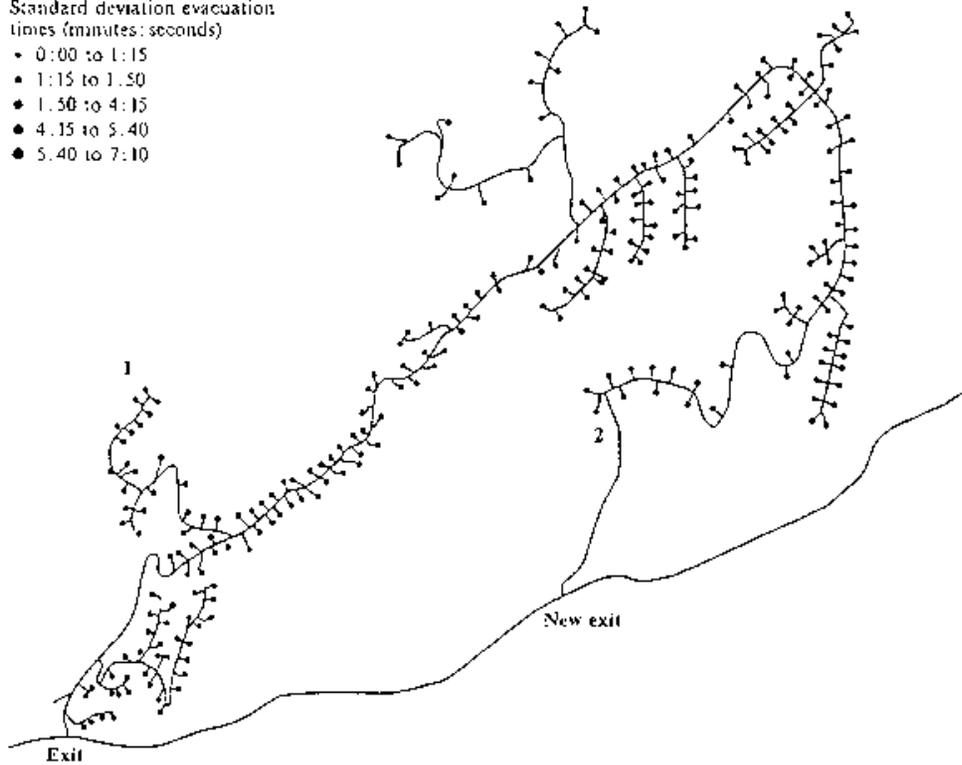


Figure 9. Standard deviation in household evacuation travel times with the second access road, for the same scenario as figure 8.

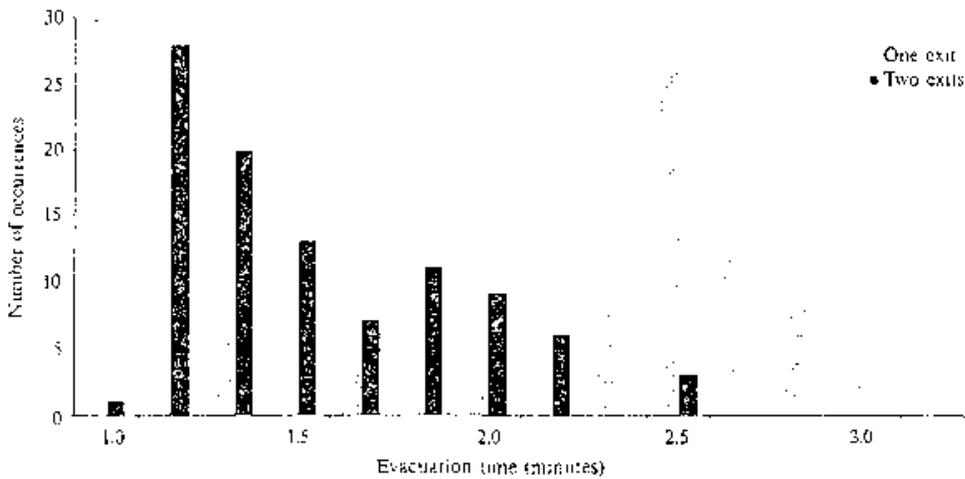


Figure 10. The distribution of evacuation travel times for a household at the entrance to the development (lower canyon).

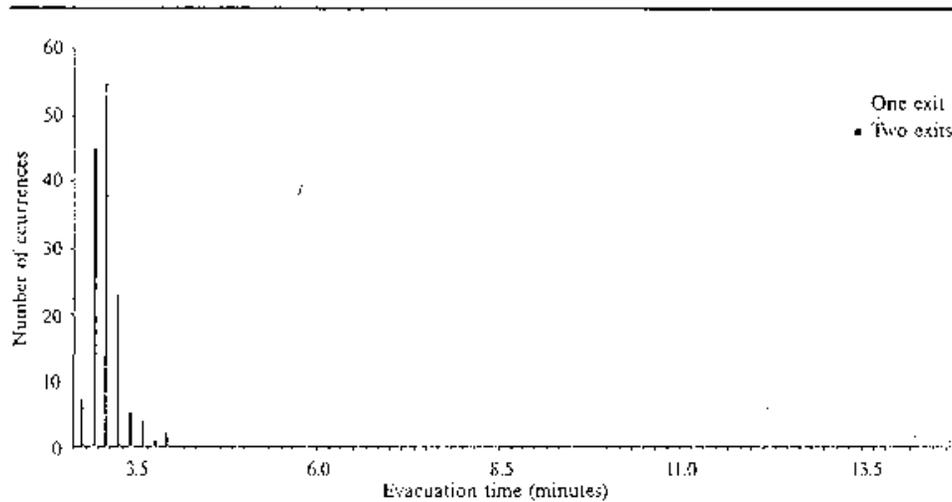


Figure 11. The distribution of evacuation travel times for a household in the back of the development (upper canyon).

5 Discussion and limitations

The results in the prior section demonstrate that shorter household preparation times and, thus, departure times always result in a quicker aggregate evacuation for the study area. However, very urgent evacuations can result in significant traffic congestion and a sharp increase in mean vehicle travel times, particularly if there are a lot of people at home during the evacuation and household vehicle use is relatively high. This is very important in assessing human vulnerability (Cutter, 1996) because vehicles provide much less protection than a structure during a wildfire. Therefore, a scenario where evacuees sit in dense traffic for longer periods increases aggregate wildfire exposure. Although it might take longer to evacuate the entire neighborhood with a slightly slower departure rate, evacuees would be able to drive out in roughly the same time they would be accustomed to under normal conditions. This reduces exposure at the same time that it helps alleviate panic, which is very rare in evacuations, but can occur in cases of limited egress (Quarantelli, 1980)—a significant concern in this neighborhood.

Disaggregate evacuation modeling and mapping at the household level has not been explored in regional evacuation research. One of the main benefits of this level of geographic detail is that an analyst can examine evacuation scenarios, as well as the effects of various evacuation improvement strategies, in a spatial light (for example, construction of a second access road). By mapping the results of repeated evacuation simulations at the household level, we were able to map the relative evacuation vulnerability of households within a neighborhood under various 'what if?' scenarios. This allows questions to be posed about who might be trapped in a bottleneck during an urgent evacuation rather than simply the locations of the bottlenecks in an area to be evacuated. Although the network in our case study is topologically simple, the method could be applied to a more complex network that may exhibit nonlinear effects in evacuation travel times because of intersection spillovers and queues that restrict turns.

The statistical simulation approach to evaluating neighborhood evacuation characteristics is novel and has a number of strengths. Simulating vehicle use and departure timing distributions across a range of evacuation scenarios leads to more general results than striving to characterize an exact distribution of residents, vehicle ownership, and preparation time for a specific point in time. Neighborhoods change over many years, and it is more important to get a general sense of the outcome of a range of scenarios than to predict with any accuracy the outcome of one. It is also less

expensive to perform statistical simulations of the dominant characteristics that affect an evacuation than to collect data on individual households within a neighborhood. Furthermore, statistical simulation protects privacy, a significant issue at the most detailed level of analysis.

One of the main advantages of using off-the-shelf microsimulation software is leveraging visualization capabilities that would not otherwise be accessible except to software engineers. The static dot maps in figures 6 to 9 reveal the variation in household evacuation times within an area, but dynamic visualization is more effective in conveying what traffic, in an evacuation scenario, might look like. Paramics® and many other contemporary microsimulators have very sophisticated visualization capabilities. This can be invaluable in getting emergency managers, urban planners, and residents to acknowledge potential evacuation problems and to consider increasing the amount of community-based emergency planning.

The main limitation of the proposed method of using off-the-shelf microsimulation software is the inability to control fundamental aspects of the simulation model including the route-choice, car-following, and lane-changing models. Some vendors sell access to these models via source code, for a much higher price, but we opted to use the 'canned' version for this initial research project to keep the costs within reach for homeowners' associations, local emergency planners, and transportation consultants. Another alternative is to mount a software development campaign, but this creates a significant barrier-to-entry in getting microsimulation tools used by the parties who need this technology the most.

Microsimulation is very valuable but has its limitations. It is important to note that there are many levels of validation required that are especially out of reach for evacuation researchers. For example, there are no available data to aid in calibrating a car-following model during an emergency evacuation. The models used in this research were calibrated using data from driving behavior under normal conditions. The actual car-following behavior of evacuees in a fire might be very different. Also, this behavior would vary depending on the urgency of the evacuation and many other factors. One approach to this issue would be to test the sensitivity of the results in an evacuation study by recalibrating the component models in a microsimulator. If the aggregate results of many simulations were not very sensitive to changes or recalibration of the underlying car-following, lane-changing, and route-choice models, the results would gain better acceptance in emergency planning. If the results are very sensitive to these models and their parameters, then the problem becomes one of gathering relevant data on route-choice, car-following, and lane-changing behavior during emergency evacuations. This challenge is complicated by the fact that this behavior would vary by hazard type, urgency, evacuation scale, and many other factors.

6 Conclusion

We have presented a preliminary method for using an off-the-shelf microscopic traffic simulator to design and test evacuation plans for neighborhoods in fire-prone wildlands. A central goal was to develop a methodology that takes advantage of the tremendous value of simulation in evacuation planning without mounting a large-scale software engineering campaign. Microsimulation is the finest level of geographic detail in transportation modeling and thus represents the most appropriate and telling level at which to simulate neighborhood-scale evacuations. The strategy of using a commercial simulation system requires a custom evacuation-scenario generator, so the approach is not completely off-the-shelf.

Rapid urbanization in historically fire-prone regions is precipitating the need for more sophisticated approaches to emergency planning. Many of these areas were not

originally designed to support the dense developments that are emerging. Residents need to increase their awareness; they should consider simple questions such as how an evacuation order will be issued and what contingency plans can be put in place. Twenty-five years of evacuation research for other hazards and recent computational advances can help improve the amount of evacuation planning in fire-prone areas.

Acknowledgements. This research was initially funded by a University of Utah Faculty Research Grant. Subsequent funding was provided by the US Department of Transportation, Research and Special Programs Administration (RSPA) as part of the National Center for Remote Sensing in Transportation Hazards Consortium (NCRST-H) administered as Separate Transactions Agreement #DTRS56-00-T-003. Data were provided by the Utah Automated Geographic Center (AGRC) in Salt Lake City.

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From: Stephen [yankeejim@fconet.net]
Sent: Wednesday, August 27, 2008 2:36 PM
To: Placer County Board of Supervisors
Subject: Foresthill Community Plan

Board of Supervisors

We will not be able to attend the Planning Commission meeting on August 28th at 1:00 due to the fact that we have other serious appointments at that time. We understand that the Revised Foresthill Community Plan is on the agenda for the Planning Commission's consideration. The Planning Commission will be considering whether or not to send the recommendation/approval on the Revised Foresthill Divide Community Plan policy document and its Environmental Impact Report (EIR) with the Final EIR to the Board of Supervisors for its certification. We are writing this letter to inform you of our neighborhood opposition to this plan as proposed. Our primary oppositions lie with Fire, Density, Water and Traffic but especially regarding the changes in land use designation that would lead to significant changes in our community and impact the fire safety and limited access nature of our already endangered community by drastically increasing the potential population of the Foresthill Divide. Somehow the fact and example of the recent Paradise fire situation and the South Lake Tahoe fire have conveniently been ignored in preference to the wishes of other interests. Perhaps some political muscle is being applied for profit from land development and we all know the county itself is looking for additional revenue sources to support itself and rekindle it's past frantic pace of spending growth.

To lay the foundation for a potential build out population here on the Foresthill Divide of over 60,000 is irresponsible and of questionable motive. Every one who lives in the forest is scared to death of fire and it is generally accepted as common knowledge that the incidence of fire increases with population growth. Every fire professional I have spoken with just rolls their eyes in disbelief that this density is even being considered, but we all suspect that there is pressure being applied by the State, the lending institutions and those others who also want to develop, get rich and leave.

Our family has had a presence here on the divide for more than 150 years. Usually we just quietly watch the workings of community government, but now we feel that we must speak up in opposition and disappointment as to how this revised plan is being ramrodded down our throats with the "brush off" that our concerns have already been addresses. They have not.

We urge you to be a voice of reason by not approving this dangerous and overly ambitious plan.

Respectfully,

Stephen P Hunt
 Lynne P Hunt
 Beverly P Daken,
 21821 powerline Road
 P.O.Box 845
 Foresthill, Ca 95631

DATE 8/29/08

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning 3088

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August 29, 2008

Placer County Planning Commission
3091 County Center Dr
Auburn, CA 95603

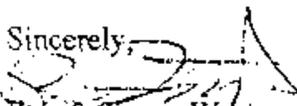
Dear Commissioner Johnson, Denio, Brentnall, Farinha,

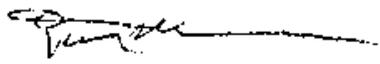
We attended the Planning Commission meeting on Thursday, August 28, 2008 and were very pleased with your honest discussion of appendix, "E" of the Foresthill Divide Community Plan. We were glad to see that YOU recognized that the Ryans have NOT submitted a written PLAN concerning their, "vision" for Foresthill.

We agree with your vote in favor of the "study area" designation for the Ryan property as this will motivate them to get something down on paper which they can present to the community of Foresthill and the County. It will also force them to deal with the issue of water supply. As you know, the Ryans have never provided Foresthill Public Utility District with a needs analysis showing what their water needs would be. Now they have no excuse not to.

Thank you again for your well thought out discussion and vote.

We will see if the Board of Supervisors will be wise enough to follow your lead!

Sincerely,

Roy & Tamra West
www.rwest@fcnet.net



cc: Placer County Board of Supervisors
Michael Johnson, Planning Director

DATE 9/2/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 3080

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From: Laura Wall [lwall1@fconet.net]

Sent: Wednesday, August 27, 2008 9:44 PM

To: Loren Clark; Crystal Jacobsen; Michael Johnson; Placer County Board of Supervisors

Subject: Foresthill community plan

Good morning,

I am a resident of Foresthill. I'm unsure if I'm sending this information to the correct body, but as I did not have any e-mail information for any of the members of the Foresthill Forum, nor can I attend the 8/28 meeting for public comment, this is the best I could do. If my comments need to be forwarded to a different department, please feel free to do so.

I feel completely betrayed by the Foresthill Forum, who I thought were supposed to be looking out for the interests of ALL members of the Foresthill community. I have been regularly attending meetings regarding the community plan when they were held in Foresthill in the evening hours. I have not spoken publically to this point as it seemed other residents had been voicing my same concerns. Given that this process has taken such a long time, I was sure that when any decisions were made, there would be adequate notice of them and adequate time to respond. That doesn't appear to be the case.

At the 8/12 planning commission meeting, there appeared to be many more proponents of the Forest Ranch project than normal. Even with that big push, the room appeared to be evenly split with just as many in favor of the full Forest Ranch project as there were opposing it. By the time any recommendations or decisions were being discussed, it was 10:00pm. The decisions were held until the Foresthill Forum meeting the next week. As those meetings are held during the day (any many of us on the divide work off the hill), I've never been able to attend. Imagine my surprise when the Forum, against the recommendations of the planning commission, voted to include the entire appendix E for the Forest Ranch project in full.

I live in the historic downtown district, and I support the businesses in Foresthill. But perhaps the Forum thinks they are supporting only the local businesses or the chamber of commerce. Every resident in this town should have an equal voice, and my voice is not lessened because I'm not a local business person. In any election, when you go into the voting booth, one person gets one vote. It doesn't matter what they do for a living or how much money they make. America is based on that premise.

I am tired of the argument that the only way this town will survive is if we approve a project that will nearly double the number of homes that exist in the entire community. If the business plan for our entire community hinges on whether or not Forest Ranch gets built, then perhaps the lack of a real and thorough business plan says more about why businesses are failing here. I am not against change or growth. I am against approving a project that will both overwhelm the town and the citizens and forever change the character of the town.

I have lived in Sacramento county. When I bought my first house, it was in Placer county, here in Foresthill. I searched high and low throughout the county, in Nevada county, and in El Dorado county before I decided to move here. Did I move here as one argument at the 8/12 meeting suggested because I couldn't afford to live in Rocklin or Roseville? Absolutely not. In fact, the opposite was true. Housing was CHEAPER in Rocklin or Roseville or Lincoln. I moved here because I DIDN'T WANT to live in those communities. Choose any town in the Sacramento valley area. What do you have? Subdivision after subdivision. New houses that are all the same on postage stamp size lots where you could literally lean out your bathroom window and slap your neighbor in his bathroom. All those subdivisions are in towns where traffic was horrible, where in some cases

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there already are retirement communities, where no one knew each other. I wanted my OWN house that wasn't a mirror image of my next door neighbor's house, where I could have some breathing room from my neighbor's land, but where you weren't afraid to chat with them over the fence. When I moved here, I was charmed by the postal worker who knew my box number without me telling her who I was or by an animal service provider who took the extra effort to take my dog home. Not because I was some important local business person, but simply because I WAS a local.

If the entire Forest Ranch project is built, Foresthill will turn into any of those cities I've already named. Nameless, faceless, and certainly not unique. Progress in the name of destroying the fabric of the community is not progress. I'm not some idiot who fears change for the sake of change. I have a business and finance background, and I have made many of my own changes in life. Just because I wasn't a penniless immigrant does not mean that I have not had to work just as hard to maintain a living and a home on one salary. What will happen if the Forest Ranch project in full is approved? Then I will sadly move to another community who isn't looking to sell out and watch all of the warnings about not enough water or infrastructure or sewage capacity or fire evacuation mechanisms or environmental protections come to fruition. What will the town do then when it can't support itself? That's when all the blame will start. Right now, the planning commission has continued to ring all the alarm bells. Please don't let the votes of 4 people behind the community's back undo all the hard work that has been done in assessing the catastrophic nature of this full project.

Laura Wall

Josh L Wilson, Jr.
21000 Spring Garden Road
Foresthill, CA 95631
530.367.2800
jhwilson@fthenet.net

28 August 2008

R E C E I V E D
AUG 28 2008

Mr. Larry Sevison, Chair
Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

PLANNING DEPT.

Planning Commissioners:

In Re: Today's Hearing: Item 6 Foresthill Divide Community Plan; 1:00 PM
Transportation and Circulation Element, reference pp. 2 (304) and 4 (306),
Powerline/Patent Roads

By way of introduction, I am a long time resident having been involved in Foresthill in a variety of ways since 1959, with a permanent residence since 1970. I was chair of the 1981 Foresthill General Plan Committee, having worked closely with both Planning staff and a widely representative committee, including an all day town meeting workshop, that successfully brought the FGP to the Board of Supervisors in a little more than two years. I am a member of the Economic Development Commission of the Chamber of Commerce, and a trustee of the Foresthill Union Elementary School District Board of Education.

I would have been present at your hearing in Foresthill on 12 August. However, that is our regularly scheduled Board meeting. I respectfully request that the Commission check the political calendar in the future in setting hearings so as not to conflict with the several public agencies', including the school's, regularly scheduled meetings.

With reference to the following, p. 4 (306): *At this time staff recommends that the Commission consider including the future dedication of Patent and Powerline Roads as an Emergency Vehicle Access route only, rather than a through circulation route. No improvements would be included in the Capital Improvement Program, and right-of-way would be obtained through dedications with individual projects.*

In so far as this pertains to Powerline Road, I respectfully request that this recommendation be denied, or at the very least be set aside until further research and consultation with affected property owners, for the following reasons:

1. The deed to my property, 132 acres, and those of my immediate "Powerline" neighbors, disclose no right-of-way access, save for the PUC access for PG&E.
2. My private drive, about 1/2 mile long would be designated as an Emergency Vehicle Access route, which was created at my expense.

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Before the Placer County Planning Commission, Larry Sevison, Chair, 28 August 2008,
page 2

- 3. Including this text in the 2008 Foresthill Divide Community Plan makes possible *policy creep* paramount to eminent domain without due process and without compensation, viz. "No improvements would be included in the Capital Improvement Program,...."

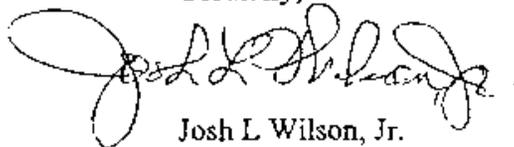
Background: In nearly 40 years of my occupancy, there has been no public access through our property. Our eastern property line is about a half mile to Spring Garden Road, and I installed a gate to prevent weekend "boony crashers" and hunters from accessing our forest, which they seem to assume is public. Our immediate neighbors, Hunt, Reed, Clifford, as well as other Powerline residents access "Powerline Road" through Thomas Street. In addition to our boundary and driveway gates, there are numerous private gates east of my line.

Any designation of access through our 132 acres would seriously compromise our property rights, investment and privacy. Such access would be at least 1/2 mile long and claim our private driveway.

Therefore, I respectfully request that the above recommendation be denied.

Thank you.

Cordially,



Josh L Wilson, Jr.

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AUG 28 2008
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61

Kathi Heckert

From: Crystal Jacobsen
Sent: Wednesday, August 27, 2008 5:48 AM
To: Kathi Heckert
Cc: Loren Clark
Subject: FW: Foresthill Community Plan

Hi Kathi - please include this in the correspondence for FRCP. Thanks.

-----Original Message-----

From: Stephanie & Keith [mailto:kcsw4br@ftcnet.net]
Sent: Tuesday, August 26, 2008 4:47 PM
To: Crystal Jacobsen
Subject: Foresthill Community Plan

Dear Ms Jacobsen,

My husband and I are rather shocked by the current proposal to allow a hypothetical build out of over 62,000 residences. We participated in the community plan process during the 90's, filled out surveys, attended meetings and felt we had ample opportunity for input. The resulting plan with a 20 year build out of approx. 12,000 seemed much more reasonable.

We don't believe the local infrastructure can support what is proposed in the current alternative plan for our community. Also, we fail to understand why Forest Ranch should be allowed nearly 4 times what is was originally promised for that development!

I am a local business person with an office in the older historic part of town and a Chamber member. I would like you to know that my overall concern for the future of our community overrides any personal gain I might have should there be 2,000 more houses up the Hill from town!

Sincerely,

Stephanie Williams
POB 1084, Foresthill, CA

8-28-08

Please take to Planning Staff the attached
at Planning Commission meeting

I called at 12:50 + talked to

Julie + apologize for the lateness

- Worker's stress + I experienced
(3 Breaks)
rampant verbalism last week

(as usual for me) + it was difficult
for me to get Julie off earlier

Cheryl Wilson Steiner

+ suggest signature

This top sheet doesn't need to go

Aug 27, 2008

To: Placer Co. Planning Staff
Placer Co. Planning Commission
Foresthill Forum, F.W. Chamber of Commerce

From: Cheryl Wilson Stevens, M.A.

Recognition in Difficult Times ^{to} Public Employees + Public Service Reps.

I spoke briefly before the Commission
the evening they came to the F.W. (8/2)
Memorial Hall to consider the Final Draft
of the F.W. EIR + Proposed Master Plan

I asked the Commission to "listen
to the Forum" because of their advisory
tradition in this town. However, there
is ample evidence + ^{petition} signatures about that
the 4-2 vote of the Forum did not /
does not reflect the majority of the
town + ~~the~~ public vote should be
based on just those present in the
audience - especially people who speak
in favor of issues pertaining to a town
that they don't reside in, but will
have financial gain from. The Commission
meeting + subsequent Forum / Planning Staff (8/2),
"Meeting workshop" were packed with
out of town Ryan - "Manstros Forest Ranch support"
WLS

(2)

It seems ludicrous that the plan has inflated "Land Use" based on pie-in-the-sky-future technology vs. Actually zoning. Two Co. Planning Staff's have recommended to Commission since 2003 that a "monstrous Forest Ranch" is not + would not ever be feasible.

The fear and turmoil that has been created + somewhat failed to the town residents - but not to the Chamber of Commerce or some businesses - is that the town will die if "Forest Ranch" does not go forward.

I + others find it appalling that on (8-12) the Commission didn't even follow or conduct "Roberts Rules of Order" + actually 1 commissioner enjoyed a dialogue with "a Refan" after discussion was closed.

It is commended that the chair allowed other residents to come forward to clarify the Power Line Access Issue + the Commission as a whole asked thoughtful questions of staff + audience.

I have repeatedly brought up Env. Health Issues that have not be responded to by Staff or Commission other than Placer Co.

En. Health doesn't want to allow for "gray water" usage + new tech for small dis. individual residential sewage treatment. There needs to be a response from Planning Staff + En. Health Dept. as to the current undergrd. run off + pollution thru old gold mining shafts, especially from "grandfathered population pockets in town", while newer commercial proposals in the historic downtown can go nowhere because of the same above mentioned problems w/ adequate sewage treatment.

There are adequate areas in town + up past town that can go forward with present zoning to offer "The Town" solutions with out a monstrous First Round - the 500 units granted earlier is a place to start for them. Don't Buy into the "Fear + Terror" generated by the Pyrus + Assoc - especially since they have not been in compliance with normal / standard Co. Procedures + have tied up so much time + money of STAFF on the shirktalk of the EIR + Master Plan.

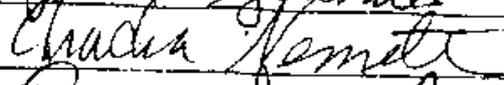
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I'm also VERY concerned about the shift in focus from the "Forest Hill Forum Petition Community Plan from 2004" to now a "Highest Density Alternative" - 2008 which the Commission + Forum discussed + the Forum discussed + voted upon section by section on 8-18.

Whatever happened at the Co level with 2 changes in Commissioners, a total change in F.H. Planners - From Mike Wells + staff to now Loren Clark + Crystal Jacobsen from 2004 → 2008.

The F.H. Community spent many hours participating in Community Plan meetings in 2002 → 2004, a detailed community survey was taken - results in the Revised Policy Document - the town came to consensus. Why have the "town consensus + two planning staff recommendations" become lost in the present round of hearings. Hopefully, it's not too late to reclaim honor for the majority of residents.

Support Signatures - F.H. Residents

 CHA CHA Kemeth 8/22/08

 DAVID Barnard 8/24/08

 GINO GRAMMER 8/28/08

**Brigit S.
Barnes &
Associates,
Inc.**

A Law Corporation

Brigit S. Barnes, Esq.
Susan M. Vergne, Esq.

August 27, 2008

Via Email and Facsimile

Crystal Jacobsen Principal Planner
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603
Email: C.Jacobse@placer.ca.gov
Facsimile: 530-745-3080

Kathi Heckert, Planning Commission Clerk
Placer County Planning Commission
3091 County Center Drive
Email: kherckert@placer.ca.gov
Facsimile: 530-745-3080

Re: Foresthill Divide Community Plan
August 28, 2008 Hearing
Request for Clarification for Butler parcels

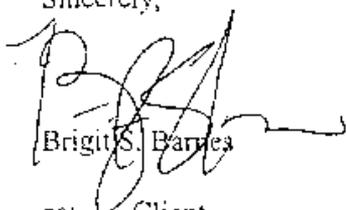


Dear Ms. Jacobsen and Ms. Heckert:

This letter is intended to request the Planning Commission to permit the Planning Department to conform the zoning line as shown on the Foresthill Divide Community Plan Land Use Diagram applicable to the demarcation line between APN: 073-261-026 and 073-261-025 to follow the line shown on the attached previously submitted parcel map for the property.

There appears to be a discrepancy between the angle of the zoning map compared to the previously proposed parcel map, and we would appreciate the opportunity to confirm that the previously submitted demarcation line properly identifies the area carrying the PD 0.44 designation vs. FOR BX designation. I have highlighted an earlier proposed parcel map to indicate for you where the land use line appears to diverge from the previously surveyed map lines. Thank you.

Sincerely,


Brigit S. Barnes

cc: Client

Butler Foresthill Planning Commission-L02

*Land Use and
Environmental
Paralegal*
Jaenalyne Jarvis

Legal Assistants
Noreen Patrignani
Jenna Porter

3262 Penryn Road
Suite 200
Loomis, CA 95650
Phone (916) 660-9555
FAX (916) 660-9554
Website:
landlawbybarnes.com

Asset Preservation	•	Commercial Real Estate	•	Environmental
General Business	•	Real Estate Financing	•	Litigation

Foresthill Residents for respOnsible Growth, Inc.

P. O. Box 568, Foresthill, CA 95631
(530) 367-4803

RECEIVED
AUG 27 2008
CDRA

August 25, 2008

Anthony J. LaBouff, County Counsel
Placer County Counsel
175 Fulweiler Ave.
Auburn, CA 95603

Re Possible Brown Act Violation – Foresthill Forum (MAC) Meeting on 8/18/08

Dear Mr. LaBouff,

We are extremely concerned that the Planning Department and the County Executive's Office have mishandled the processing of the Revised Foresthill Divide Community Plan. Our previous letter to you discussed the possible violation of the Placer County Zoning Ordinance and whether or not our local MAC (the Foresthill Forum) received adequate notification, and the appropriate documents, for their recommendation to the Planning Commission on the Community Plan policy document.

Again we find another possible violation on the part of our Foresthill Forum...albeit inadvertently, as our Community Plan moves through the system.

On August 4, 2008, the Foresthill Forum (a Municipal Advisory Council) met for its regular monthly meeting. The agenda called for an Action Item to hear public comments, have discussion and then consider making a recommendation to the Planning Commission on the "Draft Community Plan (i.e. policy document), Land Use Diagram and Precise Zoning"...not the Final Environmental Impact Report (FEIR). After some discussion the Forum decided that they were not prepared to make a recommendation so another meeting date was set on August 18, 2008, for further discussion of the Community Plan policy document.

At the August 18, 2008, Special Meeting of the Foresthill Forum, the Chairman, Larry Jordon, indicated that "the purpose of this meeting is so that the board members can primarily talk among themselves (and) get some things done. We do appreciate people in the audience cause there's going to be a lot of questions that we may or may not have and so we are going to ask questions if we get to that point". Although not intending to say so, the assumption in the audience was that the Forum did not want questions asked or comments made unless requested by the Forum. During the first three hours there was only one person who addressed the MAC and that was only because that person arrived late and did not hear the instructions at the beginning of the meeting.

At the lunch break it was brought to the attention of Lisa Bueschler by two individuals in attendance that there was a possible Brown Act violation. She explained that she had tried to reach County Counsel's office and the County Executive's office to get clarification. She then said that she was not going to stop the process. Both Chairman Jordan and maybe Loren Clark, a Placer County Senior Planner, were told of the possible violation but they decided to continue moving forward. Chairman Jordan did give a brief explanation after the lunch break that he has never discouraged new and pertinent information...but did not want to rehash old information.

The Municipal Advisory Council Handbook states that MACs "provide recommendations on a variety of topics. They are tasked with gathering input, making recommendations based on that information and relaying it to the appropriate DECISION-MAKING BODY". The County Executive's Office, through the Administrative Aides, is charged with the responsibility of assisting and supporting all MACs in fulfilling their responsibilities. Because the MACs are a legislative body they are required to follow the Brown Act Requirements. The following are excerpts from the MAC handbook:

"All boards, councils, commissions, committees, created by charter, resolution or formal action of a legislative body *is a legislative body* itself covered by the requirements of the Brown Act. Even though a MAC is advisory only and its members are unpaid, because the Board of Supervisors created each MAC by passing a resolution, the MAC and MAC members, must abide by the Brown Act requirements."

"Basic compliance with the Brown Act requires:"

"3. Public input on any subject on the agenda."

"4. Each agenda item must be sufficiently descriptive to inform the public as to the nature of the subject matter."

"There are very limited provisions for closed sessions under the Brown Act. They are primarily related to personnel, labor relations, litigation, and real estate negotiations. Municipal Advisory Councils in Placer County do not have closed session."

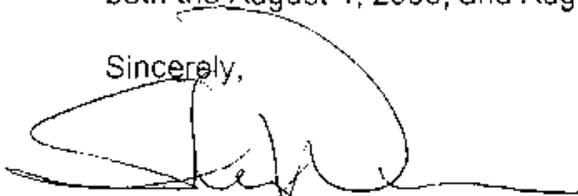
Additionally, CA Government Code Section 54954.3(a) clearly states that "every notice for a special meeting shall provide an opportunity for members of the public to directly address the legislative body concerning any item that has been described in the notice for the meeting before or during consideration of that item."

An amendment of a community plan requires public participation at all levels of government and our MAC is suppose to be a "consistent and inviting...forum for...public comments". Our MAC's input is suppose to be "a valuable component of information the Board (of Supervisors) and decision-making bodies consider in their deliberative process". We feel that not only has our MAC lacked the appropriate direction from the County in making its recommendation but the County has also misguided and misinformed our MAC as to the true character of the Community Plan policy document presented for their consideration. The policy document presented to the Forum members was not the Foresthill Forum Petition plan that many residents expected...but instead a significantly higher density plan. Two of the Forum members did not realize that their vote was approving a significantly higher density plan. They thought some where, some how the community was going to get the Foresthill Forum Petition plan.

A community plan amendment is a very cumbersome and complicated project, especially when the land mass doubles and a higher density plan replaces an existing one with substantially less density. The project's issues are further compounded by County officials who want a "rush to judgment" decision to get it finished and off the books.

We want due process and justice if our quality of life is about to change. We have been continually amazed at the County's numerous errors and omissions in processing this plan amendment. For your review we are attaching DVDs for both the August 4, 2008, and August 18, 2008, Foresthill Forum meetings.

Sincerely,



Sherry Wicks, Chair
29 Year Foresthill Resident

cc Placer County Planning Department
Foresthill Public Utility District
Foresthill Forum
Placer County Board of Supervisors
Placer County Planning Commission
Placer Group Sierra Club
State of California Attorney General
Placer County Grand Jury

August 19, 2008

RECEIVED
AUG 20 2008

PLANNING DEPT.

Loren Clark,
Asst Director Natural Resources and Special Projects
3091 County Center Dr
Auburn, Ca 95603

Subject: Public Comment

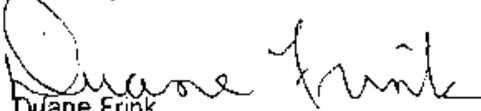
On August 18, 2008, I attended the Foresthill Forum Special Meeting on the Foresthill Divide Community Plan. This was a continuation of their August 4, 2008, meeting. The Special Meeting Agenda limited public comment to any matter NOT listed on the agenda. The Forum made no additions, deletions, or revisions to the Agenda. The action item was limited to the Foresthill Divide Community Plan and implementation of Precise Zoning. Also to be considered was the Draft Community Plan, Land Use Diagram, and Precise Zoning.

Once the meeting began the chair made it clear there would not be any public comment during the proceedings. The only comment allowed would be to answer a Forum member's questions. The Forum proceeded on a page by page "workshop style" format without public comment.

When Lisa Buescher, Supervisor Kranz's Field Assistant, arrived and became aware of the Forum's public comment stance, she offered to get County Counsel's opinion.

My concerns are: How do I get my intended comments to the Forum to be a part of the public record now that the Forum session is closed? May I send my written comments to you for inclusion in the public record? And, did the Forum act in violation of the Brown Act? If they did, this could jeopardize any decisions made.

Sincerely,



Duane Frink
PO Box 830
Foresthill, Ca 95631

Cc: Supervisor Kranz
Foresthill Forum
County Counsel

AUG 27 2008

PLANNING
COMMISSION

August 26, 2008

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

Chairman Severson and Commissioners

My name is Duane Frink. My residence is located on Granite Chief Place, Foresthill. My mailing address is PO Box 830, Foresthill, 95631.

My wife and I selected the Foresthill Community as a place to build our home and as a wonderful place to live and spend our elder years. We moved from rural Auburn and have watched with great interest the saga of the Foresthill Divide Community Plan (FDCP).

It is time to close this convoluted process after a decade plus of twists and turns and give Foresthill residents a Community Plan that will provide a guide for the next planning period.

You as a Commission have an opportunity to direct the Planning Staff to adjust this FDCP as you forge your recommendations for the Board of Supervisor's action.

My areas of concern include population, transportation, fire, sewer, water, forest and Appendix E.

POPULATION

In general no matter how one views the issue, the larger the population, the greater the problems. The trend in this "planning" effort is to set a larger and larger population target. Please direct staff to use the 1981 Plan population build-out target. There have been no substantive changes since that time that warrant a larger population. The economy has declined, jobs have declined. The area has emerged as a "bedroom community". Infrastructure forecasts strongly suggest a larger population will seriously stress or exceed the infrastructure capacities.

TRANSPORTATION

The only quality road in and out the Foresthill Divide area is Foresthill Road. The transportation policy discussion indicates with a population of 12,000, a reasonable level of service could be maintained. Over that number of 12,000 the level of road service deteriorates. The FDCP policy sets the Level of Service at D. A lot of time and money have been spent to achieve a good quality road. To aim for a future lower level of service is unacceptable

Please direct staff to set Level C as a policy target for the Foresthill Road and to:

- Include a direction to establish a "commuter service" (vans or bus) at areas of commuter congestion to improve level of service, reduce emissions, and conserve energy.
- Direct staff to show how "the pedestrian friendly" downtown could be achieved.

The FDCP indicates that County Road standards stop at Mosquito Ridge Road. This area is between the "mixed use" and "historic" areas. Today this "pedestrian area" is unsafe. It does need fixing and therefore needs to be in the FDCP.

- Direct staff to include the requirement that "older" roads on and off the divide between Placer County and El Dorado County and Interstate 80 be included as a policy objective for Divide access so funding could be developed and work performed on the roads.

FIRE

Fire is clearly a potential threat. There is much work being done at a property owner level. From a planning perspective I think we fall short. Large blocks of forest land should be left

as forest land without human intrusion. As more human development occurs in the "forest" the more difficult it becomes for fire management. A way to reduce this potential is to curb intrusion.

Please direct staff to reduce people intrusion "development of houses, retreats, and resorts" into large blocks of forest land. A lower population goal would be the result and this would also help reduce future strain on the present road network. Once a more diversified road access system providing ingress and egress on and off the divide is in place, then one might look at higher population goals.

SEWER

Sewage disposal is a very big issue. The likelihood of a sewage disposal system on the Divide is remote. The task of doing so would require many dollars and a lengthy approval process. Lower density and larger lot size provide a planning solution. We do not need another Colfax or Auburn Lake Trails. Please direct staff to lower land use densities to a level where septic disposal is the safe and healthy option. Fifteen units per acre is too high.

WATER

The Foresthill PUD is the primary water provider for the Foresthill Divide. It serves only a portion of the Plan area. The PUD Water System Master Plan is included in the Final Environmental Impact Report. Basically a reliable water supply is assured today. Based upon the 1981 Plan population build-out estimates, there would be a water short fall of 950 acre feet for build-out. The PUD has no way of knowing what the Board of Supervisors may establish as a build-out population for the 2008 Revised Foresthill Divide Community Plan. The larger increase over the 1981 build-out population, the greater the water short fall will be. Please direct staff to use the 1981 build-out population for the current plan.

FOREST

Many ideas are associated with forest: jobs, recreation, open space, carbon sequestering, timber products, wild life habitat, and more. Forests are beneficial and have high value. This Plan is short in noting these benefits. It is appropriate the Commission has directed the staff to include a Forest Soils Map. In this vein I recommend staff be directed to establish a policy which encourages sustained forest product yield, reduces fire hazard by removal of excess bio mass, encourages conversion of bio mass to energy or similar beneficial uses, promotes and encourages water shed management.

APPENDIX E

The infrastructure analyses conclusions contained in the various planning documents do not support this concept to be included as an option for the Foresthill Divide Community Plan. The proposers of the concept of the Forest Ranch should not have a step-up over any other land owners in the plan area. They should be allowed to pursue their economic interests separately from the FDCP

Please direct staff to separate Appendix E from the Foresthill Divide Community Plan and direct them to treat the proposal separately as any other proposal for development on the Foresthill Divide.

Sincerely,



Duane Frink

Cc: John Marin, Agency Director Community Development Resources
Michael Johnson, Planning Director
Bruce Kranz, Supervisor District V
Loren Clark, Assistant Planning Director of the Planning staff

August 23, 2008

AUG 26 2008

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

PLANNING
COMMISSION

Dear Larry Sevison, Larry Farinha, Ken Denio, Richard Johnson, Gerald Brentnall, Mike Stafford:

We attended the Placer County Planning Commission meeting on August 12, 2008 in Foresthill. We would like to address the subject of the Foresthill Divide Community Plan (FDCP) as it pertains to the input from the community of Foresthill and the Placer County Planning Department Staff. As you know there have been many meetings of various groups such as the Foresthill Forum, and the Foresthill Plan Team, not to mention special planning commission meetings held in Foresthill.

Many documents have been produced; some from official capacity such as The Foresthill Forum recommendation of November 2004 and the Foresthill Forum petition of 2003 signed by Rex Bloomfield, Bruce Kranz, George Grant, Forum members and over 500 Foresthill citizens. There is also a "grass roots" petition started by us with over 1,000 signatures of citizens of Foresthill specifically stating that they want the Forest Ranch property zoning to stay at 530 +/- units. Furthermore if you read the letters from the public responding to the DEIR and FDCP, you will see that the vast majority range from against Forest Ranch, to VEHEMENTLY AGAINST Forest Ranch.

There is a memorandum dated June 14, 2004 from the County of Placer Planning Department to the Placer County Planning Commission which recommends *against* including the project known as Forest Ranch into the community plan. This memorandum was generated by Planning Department Staff under Director Fred Yeager. Since that time, there have been major staff changes in the Planning Department including a new Director, Michael Johnson and new Assistant Director, Loren Clark.

On August 4, 2008 at The Foresthill Forum meeting, the Planning Department gave a presentation with an overview of the FDCP. Their recommendation regarding the FDCP was to REJECT appendix "E" (inclusion of Forest Ranch Project at 2200 +/- units) in favor of appendix "B" (keeps Forest Ranch zoning at 530 +/- units).

On August 21, 2008, the Foresthill Public Utility District (FPUD) held a special meeting at the behest of the Foresthill Chamber of Commerce and Don and Doug Ryan of Forest Ranch Associates. The premise of the meeting was to have a chance for engineers representing the Ryans to meet with engineers who developed the FPUD Master Plan to discuss the FPUD Master Plan as it relates to "Forest Ranch". As you may know, the Ryan Family filed a lawsuit against FPUD several months ago claiming that the FPUD Master Plan was biased against their project.

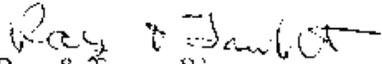
When the meeting started it became obvious that the Ryan Family did not produce their engineers as promised.

The FPUD directors were visibly upset with the fact that the Ryans did not bring their engineers; After all the point of the meeting was to discuss the validity of the data in the Master Plan. In fact, to his credit, Chairman Greg Wells of the FPUD scolded the Ryans for not honoring their end of the agreement. After a presentation by the FPUD engineers explaining the Master Plan, the Ryans began their usual routine of muddying up the subject of water availability with what they are "promising" to do for the benefit of Foresthill residents. They offered up everything from building lakes to building a wastewater treatment plant. The one thing they did not offer and have NEVER offered is a NEEDS ANALYSIS for their proposed project and the appropriate cash deposits to FPUD in order to move forward. They keep demanding a letter from FPUD guaranteeing enough water for their "entire project", but they REFUSE to provide FPUD with the data they would need to analyze the proposed project. Quite honestly, Foresthill residents are sick of this. The FPUD reports they have already expended over \$50,000 of OUR RATEPAYER MONEY just dealing with the Ryan property which is NOT EVEN IN THE FPUD district boundaries! The one nice thing about this meeting was that the Ryans did not have it stacked with all their family and supporters WHO DO NOT EVEN LIVE IN FORESTHILL like they did at the Planning Commission meeting on August 12, 2008.

To further add insult to injury, on August 18, 2008, the Foresthill Forum held a special meeting to discuss the FDCCP. At this meeting chairman Larry Jordan informed the other MAC members that this was a special meeting for just the Forum members to discuss the Plan. There was concern by members of the Forum and members of the audience that the meeting format was a violation of the Brown Act; in other words, an illegal meeting. Chairman Jordan insisted that he had talked with County Counsel and they said to go ahead with the meeting. The only person that was allowed public comment was none other than DOUG RYAN. George Grant did come up to the podium uninvited and told the Forum members to vote FOR appendix "E". It seems reasonable to conclude that there are a FEW supporters of the so called Forest Ranch project who have been unduly influenced by the promises of the developer. But we assure you, the VAST MAJORITY of the community of Foresthill is COMPLETELY AGAINST Forest Ranch!!!!

Given that 4 years have passed and there is a nearly complete new staff in the Planning Department who came to the same conclusion as the previous staff with presumably more information; and given the overwhelming desire of the citizens of Foresthill to keep the aforementioned property at it's current zoning, the Placer County Planning Commission and Board of Supervisors need to approve appendix "B" and reject appendix "E".

Sincerely,


Roy & Tamra West
25543 Foresthill Rd., Foresthill, CA 95631
Mail: P.O. Box 292, Auburn, CA 95604-0292
Cc: Placer County Board of Supervisors
Mike Johnson, Planning Director

August 23, 2008

RECEIVED
AUG 26 2008

Placer County Planning Commission
3091 County Center Dr.
Auburn, CA 95603

PLANNING DEPT.

Dear Mike Stafford, Gerald Brentnall, Richard Johnson, Ken Denio, Larry Farinha,
Larry Sevison:

We are resident's of Foresthill and have been for the past 38 years. We signed a petition along with 1,000 of our fellow neighbors stating that we DO NOT want Forest Ranch to be re-zoned for 2,200 homes, we want them to be kept at 533 – which is exactly what the petition said. It also said that we are not interested in being forced to connect to a sewer maintenance district or wastewater treatment plant.

We understand that Larry Farinha, District 5 Planning Commissioner is COMPLETELY behind the Ryan's and their so called "vision" for Foresthill – please note that he does not speak for us or our 1,000 fellow neighbors, he speaks for the Ryan's!!!

Please vote NO on appendix "E" and YES on appendix "B" of the Foresthill Divide Community Plan and LISTEN TO THE VOICE OF THE PEOPLE!!!!

Thank you,

Bill & Myrtle Bakker
Bill & Myrtle Bakker
25511 Foresthill Rd.
Foresthill, CA 95631

Cc: Placer County Board of Supervisors
Foresthill Forum

Dear Planning Commission/Board of Supervisors:

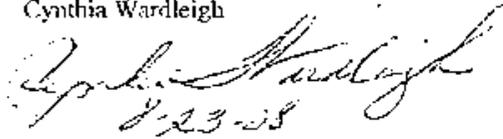
Last Thursday, the community learned from the Foresthill PUD's engineering firm, Eco:Logic, that the Foresthill PUD has sufficient water rights and sufficient water availability to supply the entirety of the Foresthill Community at build out plus the entirety of the Forest Ranch retirement community.

There has been some consternation on the part of the PUD that Forest Ranch has not submitted a plan, but, in fairness, it does not make sense for Forest Ranch to submit such a plan until the policy question about whether the retirement community should be a part of the community plan subject to a specific plan is approved.

Both as a member of forum voting in the majority to support the retirement community project, business owner and a citizen of Foresthill, I recommend you vote in favor of Appendix E on August 28th.

Sincerely,

Cynthia Wardleigh



Cynthia Wardleigh
8-23-08

RECEIVED
AUG 22 2008
PLACER COUNTY PLANNING COMMISSION

SINCLAIR • WILSON

Attorneys at Law

Facsimile Transmission Cover Sheet

2390 Professional Drive
Roseville, CA 95661

Telephone: (916) 783-5281
Facsimile: (916) 783-5232

Date: August 22, 2008

To: Placer County Planning Commission

Fax No.: (530) 745-3080
Telephone No.: (530) 745-3000

From: RANDALL R. WILSON
SINCLAIR • WILSON

Re: Foresthill Divide Community Plan

Document(s) Being Faxed: Letter

No. of Pages (incl. cover): 12

General Comments: Please call me if you have any questions.



- Original will not follow
- Original will follow by:
 - Regular mail Express Mail
 - E-mail Federal Express
 - Other: _____

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If you fail to receive all of the pages, or experience any problem in receiving this material, please call TERYL at (916) 783-5281

SINCLAIR • WILSON

Attorneys At Law

RANDALL R. WILSON
rrw@sinclairwilson.com
www.sinclairwilson.com

August 22, 2008

Placer County Planning Commission
11414 B Avenue
Auburn, CA 95603Re: Foresthill Divide Community Plan

Dear Commissioners:

During the Planning Commission hearing that was held in Foresthill on August 12, 2008, there was some discussion of the property which is designated as "Canyon Mixed-Use" within the Foresthill Divide Community Plan ("FDCP"). As the makeup of the Planning Commission has changed somewhat since this matter was last heard by the Planning Commission, and as the zoning associated with the Canyon Mixed-Use area has been specifically addressed by the Planning Commission, I will take this opportunity to review the history of this area, and the proposed zoning designation.

The FDCP, as presented by the plan team in 2003, discussed the Canyon Mixed Use area at pages 3-39 and 3-40, stating, in pertinent part, that:

"The Canyon Mixed-Use area has possibly the most potential for new development that can take advantage of the mixed-use concept. The availability of vacant land within this area, the extraordinary views from the parcels within this area and the strategic location of this Mixed-Use area in relation to other areas of significant activity combine to increase its desirability for new development. The unique topography of many of the parcels within this area would be attractive for multi-level commercial and residential uses (such as small crafts shops, artists' studios, etc.) in the future. The larger parcels in this mixed-Use area could provide opportunities for transient lodging, restaurants and other facilities to serve the increasing tourist population that frequents the Divide. There may also be opportunities for larger commercial/residential complexes where the commercial uses are constructed at the level of Foresthill Road with

August 22, 2008

Page 2

apartment units below. In that instance, both levels could take advantage of the views from these properties, and some businesses could have employees very close at hand."

The FDCP, as presented by the plan team, provided, at page 3-35, that "residential densities in the Mixed-Use areas should not exceed fifteen (15) dwelling units per acre..."

The FDCP was submitted by the plan team to the Foresthill Forum in September of 2003. The Forum approved the FDCP, with certain suggested revisions, as evidenced by Brian Connelly's letter of October 8, 2003 (copy enclosed). Of the requested revisions, the only one relevant to zoning is "that the residential zoning in the downtown area shown as RM-DL6 be reduced from six units per acre to four units per acre". This revision has no effect upon the area designated Canyon Mixed-Use.

The FDCP, as presented by the plan team, provided for down-zoning of significant portions of the Foresthill Divide. In response to the concerns of the community, a petition was circulated and ultimately approved by the Board of Supervisors, which required the Foresthill Forum to reexamine the FDCP. The Foresthill Forum again reviewed the FDCP and heard requests by various landowners. At the conclusion of those proceedings, the Forum suggested significant revisions to the FDCP, as set forth in Brian Connelly's letter of November 23, 2004 (copy enclosed). As indicated by Mr. Connelly's correspondence, the Foresthill Forum did not suggest any revisions to the Canyon Mixed-Use area.

Following approval of the FDCP by the Foresthill Forum, the Placer County Planning Department produced a revised zoning map, which was displayed at a Planning Commission hearing. Apparently through inadvertence, and without direction from the plan team, the Foresthill Forum or the Planning Commission, the Planning Department reduced the residential density shown on the zoning map with respect to the Canyon Mixed-Use area from fifteen (15) dwelling units to four (4) dwelling units per acre. I addressed this problem at the Planning Commission hearing held on June 23, 2005, and understood the Planning Commission had directed the Planning Department to revise the zoning map to conform to the original plan team recommendations.

August 22, 2008

Page 3

At the hearing held on August 12, 2008, it appeared some people were concerned that residential density with respect to the property designated Canyon Mixed-Use was being increased from four (4) to fifteen (15) dwelling units per acre, which is clearly not the case. Given the express intent of the plan team to encourage development in the Canyon Mixed-Use area, the approval of this zoning designation by the Foresthill Forum and the previous action taken by the Planning Commission, I respectfully request the residential density provided for in the FDCP remain at fifteen (15) dwelling units per acre.

Sincerely,

SINCLAIR • WILSON

By 

RANDALL R. WILSON

RRW:tlw



COUNTY OF PLACER

FORESTHILL FORUM

P.O. BOX 207 • FORESTHILL, CALIFORNIA 95603

October 8, 2003

Fred Yeager
Mike Wells
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Re: Foresthill Forum/Foresthill Divide Community Plan

Dear Mr. Yeager and Mr. Wells:

As you may recall at the Foresthill Forum meeting held on October 6, 2003, the Foresthill Forum voted in favor of the Foresthill Divide Community Plan with the following conditions:

1. that the Plan delete any reference to Transfer Development Rights;
2. that the residential zoning in the downtown area shown as RM-DL6 be reduced from six units per acre to four units per acre;
3. that the entire Plan be editorialized to include the most recent statistical data available and that the acronyms, symbols and abbreviations designated are consistent throughout the Plan;
4. that the Plan designate an appropriate area for a gun shooting range.

I have provided copies of all correspondence I have received as Chairperson of the Foresthill Forum pertaining to concerns of citizens and/or property owners regarding the proposed Plan.

I have advised those who attended the four public meetings set up by the Forum to discuss the Plan to provide your Department (with a copy to Supervisor Bloomfield) of their concerns or issues regarding the Plan. Furthermore, as you indicated at the above-referenced meetings, any individuals who have concerns or issues regarding the Plan should attend the upcoming meetings set up by your Department, as well as those to be set up by the Board of Supervisors.

Foresthill Divide Community Plan

October 8, 2003

Page 2

As you well know, this is truly a "process" with respect to establishing a Foresthill Divide Community Plan. Hopefully, the issues and/or concerns raised in these future meetings can accommodate those affected and/or mitigate any adverse impacts.

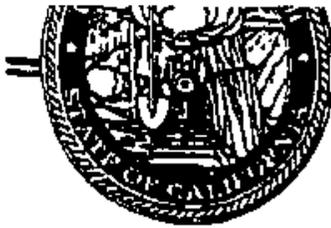
Finally, please provide me with a copy of any substantive changes to the Plan.

Thank you for your cooperation and assistance in this matter. Please contact me if you have any questions.

Sincerely,

Brian P. Connelly, Chairperson
The Foresthill Forum

cc: Supervisor Rex Bloomfield



COUNTY OF PLACER

FORESTHILL FORUM

P.O. BOX 207 • FORESTHILL, CALIFORNIA 9

November 23, 2004

Placer County Planning Commission
11414 B Avenue
Auburn, CA 95603

Re: Foresthill Divide Community Plan

Attn: Noe O. Feiros, Chairman

Dear Chairman Feiros and Planning Commissioners:

As you know, the Foresthill Forum ("Forum") voted to approve the Foresthill Divide Community Plan ("FDCP") in 2003. Certain issues subsequently arose that were of concern to the Forum and to the residents of Foresthill. Those concerns led to circulation of a Petition, an unsigned copy of which is enclosed herewith as **Exhibit A**.

The above-described Petition was signed by Supervisor Bloomfield, Supervisor-Elect Kranz, a number of community leaders, and over five hundred (500) residents of Foresthill. In response to our concerns, the Placer County Board of Supervisors voted to return the FDCP to the Forum for further review.

Pursuant to the direction of the Placer County Board of Supervisors, the Forum has reviewed the Foresthill Divide Community Plan and has received input from interested parties. Based upon the information gained through this process, the Forum hereby submits the following recommendations:

1. **Zoning.** The Forum has determined that the proposed rezoning of private land located outside the Downtown Area is unnecessary. The Forum therefore recommends that the zoning of all private land located outside the Downtown Area remain consistent with the 1981 Foresthill General Plan, subject to any zoning changes that have been approved by the Placer County Board of Supervisors subsequent to the adoption of the 1981 Foresthill General Plan, and any additional changes addressed herein. A map depicting the Downtown Area is attached hereto as **Exhibit B**. By a copy of this letter to Placer County Planning Director, Fred Yeager, we hereby request that a list of the parcels lying outside the Downtown Area, identified by assessor's parcel number, be provided to you by the Placer County Planning Department prior to your next hearing on the Foresthill Divide Community Plan.
2. **Planned Development.** The Forum, and many of the people of Foresthill, are of the view that Planned Development (PD) zoning is a viable and necessary planning option given the unique topography of the Foresthill Divide. The Forum therefore recommends that all PD zoning outside the Downtown Area be retained in its present form.

The Forum recommends that the provisions of the FDCP regarding the Forest Ranch (Pomfret Estate) property, which would allow development of approximately 553 single-family residential units on approximately 1,200 acres, be incorporated into the final plan.

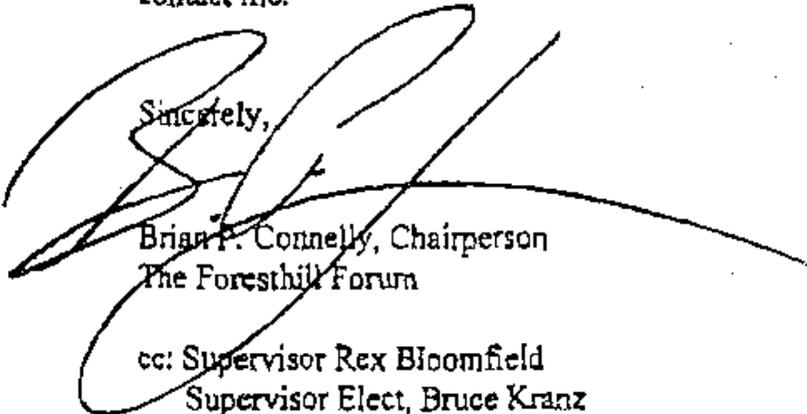
4. Raintree Residential Subdivision. The Forum recommends regarding the Raintree residential subdivision, a maximum of thirty four (34) single family residences on approximately 308 acres which is located just west of the current Hillcrest Mobile Home Park off of Foresthill Road, to be incorporated into the final plan.

5. Downtown Area. The Forum recommends that the FDCP be adopted as it relates to the Downtown Area, subject to any changes addressed herein.

6. Additional Revisions. The Forum recently conducted a series of hearings with regard to the Foresthill Divide Community Plan, which included presentations by each of the landowners whose interests were affected by the FDCP. With regard to those landowners, the Forum recommends the FDCP be revised as set forth in a letter dated October 25, 2004 from Michael Wells, Placer County Planning Department, and as referenced in the summary table enclosed and as set forth in Exhibit C.

If the Forum can be of any further assistance with regard to this matter, please do not hesitate to contact me.

Sincerely,



Brian P. Connelly, Chairperson
The Foresthill Forum

cc: Supervisor Rex Bloomfield
Supervisor Elect, Bruce Kranz
Planning Director, Fred Yeager
Senior Planner, Michael Wells
Placer County Board of Supervisors
Foresthill Forum Members

PETITION FORESTHILL DIVIDE COMMUNITY PLAN

We support a Foresthill Divide Community Plan that complies with the following requirements:

1. The zoning of all private land located outside the downtown area remains consistent with the 1981 Foresthill General Plan, subject to any zoning changes that have been approved by the Placer County Board of Supervisors subsequent to the adoption of the 1981 Foresthill General Plan;
2. The recommendations of the Foresthill Divide Community Plan Team with respect to the downtown area are incorporated into the final plan, subject to the revisions previously approved by the Foresthill Forum;
3. The recommendations of the Foresthill Divide Community Plan Team with respect to the Forest Ranch (Pomfret Estate) property are incorporated into the final plan; and
4. Any revisions to the Foresthill Divide Community Plan that are inconsistent with the requirements set forth above are presented to the Foresthill Forum.

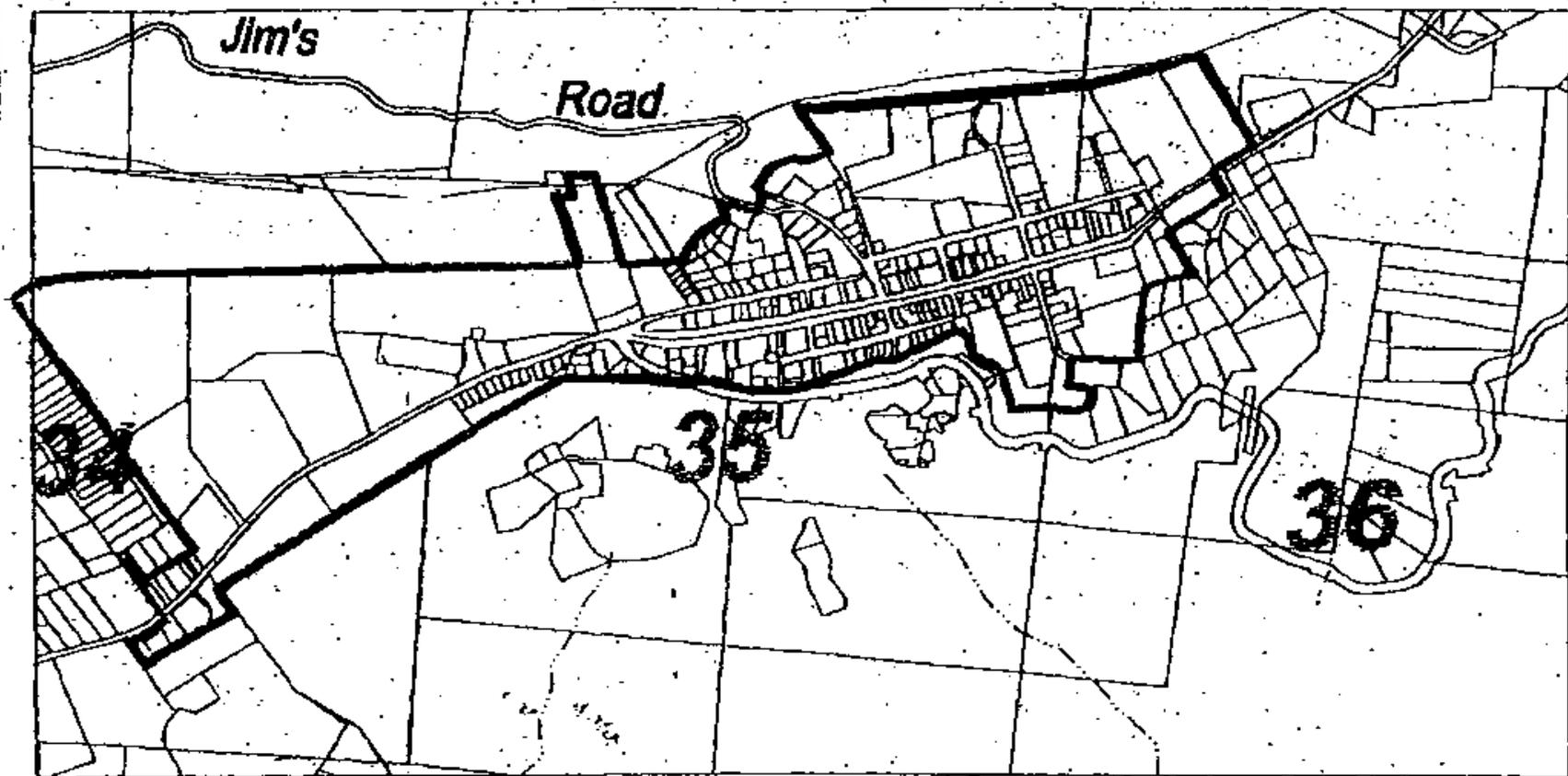
/s/ Rex Bloomfield /s/ Bruce Kranz

/s/ Brian Connelly /s/ Larry Jordan

/s/ Sharon Page /s/ Larry Mobley

/s/ John Worton /s/ Ken Drone

/s/ George Grant /s/ Randy Wilson



Downtown Area 

FORESTHILL FORUM - PROPERTY OWNERS' REQUESTS (Aug 2/Sep 13/Sep 27)
 (SEE LAST PAGE FOR DESCRIPTION OF LAND USE SYMBOLS)

#2198 P.003/004

NAME	APN	AC	EXISTING ZONING	PLAN TEAM ZONING	REQUESTED ZONING	COMMISSION RECOMMENDATION	FORUM HEARING	FORUM RECOMMENDATION
PETE ABEYTA	255-090-001 007-270-074 007-270-073	5.1 0.7 1.1	RF B43 PD 1 RM SP Dc DM SP Dc	RF 4.6 RM RM	RF B43 PD 1 RM RS	RF B 1 RF B 1 RF B 1	9/2	RF B 1 RF B 1 RF B 1
RYAN BAKER	907-270-077	1.4	RS B 41	RS B 41	RF B 41	RS B 41	9/13	RF B 41
PAT BURKE	258-270-072	49.9	RF B 4.6 PD 21 RF B100 PD 44	RF B 4.6	RF B 2.3	RF B 4.6	9/13	RF B 4.6 ac
DONNA COFFMAN (HISTORICAL SOCIETY)	CANYON MX		C2 Dp/RS Dc	C2 Dp/RS Dc	C2 Dp/RS Dc	Dh designation	9/13	C2 Dp/RS Dc
MARK COUVRETTE	001-270-057	1.4	RS B 41	RS B 41	RF B 41	RS B 41	9/13	RF B 41
MOSES DIEFENDORF	258-440-010 258-270-001	19.7 56.3	AC B 20	RF B 20 RF B 20	RF B 10/20	RF B 10/20 RF B 20	9/13	AC B 20 ac
RON DREIBACH	073-390-050 -051 073-261-025 -016 073-270-001	29.6 78.9 72.0 322.0 62.0	RF B 20 PD 22/44 RF B 20 PD 22/44 RF B 20 PD 03/21 RF B 20 PD 03 F B 20 PD 05	RF B 40 RF B 40 RF B 160 FOR 160 FOR 160	RF B 4.6/POR 160	RF B 4.6 - RF B 160 FOR 160/RF B 4.6 FOR 160	9/13	RF B 20 ac PD 22/44 RF B 20 ac PD 22/44 RF B 20 ac PD 03/21 RF B 20 ac PD 03 F B 20 ac PD 05
MARJORIE DRONE	255-070-009	15.0	RF B 20 SP PD 05	RF B 20 SP	RF B 4.6 SP	RF B 4.6 SP	9/13	RF B 4.6 ac SP
FOREST RANCH (DOUG RYAN)		2615.0	FOR 160/RF B43 PD 1 TPZ DR		RF 1.5/RS PD 1-6/0P/0S		9/27	Plan Team Recommendation (Dev't. Review/Forc'd)
LANCE DILLING	258-270-008	20.9	RF B 20 PD 44	RF B 20	RF B 4.6	RF B 4.6	9/13	RF B 4.6 ac
MALCOLM GLOVER	007-270-004 064-090-021 064-141-009 -043 064-270-010 064-280-002 -003 -007 -010 064-290-007 254-010-001 -001 -005 -009 -010 254-020-001	1.7 67.5 309.0 127.6 129.5 17.9 2.5 10.7 4.1 92.1 8.0 16.0 27.5 11.0 51.1 37.0	RF B 160 PD 05 - - RF B 160 PD 03 - - - - - - - - - - - - - -	RF B 10 - RF B 20 RF B 10 - - - RF B 20 RF B 10 RF B 10 RF B 20 - - - - - -			9/27	RF B 20 ac PD 08 (north portion) RF B 60 ac (south 1200 ac)
WALLCROFT	255-080-079	1.0	RF B43 PD 1		C2		9/27	RF B 41
RICK O'NEILL	007-030-002 258-120-010 258-120-017	30.8 18.8 13.4	RF B 20 PD 44 PD 05/RF B 40 - -	RF B 40 RF B 20 RF B 20	RF B 2.3/4.6	RF B 4.6/20 RF B 20 RF B 4.6	9/13	RF B 4.6 ac (S) RF B 20 ac (N)

09-26-2008 10:23

16

#2198 E.000 E. 8612#

OCT. 26, 2004 10:26

22

NAME	APN	AC.	EXISTING ZONING	PLAN TEAM ZONING	REQUESTED ZONING	COMMISSION RECOMMENDATION	FORUM HEARING	FORUM RECOMMENDATION
HAGopian OAKS PROPERTIES	007-043-031	5.3	RS B20 PD 2	RM DLA	CNYS MCK	CNYS MCK	9/13	RS B20 PD 2
DANA HENDRICKSON	054-141-009	10.4	RFB 160 PD 03	RFB 20	RFB 4.6	RFB 4.6	9/2	RFB 4.6 ac
ERIC KARLA	258-130-057	20.8	RFB 20 PD .46	RFB 20	RFB 4.6	RFB 4.6	9/13	RFB 4.6 ac (73 ac. S of slope) RFB 20 ac (7 ac. on slope)
CONRAD NEVEL	255-000-004	65.1	RFB 10 PD .22	RFB 20	RFB 10 PD .22	RFB 10	9/27	RFB 10 ac
STUART REICHART	007-240-050	42.6	RFB 10 PD .22	RFB 10	RFB 4.6	RFB 4.6	9/17	RFB 4.6 ac
RICHARD RYAN	258-210-060 -076 -077 -078	9.0 4.3 4.0 4.3	RFB 4.6 PD .22 - - -	RFB 4.6 - - -	RFB 11 - - -	RFB 4.6 - - -	9/27	RFB 4.6 ac (no PD)
TODD MILLERS	258-010-005	39.7	RFB 20 PD .44	RFB 20/160	perm split	RFB 20 (east side) RFB 20 (west side)	9/27	RFB 10 ac (E) RFB 20 ac (W)
DAVID SPANHAGEI.	RAINTREE SUB.	108.1	RA B 20	RFB 10/20	RFB 2.3 PD .44 (south) larger zoning (north)	RFB 10 PD 0.22 RFB 10	9/27	RFB 20 ac PD .11
ERIC STALIS	078-190-083 -091	660.0 29.9	RFB 20 PD .44 -	RFB 40 -	RFB 40/B 4.6 -	RFB 40/B 4.6 -	9/27	RFB 40 ac (W) RFB 2.3 ac (B) RFB 4.6 ac (B)
RICHARD SYKORA	007-044-020 255-100-045	21.2 14.6	RFB 100/B 10 PD .22 RFB 10 PD .22	RFB 4.6 -	RF 2.3 -	RF 2.3 PD .33 -	9/27	RFB 2.3 ac PD .33
NOLAN VROEGE	255-050-028 258-130-055	3.0 17.9	RFB 20 PD .44 -	RFB 2.3 RFB 20	RF 2.3 -	RFB 2.3 RFB 2.3/B 4.6	9/27	RFB 4.6 ac (N) RFB 2.3 ac (S)
BARRY WARREN	064-270-011	22.8	RFB 160 PD .05	RFB 10	RFB 10	RFB 10	9/27	RFB 10 ac

LAND USE SYMBOLS

AE	AGRICULTURE EXCLUSIVE	IN	INDUSTRIAL
B	BUILDING SITE (MINIMUM BUILDING SITE IN ACRES - 8100 = 100,000 SQ. FT., OR 2.3 AC.)	MR	MINERAL RESERVE
CI	NEIGHBORHOOD COMMERCIAL	PD	PLANNED DEVELOPMENT (FOLLOWED BY A NUMBER INDICATING UNITS/AC.)
C2	GENERAL COMMERCIAL	RA	RESIDENTIAL AGRICULTURAL
DC	DESIGN REVIEW	RF	RESIDENTIAL FOREST
Dh	DESIGN HISTORIC	RM	RESIDENTIAL MULTI-FAMILY
DI	DENSITY LIMITATION (IN UNITS/AC.)	RR	RESIDENTIAL SINGLE-FAMILY
FOR	FORESTAY	SP	SPECIAL PURPOSE
		TPZ	TIMBERLAND PRODUCTION

T:OMD\QMDP\MICHAEL\PC\FORUM UPDATE CHIEF

Placer Union High School District

MR. DAVE HORSEY
ASSISTANT SUPERINTENDENT
EDUCATIONAL SERVICES

MR. DOUGLAS MARQUAND
ASSISTANT SUPERINTENDENT
ADMINISTRATIVE SERVICES

MR. GREGG RAMSETH
DIRECTOR OF TECHNOLOGY &
ASSESSMENT

MR. GREGG ROBERTS
DIRECTOR OF CONSTRUCTION
MANAGEMENT AND FACILITY PLANNING

DR. LORENA SPITZER
DIRECTOR OF PUPIL SERVICES

DISTRICT OFFICE
P.O. BOX 5048
13000 NEW AIRPORT ROAD
AUBURN, CALIFORNIA 95604-
5048

www.puhisd.k12.ca.us

530-886-4400
FAX: 530-886-4439

MR. BART O'BRIEN
SUPERINTENDENT

CHANA HIGH SCHOOL
COLFAX HIGH SCHOOL
DEL ORO HIGH SCHOOL
FORESTHILL HIGH SCHOOL
MAIDU HIGH SCHOOL
PLACER HIGH SCHOOL
PLACER SCHOOL FOR ADULTS

August 20, 2008

Supervisor Bruce Kranz
Placer County Board of Supervisors, District 5
175 Fulweiler Avenue
Auburn CA 95603

Supervisor Jim Holmes
Placer County Board of Supervisors, District 3
175 Fulweiler Avenue
Auburn CA 95603

Dear Supervisors Kranz and Holmes:

On Monday, August 18, the Foresthill Forum voted against the Placer Union High School District and Foresthill Union Elementary School Districts' request to have the property adjacent to Foresthill High School rezoned. I understand that this vote is just advisory, but I wanted to share some information on why we made the request for a one-acre zoning. Over the last two and a half years, I have been working with Crystal Jacobsen, Loren Clark, and Michael Johnson at the Planning Department to have the zoning of the surplus property be both compatible with the neighboring one-acre parcels along Timberland Drive, as well as to give future boards of the two districts the most flexibility, should they decide to sell a portion of the property or to develop a section for employee housing.

In the early 1990s, the two school districts partnered to purchase 110 acres of the old mill site. Forty of these acres are owned by the Placer Union High School District and are the current site of Foresthill High School. Twenty acres, along Foresthill Road, belong to the elementary school district and were proposed as a future elementary school site. The two districts have joint title to the remaining fifty acres. Back in the early 90s, there was discussion about developing the fifty acres to help pay for the construction of the school. Later in that decade, there was discussion of creating a forest reserve adjacent to the school site.

My reason for requesting the rezone is that it's in the best interest of the school districts to have the property down-zoned to a one-acre minimum—so, should districts need to sell this property, they would reap the most economic advantage. I stipulate, however, that neither district has considered selling this property. Again, it's about providing flexibility to future elected trustees.

RECEIVED
AUG 21 2008

PLANNING DEPT.

The reason for this letter is to ask for your support when the Planning Commission hears the Foresthill General Plan on August 28. The school districts are not in the business of developing property or providing open space for communities. The Foresthill community, based on the August 18 vote, clearly likes the idea of the school districts providing seventy acres of open space on the central divide. However, I feel it is my responsibility to leave future superintendents and school boards the most valuable asset that I can, especially since it is consistent with the zoning of the adjacent property. Consequently, I am asking for your support.

If you would please call me to discuss this matter prior to the meeting on August 28, I would be very appreciative. My number is 530-886-4405.

Thank you.

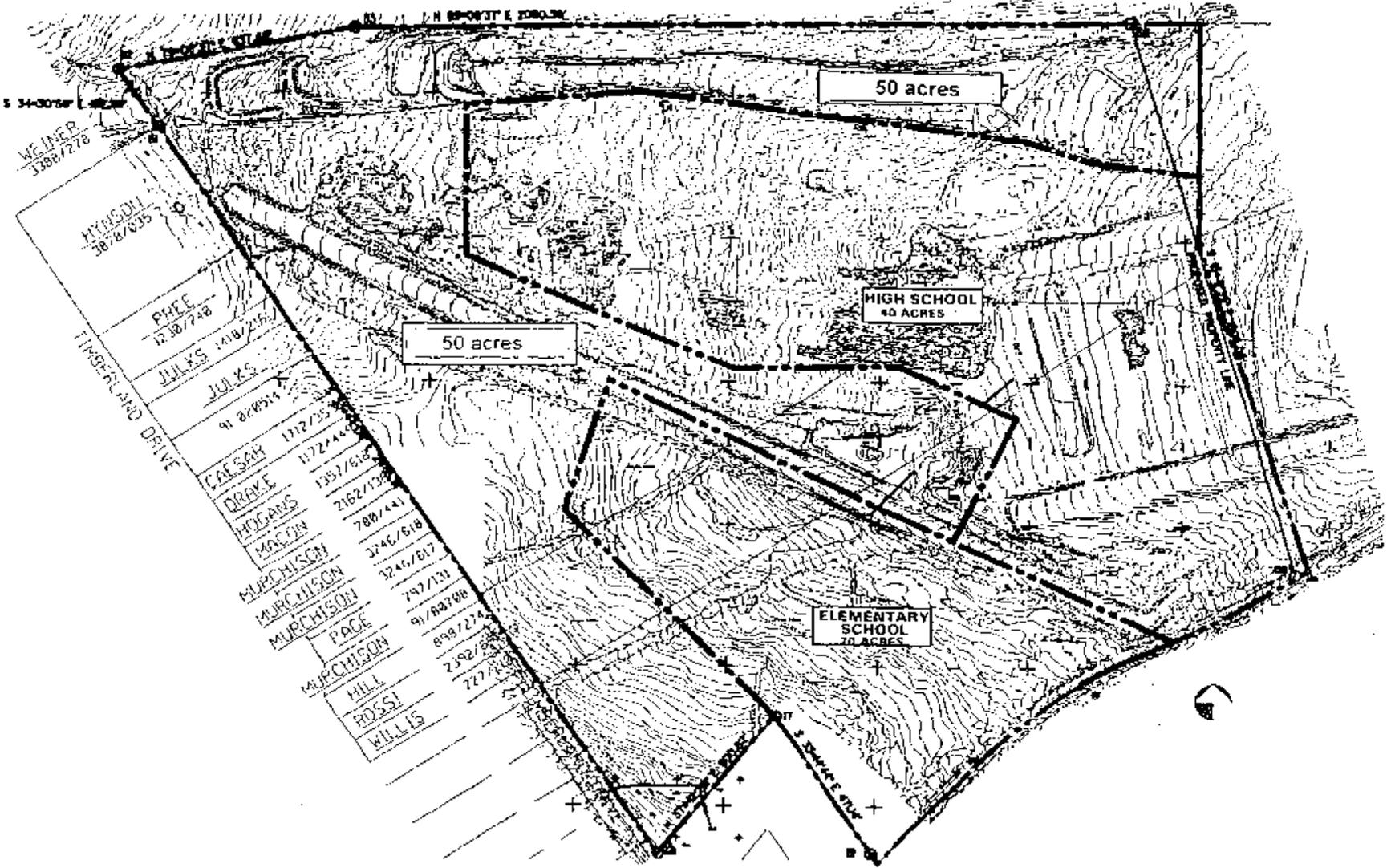
Sincerely,



Bart O'Brien
Superintendent

JBO:ae

cc: Jim Roberts, Superintendent—Foresthill Union Elementary School
Michael Johnson, Placer County Planning Department
Loren Clark, Placer County Planning Department
Crystal Jacobsen, Placer County Planning Department
PUHSD Board of Trustees



The sections labeled "50 acres" and the "Elementary School 20 Acres" are the areas the school districts want to be zoned one acre.

95

RECEIVED
AUG 20 2008

PLANNING DEPT.

August 19, 2008

Mr. Larry Sevison
Placer County Planning Commissioner
3091 County Center Drive
Auburn, CA 95603

Dear Mr. Sevison:

COMMENTS ON THE PLANNING COMMISSION MEETING - AUGUST 12, 2008

I attended the four-hour meeting of the Placer County Planning Commission on August 12 and was struck by the fact that the Ryans' strategy of "divide and conquer" is working brilliantly. As passionate words were expressed, the emotions in the room were palpable and my thought was that in microcosm we have the "brother against brother" experience of the Civil War. Because a little community like this, at least in some respects, was like a family and here we see the opposing sides on the issue of Forest Ranch begin to tear that fabric apart. I don't know about you, but I find it sad.

It is also sad and pathetic that there are some people in our community that are so desperate for this project to be their savior that it could almost be said to have religious overtones. Watching the Ryans in their attempt to get approval of this massive project that will totally alter the face of this community is kind of like watching "Amateur Hour". They have a problem getting water? Fine, they will build a lake. Can you imagine the issues inherent in that with numerous governmental agencies involved with public health and safety, not to mention environmental issues? Need to have sewer treatment? Fine, they will build small treatment plants for each 250 homes. The only problem is that Placer County does not allow plants like that anywhere in the County. What a pity to have to pin your hopes on this poorly conceived project that will have a major effect on every man, woman and child on this Divide. Are the people who are so ardently for it concerned about the effect on the thousands or just on themselves?

The Chamber of Commerce tries to come across as an official organization representing the town; whereas it seems that a few of them are for it and many are against it as mentioned by one member that night (they can, in fact, be rightfully called a "special interest group"). That night, there were also several individuals for the project who expressed their views, some who live here and several who do not. One person said that 1000 signatures on a petition against the project do not constitute a majority since we have 6000 people in our community. Does that mean we can assume that the majority of the remainder is for it? If this had been a scientifically administered poll, results like these would have statistically shown an overwhelming majority against the project. Obviously, no one can really come to any firm conclusion on what the "silent majority" thinks since we don't have the data. It is incredible to me that those opposed to this size of project are being asked to prove the negative; in other words we must be able to prove that the majority of residents are against this project instead of those in favor being required to show approval. Is this because the Ryans' propaganda campaign has been so effective? If so, it doesn't speak well for county officials if they can be bought by the few and give little consideration to the many that will be adversely affected.

96

Comparatively speaking, few residents in this community seem interested enough to participate in this discussion. I saw an editorial in the *Glendale (CA) News-Press* a couple of weeks ago talking about runaway development that stated "Public opposition is difficult to overcome even for well-heeled developers who are politically connected. Public apathy, on the other hand, is a green light to overdevelop and a convenient excuse to public officials who need to be prodded to do their job." I suspect that the majority of residents don't want a project of this magnitude here, but if we do not speak up now, we can pay for it later with the increased traffic congestion on Foresthill Road just to name one effect that we will all have to live with.

The Planning Department commented that there may be a middle ground or compromise solution. I won't try to put words into their mouths since I do not really understand it, but essentially it would take the Ryan property and designate it as a "study area" thereby relieving the Ryans from starting completely over at square one. The District 5 Planning Commissioner rejected that and made a strong pitch for keeping Option E in the Community Plan (that's the 1700 additional dwelling units over and above the 533 already approved for that land in Option B). You can be sure that the lobbying effort is going full bore and no doubt campaign coffers are being replenished. Supervisor Kranz has indicated that he may not vote for Option E because the infrastructure numbers just don't support it. But the Ryans don't need his vote -- if they get the vote of the Supervisors from Roseville, Lincoln, etc, that will be enough. And what do they know or care about our community? They will not have to live with whatever consequences will ensue from this project if it ever goes forward.

The Ryans have stated it is not "economically feasible" to build 533 dwelling units. What that really means is that they can't make as much money when they sell this investment to a home builder such as Shea, Lennar, etc. if it only has approval for the smaller number. If they were to build their 533 dwelling units, it would begin to provide for some of the things that the business community believes can be attributed to additional population. It would also give the potential for other smaller developers over time to bring their ideas and investments here for a wider diversity of housing units instead of one large investor cutting off all future growth possibilities. The Planning Commission should take a hard look at that issue before recommending inclusion of Option E.

I don't hold it against the Ryans to try to maximize their profit, but to do it here in a small community by trading on the fears of some and creating the discord now running through this town is unconscionable. They don't live here and consequently don't give a damn what they leave behind as they make their exit.

Sincerely,



Ronald L. Flodine
P.O. Box 50
Foresthill, CA 95631

flodine@ftcnet.net

July 24, 2008

RECEIVED
JUL 29 2008
PLANNING DEPT.

In February of this year, I spoke before the Planning Commission regarding the Revised Draft Environmental Impact Report for the Foresthill Divide Community Plan (the "Plan") and concentrated on the issue of fire evacuations in the event of catastrophic wildfires. I felt that this issue was inadequately addressed, especially if the proposed Forest Ranch Project (the "Project"), with its attendant significant population increase, is included as a component of the Plan. As the months go by and residents continue to await approval of the Plan to replace the twenty-seven year old version approved in 1981, I am convinced that a substantial portion of the delay is due to the decision to include the Project in the document. No matter that it is included as an "option", there is still enough controversy over this huge Project to cause our Plan to be held hostage while various issues concerning it are addressed. I think it is time to separate the two and give us our Plan.

County Interface on Forest Ranch Project

As I have watched events unfold in this drama (I'm tempted to call it a "fiasco"), I have been struck by the seemingly easy time of it that the investor/developer of the Project has had. My thoughts on this are influenced by the experience of another developer and his project in a desert town in Southern California where the developer was required to build new roads, widen existing ones and generally ease traffic congestion as well as address myriad other issues. These matters were on full display in front of the town's Planning Commission and the Town Council. Numerous open meetings were held to discuss all these items before a vote was finally taken. And all of this was done for a development of a few hundred homes in a town of 75,000. I hope the analogy is apparent: here we have a Project of 2,213 homes in a community of approximately 5,000 that will increase the population by 80% or so and have a major impact on every man, woman and child living there and that degree of scrutiny of the investor's plan seem to be lacking, at least in the public arena.

The main reason for the difference as I see it is that this development was done in an incorporated town that had its own elected government officials directly responsible to that town's residents and not at the County level. I want to be very clear here: I am not suggesting that your Board will not act responsibly in this matter. I am sure you realize that there are significant consequences to whichever way you vote on this Project. But we are all human and we all tend to pay closer attention to matters that have a direct impact on us personally. No Board member, or Planning Commissioner, or management-level employee of the Planning Department lives in Foresthill and therefore will not be affected by this decision. A recent *TIME* magazine article on Nelson Mandela touched on this. To paraphrase what he said - people act in their own interest. It is simply a fact of human nature, not a flaw or a defect. Let me stress that I am not criticizing your motivation or your

intent to act conscientiously in carrying out your duties as an elected public official after carefully reviewing all pertinent data.

Majority Opinions and Special Interest Groups

Let me address a subject that will no doubt cause some individuals to be angry with me. There are two groups in Foresthill that have expressed the most vocal interest in the Project over the last few years -- the Chamber of Commerce and the Foresthill Residents for Responsible Growth (FROG). Each of these groups (I am not a member of either one) has about 30 members more or less. The Chamber members see this Project as a way to increase business in their stores or other enterprises and are generally supportive of it. On the other hand, FROG, while believing in modest growth over time, believes that this Project is too big. Neither of these groups has been elected or appointed as an official voice speaking for the residents; they are in fact what could be called "special interest groups". There is absolutely nothing wrong with that, and their views need to be heard, respected and taken into consideration, but I think that fact needs to be borne in mind as you make your decision on this Project.

So what do the majority of residents of the Foresthill Divide think of this huge Project looming over us? From my perspective, it seems that no official attempt has been made to find out. I was in a meeting of the Foresthill Forum in August 2006, when the subject of a survey was mentioned. As part of that discussion on the survey, Mike Johnson, Planning Director for the Placer County Planning Department, stated that they did not see a need for another survey given that one was conducted in October 1996; and subsequent to that time, the community had adequate opportunity to address the Commission verbally and in letters, thereby updating the 10-year-old (now 12) survey as part of the process for approval of the Plan.

I believe this is ludicrous. The majority of the verbal comments and letters received were by landowners concerned with the potential adverse effects of zoning and density laws affecting their own property. These were and are legitimate concerns; however, they do not address the community's feelings about the Project. To assume that everyone who sees negative aspects to bringing a Project of this size to Foresthill will have made those feelings known to the Planning Commission makes no sense at all.

When the survey was conducted, there were rumors of a possible development of perhaps 500 dwelling units on the old Pomfret Estate, but the thought of a 2,213 development was not contemplated. Some of the questions in the survey give a little indication of what was on people's minds concerning development. Recognizing that I will no doubt be accused of only highlighting the results that bolster my own position, I will still give you a few:

- "Would you like to see more commercial services provided in the Foresthill area?"
Yes 611 No 616
- Asked to rank 1 - 5, various statements concerning traffic and circulation -- the following statement was given an average of 4 "Agree": "An alternative route from the Foresthill Divide across the North Fork American River canyon (e.g. Yankee Jim's Road, Ponderosa Way, etc.) should be straightened and paved if major new housing developments are approved and built."

- "Should there be higher density housing provided for older citizens and for younger households which are new to the housing market?"

Yes 418 No 603

How do you use this information from 12 years ago? I don't have the answer to that question and since the residents of Foresthill have not been "officially" asked specifically about the Project's 2,213 dwelling units, we can't know with certainty how they would respond. However, in a nonofficial, and some would say unscientific, petition done last year, 1,000 people signed a statement that they don't want a development of that magnitude on the Divide. It's obviously up to you whether you wish to pay attention to it.

I would like to expand on the 1996 survey statement regarding an alternative route off the Divide if "major new housing developments are approved and built". This has not been required of the investors of this Project and there is no way it can be construed as anything but a "major housing development". What people in Foresthill were trying to say 12 years ago is that there is currently one main road off the Divide. There are in fact, two other paved roads off the Divide. I took one of those roads a year ago and wrote my impressions of that experience:

I took a drive the other day on Route 10, the road through Sugar Pine Reservoir to Iowa Hill and on to Colfax and I-80. I started from the Foresthill Post Office and kept track of the mileage on my odometer. The total mileage from there to the on-ramp of I-80 West in Colfax is a little over 32 miles. At about Mile 19, the road begins to narrow appreciably being "squeezed" by trees on either side. At Mile 27, the road begins its steep descent into the canyon of the North Fork of the American River becoming a series of switchbacks with blind corners. There are places where the road seems to be no wider than about seven feet. With no guardrails to protect from the drop of hundreds of feet to the canyon below and a rock face on the other side, it is necessary to proceed at speeds no greater than 10-15 mph. In fact, there are signs posted at some hairpin curves cautioning 5 mph.

I subsequently took the other road, Mosquito Ridge, with similar terrain in places. In any emergency situation, primarily catastrophic wildfires, no other road is a feasible alternative. Adding 80% more people without doing something about this is, in my view, grossly negligent and perhaps even criminal.

Wildfires

As we have seen in California for many years, current policies are not sufficient to protect homeowners in case of catastrophic wildfires. I understand that many of the houses throughout the state probably shouldn't be situated where they are in the first place (perhaps my own as well), but who is to blame for that? Local and state agencies give permits to developers for large tracts of homes without regard to the potential adverse consequences. They see the bottom line of impact fees and increased property taxes as an overriding reason for approval. One reason for this thinking, according to a Wall Street Journal editorial of October 27, 2007 regarding the California fires, is that local and state governments know that if tragedy strikes, the federal government will eventually bail them out.

To quote some parts of the above-mentioned editorial "The national media have focused on the federal response, eager to compare it to the Hurricane Katrina fiasco of two years ago. However, local officials also deserve scrutiny. A good first step would be to require state and local governments to foot more of the costs of fighting these fires. The U.S. Forest Service, which is part of the Department of Agriculture, is tasked with combating fires in national forests. But most of the agencies time and resources are spent protecting private property in what is known as the 'wildland urban interface'. Local officials continue to allow

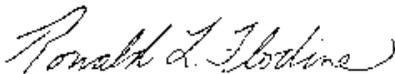
people to build in these areas because they know that if a threatening firestorm does occur, the feds will pick up the tab." It goes on to say "Since 1992, the Forest Service's fire expenditures have grown by 450%, and well over half of that has been spent protecting private property next to public land."

Bringing this discussion into our own county, as the Planning Commission and the Board of Supervisors look at the feasibility of new developments on the Foresthill Divide, they should pay careful attention to the fire risks and give thought as to how to pay for fighting the fires that will inevitably come. Perhaps we, on the one hand, shouldn't be so quick to blame the Forest Service for not providing services we would like to see if we are advocating additional developments that will continue to put constraints on their budget by requiring more and more funds be used for fire expenditures in the ever increasing "wildland urban interface" areas.

I know this has been a very long letter and I appreciate your patience. As I believe you can tell, I am very concerned that the size of the Forest Ranch Project will totally overwhelm our small community. It's just too much of an increase all in one development. I am not naïve, nor am I a no-growth advocate; all communities need to grow to survive, but this is just too big. I am aware that the investor currently has the approvals and permits necessary to build 500-600 homes right now. I have heard no complaints from any Foresthill residents about this possible development but he has opted not to pursue this course of action.

Thank you for your time.

Sincerely,



Ronald L. Flodine
P.O. Box 50
Foresthill, CA 95631

flodine@ftcnet.net

cc: Placer County Board of Supervisors
Placer County Planning Commissioners
Foresthill Forum
Nevada-Yuba-Placer Ranger Unit (Cal Fire)
Sierra Club
Assistant Planning Director - Loren Clark
Planning Director - Michael Johnson
Foresthill Public Utility District Board of Directors
Foresthill Fire Dept. - Kurt Snyder
United States Dept. of Agriculture - Attn: Chris Fischer
Assemblyman Ted Gaines
Assemblyman Rick Keene
Senator Sam Aanestad
Senator Dave Cox
U.S. Senator Barbara Boxer
U.S. Senator Dianne Feinstein
U.S. Representative John Doolittle

CLERK OF THE BOARD
County Executive Office
County Counsel
Mike Boyle
Planning

#0756 P.001/002

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August 23, 2008

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

Dear Mike Stafford, Richard Johnson, Gerald Brentnall, Ken Denton, Larry Severson and Larry Farinha:

On August 4, 2008, Placer County Assistant Planning Director, Loren Clark, and Planner Crystal Jacobsen, addressed the Foresthill Municipal Advisory Committee (MAC), and the public in regards to the Foresthill Divide Community Plan (FDCP).

During this presentation Mr. Clark stated that the county planning staff would be recommending to the Planning Commission a negative vote on Appendix "E" of the FDCP; the section regarding the expansion of the Forest Ranch development concept from 533 homes to 2,200 homes.

This is now the second Placer County Planning Department staff to urge a negative vote on the expansion.

On August 18, 2008, the Placer County Planning Commission met in Foresthill, with Planning Director Michael Johnson, Assistant Director Loren Clark and Crystal Jacobsen also in attendance. Again, Mr. Johnson stated that the county planning staff urged a negative vote on Appendix "E", denying the expansion to 2,200 homes.

District #5 Planning Commissioner Larry Farinha, appointed by Supervisor Kranz to replace Michelle Ollar-Burris, who Mr. Kranz was forced to remove by the other Supervisors due to alleged land use improprieties, immediately stated that he thought the Forest Ranch concept of 2,200 homes was a great idea. Thus, Mr. Kranz appoints another Planning Commissioner, who like himself, believes in large, ill planned housing developments in the rural areas of his district which will bring large amounts of campaign funds.

Mr. Farinha's statement was greeted with rousing applause from the Ryan Family (Forest Ranch Developers), and the approximate one third in attendance who do not reside in Foresthill, or Placer County for that matter, but, appeared to be offered free room and board if they would show up and support the Forest Ranch concept.

Doug Ryan of Forest Ranch Developers, then addressed the Planning Commission stating that he saw no problem in building a sewage treatment plant, a reservoir to supply water, or anything else that the Planning Commissioners would want if they would just approve his project. All Commissioners, except Mr. Farinha, stated that they have not seen any plan submitted by the Ryans for the Forest Ranch project and would like to see a plan submitted. Mr. Ryan, as usual changed the subject.

On August 21, 2008, the Foresthill Public Utility District, on the request of the Foresthill Chamber of Commerce, held a public meeting to discuss the District's Master Plan and to have their engineer's in attendance, to discuss water issues regarding the Ryans Forest

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CLERK OF THE BOARD OF SUPERVISORS

Ranch concept. The Ryans were also notified of this meeting, weeks in advance, and were requested to attend with their engineers. Placer County Planning Department Assistant Direct Loren Clark was also in attendance.

The meeting commenced with Don Ryan informing everyone to proceed as he had just received a call and their engineer would be a few minutes late as he was stuck in traffic. Approximately fifteen minutes later in walked Doug Ryan and NO engineer. When pressed as to where the Forest Ranch engineer was, Doug Ryan stated that he had not received sufficient notification to find an engineer and that Forest Ranch did not need an engineer as he could answer any engineering questions.

Doug Ryan stated, like he did at the Planning Commission meeting, that Forest Ranch was going to build a sewage treatment plant, a reservoir, then added that Forest Ranch had received a letter from the Department of Dams to build a dam for the reservoir on the Forest Ranch land, with Doug Ryan concluding his statement that he was considering forming their own water district for the Forest Ranch Project. This statement brought skepticism from not only the Foresthill Public Utility district, but the public, who this time consisted of only Foresthill residents.

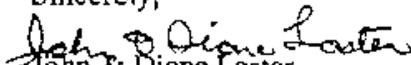
Don Ryan closed the meeting stating that the Forest Ranch project would not require much water as the houses they intended to build would only require one hundred (100) gallons of water per day. Actually, the current average consumption per household is 450 gallons a day. Don Ryan proceeded to chastise the Foresthill community for not living in the "real world" and that his families "vision" for Foresthill was it's only chance for survival. This statement was met with utter disbelief and I found it ridiculous when one considers that none of the Ryans, and most of their supporters, do not live in Foresthill, or even in Placer County.

I urge you the Planning Commissioners and the Foresthill community to view the DVD's made of these meetings. See for yourselves the disingenuous statements made by the Forest Ranch people and the arrogance and condescending attitudes displayed by the Ryans to the residents of Foresthill.

The bottom line is that there never has been a development plan for Forest Ranch, there is no plan now, and there never will be one in the future. The Ryans have been asked repeatedly over the years, by not only the Foresthill Public Utility District, but the Placer County Planning Department and the public to produce a plan. All requests have been met with evasion on the part of the Ryans.

Does Foresthill need growth? You bet, but not from developers who seem to be perpetuating a land scheme on the residents of Foresthill and Placer County.

Sincerely,


John & Diane Laster

6427 Longridge Dr., Foresthill, CA 95631

Cc: Placer County Board of Supervisors and Planning Director Michael Johnson
Auburn Journal and Auburn Sentinel

September 19, 2008

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Placer County Board of Supervisors
Bruce Kranz, Jim Holmes, Robert Weygandt, Rocky Rockholm & Kirk Uhler
175 Fulweiler Ave.
Auburn, CA 95603

RE: FORESTHILL DIVIDE COMMUNITY PLAN

Dear Supervisors:

I am writing to you to give you the following breakdown of events:

- 1) April 2007: Doug Ryan of Forest Ranch Associates circumvented the Foresthill Public Utility District (FPUD) and requested that the Association of California Water Agencies (ACWA) change California law/water code 10912(c). This would have forced the FPUD to supply water to the proposed Forest Ranch development outside of the FPUD district boundaries. ACWA justifiably denied the request after review.
- 2) September 2007: Doug Ryan of Forest Ranch Associates circumvented the Foresthill Public Utility District (FPUD) and Placer County Planning Department and requested that the Placer Local Agency Formation Committee (LAFCO) become the lead agency overseeing the proposed Forest Ranch development. LAFCO justifiably denied the request after review.
- 3) February 2008: Don Ryan of Forest Ranch Associates initiated a civil lawsuit against the Foresthill Public Utility District (FPUD) to stop FPUD's implementation of its 2008 Master Plan. This lawsuit is ongoing and could lead to rate increases on existing ratepayers to offset the expense of defending against lawsuit.
- 4) August 2008: Doug Ryan of Forest Ranch Associates addressed the Placer County Planning Commission meeting held in Foresthill, stating that he (Forest Ranch) would build anything the Commission desires if they would just approve the development. When Commissioner Johnson asked Doug Ryan where any plan for the development was, Doug Ryan conveniently changed the subject and ignored the question. This is on DVD for review.
- 5) August 2008: Foresthill Public Utility District (FPUD) conducted a public meeting with the Foresthill Chamber of Commerce to discuss the Chamber's request that the FPUD has sufficient water to supply the proposed Forest Ranch development per Doug Ryan. At this meeting the FPUD adequately demonstrated the water rights issues regarding Forest Ranch and the community as a whole, including annexation procedures and that the Ryans have failed to submit a water analysis plan for their development upon repeated requests by the FPUD over the years. This is on DVD for review.

- 6) August 2008: at the Foresthill Public Utility District (FPUD) meeting with the Chamber of Commerce, Doug Ryan of Forest Ranch Associates stated that he was considering forming a separate water district for Forest Ranch. This is on DVD for review.
- 7) August 2008: at the FPUD meeting with the Chamber of Commerce, Don Ryan of Forest Ranch Associates stated, "Residents of Foresthill need to live in the real world as their (Ryan's) vision for Foresthill is its salvation". This is on DVD for review.
- 8) September 2008: the Ryans have cost the Foresthill Public Utility District (FPUD), and thus its ratepayers over \$50,000.00 in water related issues on the non-planned Forest Ranch development which is outside of district boundaries. This information is available at the FPUD office.
- 9) September 2008: In the Sacramento Bee article on the Winchester County Club bankruptcy in Meadow Vista, Kathy Boyce, a Sacramento consultant for the Hanley Wood Market Intelligence stated, "The country club's biggest problem has been its remote location". If Meadow Vista is considered remote for a housing development, then where does that leave Foresthill and the non-planned Forest Ranch development?
- 10) September 2008: Captain Rick Ward, area commander of the California Highway Patrol addressed the Foresthill Forum. Captain Ward advised that there is only one safe, sane and viable ingress and egress for Foresthill in the event of a forest fire: Foresthill Road. According to the Ryans' traffic figures, the Forest Ranch development will add approximately 4,000 more cars per day on Foresthill Road. This is nothing more than a fire evacuation catastrophe in waiting.

A California Supreme Court Ruling in Vineyard Area Citizens for Responsible Growth vs. City of Rancho Cordova stated that EIR's must address long-term water sources. At this time the Ryans have never submitted a water needs analysis, or even a project development plan to either the Foresthill Public Utility District or the Placer County Planning Department. Both agencies having repeatedly asked for one or both over the years and have been repeatedly ignored.

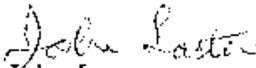
Now a select group of six representatives of the Foresthill Chamber of Commerce are actively soliciting the religious leaders of the Foresthill Community to support the Forest Ranch development. This "gang of six" is attempting to scare the religious community by stating, "Without Forest Ranch, Foresthill will die". This "gang of six" is being driven solely by greed and untold riches to be made promised by the Ryans. This is not only a disingenuous attempt, but also a down right pathetic one on the part of the Chamber of Commerce and does a massive injustice to the Foresthill Community.

Two separate Placer County Planning Department Directors and staff have reviewed the non-planned Forest Ranch development. Both have come to the same conclusion that it is NOT a viable development. There is NO development plan. There is NO water needs

analysis. There is NOTHING on the part of the Ryans and Forest Ranch other than verbal speculation and unfulfilled promises. This is nothing more than a land development scheme being perpetrated against the Foresthill Community and Placer County.

I urge you to vote NO on Appendix E and YES to either Appendix B or YES to the "Modified Appendix E" which designates the numbers of Appendix B and makes the Ryan property a "Future study area".

Sincerely,


John Laster
6427 Longridge
Foresthill, CA 95631

Cc: Michael Johnson, Placer County Planning Director, 3091 County Center Dr.,
Auburn, CA 95603

DONALD V. RYAN, D.D.S.

5904 N. El Dorado St., Suite C
Stockton, California 95207
(209) 957-8907 • Fax (209) 931-3208

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Aug. 22, 2008

Placer County Planning Commissioners
DeWitt Center
Auburn, California

Gentlemen,

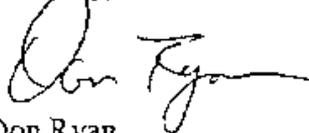
This next week you shall be reviewing the Foresthill Community Update, and specifically Appendix E, of which I again ask your support.

There seems to be the misunderstanding in the community that this is an approval of additional density: **that is not the case.** Just to clarify, Appendix E will allow Forest Ranch to submit a specific plan for up to 2200 +/- units of which 1700 would be age restricted. Included in this number are the currently zoned 533 +/- units that have existed on the property for over 25 years. This specific plan would be subject to all CEQA review, community input, and finally your vote. Appendix E was endorsed by the Foresthill Forum on August 21, 2008 and one week earlier by the Chamber of Commerce.

Adoption of E will allow us to plan the future use of over 2500 acres of land next door to the existing downtown. My family and I are deeply committed to the planning process, understanding that no other parcel will ever exist which is so strategically located, and if properly planned, so beneficial to Foresthill and Placer County.

Thank you for your consideration.

Sincerely,



Don Ryan

Crystal, Loren:

In line with the Planning Commission recommendation to modify Appendix E to reflect agreements between the chamber and Forest Ranch, I suggest the following wording. While the Commission directions only related to extending capacity so that wastewater collection and treatment could be extended to downtown, Forest Ranch has agreed to other items which we would like to see included in the appendix: 1) building of the first 9 holes of the golf course in the first phase – needed for wastewater disposal, 2) permission for high school golf team and coach to practice on course fee-free, and 3) additional wording to clarify the restrictive nature of the commercial reserve.

Thanks,

Douglas Ryan
Forest Ranch

Suggested Appendix E Modifications

In the bullet points under commercial, office and professional reserve, add an additional bullet.

- Such uses will require a minor use permit, which shall only be granted if the Foresthill Chamber of Commerce is unable to locate a suitable location in the Historic District Mixed Use Area within a reasonable period of time. Such uses should be located near Foresthill Road.

Add to the bottom of recreational uses:

Phasing of a golf course shall include development of the first 9 holes within the first development phase. The high school golf team and coach shall be allowed to use the course fee-free during non-peak periods for training purposes up to three times a week.

Add to the end of infrastructure improvements:

The waste water treatment facility or facilities shall be sized to accommodate potential flows from the downtown historic district. Such facilities shall become available as demand for service dictates. The waste water collection system design shall include a proposed routing from the waste water treatment facility to Foresthill Road, and include a routing on Foresthill Road and/or Main Street from the current Elementary School Site to the High School site. The first phase of the project shall include construction of a collection pipeline from the edge of the project property to an on-site waste water treatment facility. Construction of off-site portions of the pipeline shall be started during the second phase. Adoption of this appendix shall not require any current users to hook up to the wastewater collection system until such time as their current septic system fails or requires a major upgrade. Hookup fees for off-site users shall be limited to the incremental capital cost of wastewater facility, pipeline development and financing.

Loren Clark

From: Douglas Ryan [douglas_j_ryan@yahoo.com]
Sent: Saturday, August 02, 2008 2:36 PM
To: Loren Clark
Subject: FW: recommendation
Attachments: Water Issues for Forum V2.doc

Loren,

FYI – I sent the following to Michael Johnson.

Dear Michael:

Loren informed me of Staff's decision regarding a recommendation on the Forest Ranch retirement community project. I ask that you reconsider and reverse the decision before the meeting Monday night.

Given the voluminous amount of information, it is not surprising that Staff overlooked the information that deals with each of the items of concern.

1. Sewer Treatment Feasibility: The Sauer's report commissioned by the County indicated that a Forest Ranch wastewater district was both physically and financially feasible. Loren was unaware of the study. I emailed him a soft copy. (It was included in Forest Ranch's draft EIR).
2. Evacuation: The premise underlying the reasoning is flawed. The Foresthill strategy for handling wildfires is NOT to evacuate. Further, golf courses are used as safe area in the event of a wildfire. Evidence their use in Southern California. As the golf course is on site, there would be no traffic from the site to interfere with emergency equipment on Foresthill Road. The golf course also serves as a fire-break. Congregating people in a central safe area like a golf course also facilitates a controlled exodus should one be necessary.

The "Shelter in Place" concept was proven effective in last year's Southern California wildfires. Through the use of proper subdivision design, Class 'A' roofs and vigilance to prevent the accumulation of latter materials ("fuels"), a community can be made fire-resistant. This was the experience of five San Diego subdivisions. Fires came up to the edge of the communities; embers flew in -- not a single house burned.

3. Water Supply: I am surprised this is even an issue. The Foresthill PUD has the right to divert to storage every year 2 ½ times the amount needed for environmental and consumption at build out. In four out of five years there would be a surplus of water. In about half the years, the PUD's full allotment can be diverted to storage.

If there is a need for more storage, there are many strategies for increasing storage on the Divide. The attached pages regarding the water "issue" should be sufficient to conclude that additional water storage is not even necessary to supply the Forest Ranch retirement community.

I appreciate your looking into this. Should you need documentation to prove any of the points contained above or in the attached pages, I will be happy to provide it.

Sincerely,
Douglas Ryan

109

Dear County:

In order to accept the conclusions of the water district regarding water supply that there is not enough water to supply the 1700 units requested by Forest Ranch, you must find that the following Foresthill PUD assumption in the left column is true:

Foresthill PUD Assumptions	Facts	# of additional homes that can be served at current rates of consumption
A) No additional water storage can be put on the Divide	<p>PUD has the right to store <u>EVERY YEAR</u> 2.5 times the amount of water it says it will ever need. This amount of physical water is available in roughly half of the years.</p> <p>Installing gates on the Dam would increase capacity by 50%.</p> <p>Forest Ranch offered to put a lake on its property of whatever size might be needed. Engineers confirmed feasibility of a 2000 acre foot lake, enough to supply all Forest Ranch retirement community residents during a drought.</p> <p>The PUD pipeline from Sugar Pine runs through the Forest Ranch property.</p>	Essentially unlimited
B) Former PUD General Manager lied to the state about water diverted during the mid 1970s drought	<p>The mid 1970s drought is the worst drought in recorded history</p> <p>Bill Martinsen would have no motive to lie to the state.</p> <p>Mill Creek supplied a minimum of 46,000,000 gallons per year during this drought</p>	325

Foresthill PUD Assumptions	Facts	# of additional homes that can be served at current rates of consumption
<p>C) Division of Water Rights would require PUD to release water to satisfy non-existent prior downstream water rights</p>	<p>Bureau of Reclamation estimated that 176 acre feet of prior downstream water rights <u>MIGHT</u> exist for which it would be responsible.</p> <p>Division of Water Rights extensively researched the issue and determined there is no evidence these water rights exist.</p> <p>Division of Water Rights is the agency that arbitrates water rights.</p> <p>Division of Water Rights says it is an oxymoron to say that you need to release water for non-existent rights</p>	<p>415</p>
<p>D) PUD will have to supply 250 industrial enterprises in Foresthill</p>	<p>PUD Director at June 2008 forum meeting said he did not believe that there would ever be 250 industrial units and the engineer <u>KNEW</u> there would never be 250 industrial units.</p> <p>Even if we were to assume a 1000% increase in industrial activity in Foresthill, water usage would only be 4% of what is predicted in the report.</p> <p>There is no law which says that PUD has to make assumptions it knows will never happen.</p> <p>The 1992 Master Plan assumed no industrial in Foresthill.</p> <p>Correcting this error yields at least an additional 67 acre feet</p>	<p>158</p>

Foresthill PUD Assumptions	Facts	# of additional homes that can be served at current rates of consumption
E) Commercial establishments will use 1420 gallons a day	<p>Most water consumption by commercial units is for toilet use.</p> <p>Starting in 2014, toilets will be limited to 1.3 gallons per flush. 1420 gallons represents 1092 flushes per day</p>	Unknown, but significant
F) New multifamily units will use twice as much water as existing units	<p>PUD reports an increase in use of 84,500 gallon per day for multifamily units.</p> <p>PUD reports a potential increase of 170 multifamily units.</p> <p>$84,500/170$ is 497.</p> <p>Current usage per unit is 244 gallons per day.</p> <p>Water usage declined between the years 1990 and 2005 (See Colfax Paradox SOLVED below)</p>	113
G) Each new single family home would use 31% more water than current homes.	<p>Same logic as above, but numbers are significantly higher.</p> <p>Water usage declined between the years 1990 and 2005 (See Colfax Paradox SOLVED below)</p>	857

Foresthill PUD Assumptions	Facts	# of additional homes that can be served at current rates of consumption
H) District would spend \$40,000 for each potential customer in Yankee Jims area. Wells cost substantially less.	<p>PUD report says it would cost \$2,910,000 to serve this area.</p> <p>There are a maximum potential of 67 single family residential units in assessors book 258 pages 3,4,5,& 6, The Yankee Jims area.</p> <p>If existing customer with wells do not convert to PUD water, then the cost to serve potential customers goes over \$100,000.</p>	67
I) All properties will be fully built out	Some properties are known to have impairments that would prevent them from building out to the maximum allowed by their zoning	Unknown
J) All water efficiency mandates currently in law will fail.	<p>Starting in 2012, all residential irrigation controllers sold in CA will have to meet SMART standards. Tests have shown a 25-33% reduction in water use.</p> <p>Starting in 2014, all new toilets in CA will be 1.3 gallons per flush</p> <p>When plumbing is retrofitted in existing homes, they must comply with the Energy Act of 1992 which mandates maximum usage for toilets, showerheads, faucets, etc.</p>	Unknown, but significant
TOTAL	FOREST RANCH IS ONLY REQUESTING 1700 ADDITIONAL HOMES. No additional storage is necessary.	A minimum of an additional 1935 homes could be served.

The Colfax Paradox SOLVED

The PUD maintains it needs to assume increased consumption in the future for single and multifamily residences because newer residents will be more affluent and use more water. They refer to this as consumption creep.

Colfax is subject to the same demographic influences as Foresthill, so its water consumption per household should have increased as well. BUT IT DID NOT, IN FACT IT WENT DOWN.

The mystery was recently solved. Turns out, the number of active households in 1990 was severely overstated, causing the average use per household to be unusually low. When compared to current numbers, it gave the illusion of increasing consumption, when the reality is otherwise.

How the mystery was solved

1. It had been known for some time that the 1990 US Census reported an estimate of 1477 houses that used public water within the PUD's boundary. This was based on a 10% sampling within the District boundaries.
2. The 1992 Master Plan reported 1,646 households using PUD within the District Boundaries
3. Last Month, when going through old papers, I discovered a letter written by Kurt Reed dated March 13, 1991. In that letter, he indicates that there are 1,482 customers, very close to the US Census Bureau estimate, breaking the tie and confirming that the numbers reported in the 1992 report were wrong.
4. The Reed letter also explains the substantial drop in single-family residential customers reported to the State in the year 1994.

The 1992 report was based on the number of meters, not on the number of occupied households. The years of the late 1980s and early 1990s were unusual for Foresthill. The lumber industry was shutting down. There were an abnormally high number of houses for sale, for rent, etc. The census bureau reports that in 1990, 15.5% of all homes were vacant for one reason or another. In typical times, vacancies typically run about 5%. In 2000, it stood at 4.9%.

When these factors are all taken into account, water consumption per single-family residential unit and per multi family residential unit each declined by 5% +.

Loren Clark

From: douglas ryan [douglas_j_ryan@yahoo.com]
Sent: Sunday, August 03, 2008 9:16 PM
To: Michael Johnson
Cc: Loren Clark; Crystal Jacobsen
Subject: backup documentation
Attachments: Documentation for forum meeting.doc

Michael,

Attached is the supporting evidence to the email sent earlier. If you have any questions, I will be at the forum meeting Monday night. Also, you can check out our website at www.forestranch.info - that's info, not com.

Doug

PS. I tried printing this out, but for some reason the copies from PDF don't print, but it is viewable online. I'll have a paper copy at the meeting.

D.

Item A. North Shirttail Creek Flows

Note: At Build-out, District estimates need for slightly over 5,000 acre feet of water to supply both its downstream requirements (environmental & rights) and customer requirements. (Approximately Green Line)

Note: During drought years, this requirement drops to as low as 3,500 acre feet of water as the environmental release requirements are reduced. (Approximate Yellow Line)

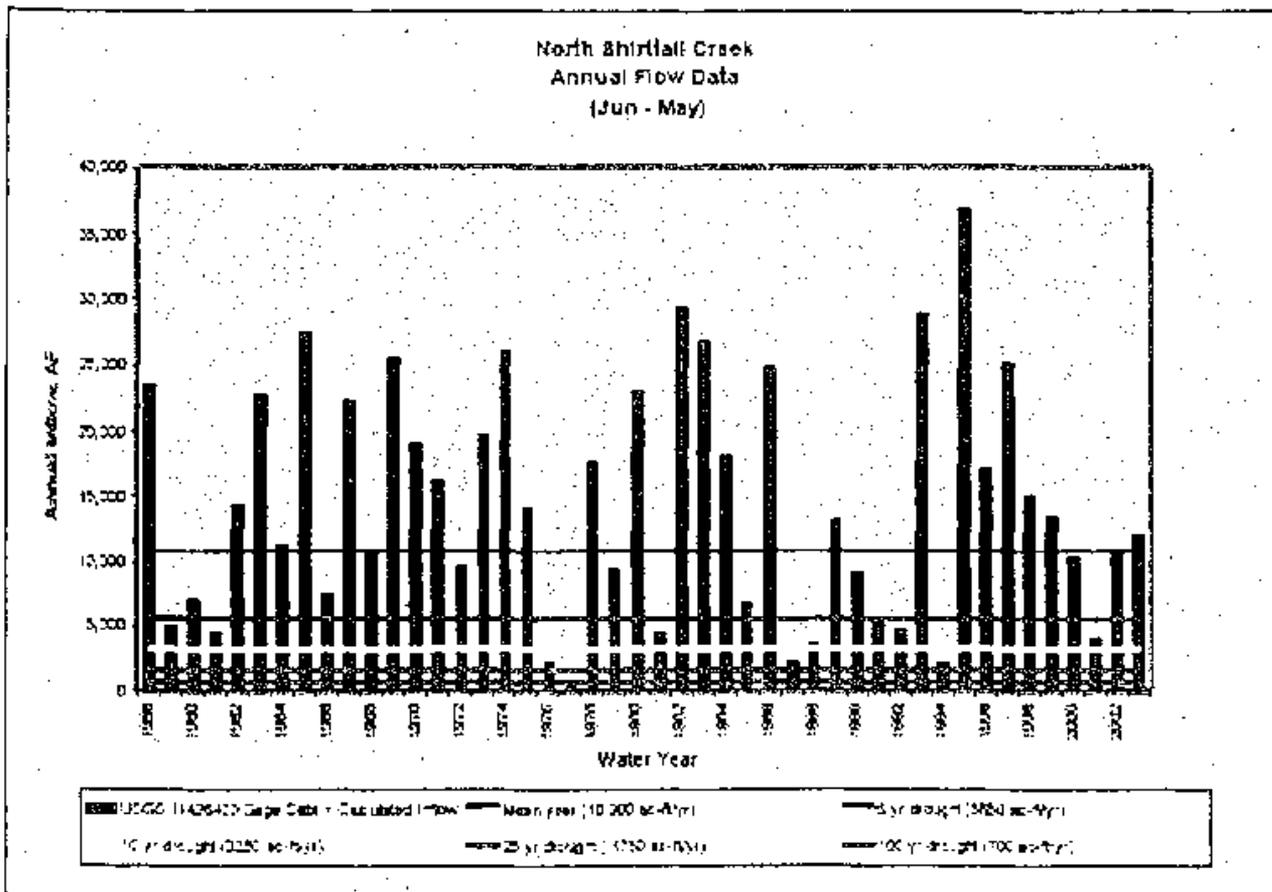


Figure 2-3 Annual Flow Data, North Shirttail Creek

Item B. Public Water System Statistics Signed by Bill Martinsen for years 1976, 1977, 1978

DOCUMENTATION IS NOT IN ELECTRONIC FORM

Item C. Emails From DWR

File: C:\Documents\20and\25Set mg\Owner Desktop\RE\douglas_ryan's rights\26open letter (1)

From: Kevin Long [KLONG@waterboards.ca.gov]
Sent: Wednesday, November 24, 2004 12:06 PM
To: douglas_j_ryan@yahoo.com
Subject: RE: FW: water rights question

Mr. Ryan:

1. A "downstream prior right which do(es) not exist" is an oxymoron. If a lawful appropriation once existed but no longer exists (i.e., has been abandoned or revoked), then water does not have to be bypassed or released to satisfy the downstream diversion that is no longer there.

Note: A right to appropriate water may revert back to the State after five continuous years of non-use (except for riparian rights). See Water Code Section 1241 (for post-1914 rights) (<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=wat&group=01001-02000&file=1240-1244>) and/or Smith v. Hawkins (110 Cal. 122) for pre-1914 rights.

2. & 3. I have researched our records and your statements are correct.

4. Correct. The bypass and/or storage release requirements under Permit 15375 are specified in the e-mail I sent to you on November 22, 2004 and in the Permit.

Sincerely,

Kevin Long, P.E.
WRC Engineer
SWRCB Division of Water Rights
(916) 341-5346

>>> "Douglas Ryan" <douglas_j_ryan@yahoo.com> 11/24/04 10:33AM >>>

Dear Mr. Long

I do have clarification questions related to the specific comment by the member of the local public utility board. Are the following statements correct?

1. There is no provision in Permit 15375 that requires release for downstream prior rights which do not exist.

2. The Water Board is unaware of any recorded water rights in existence between the diversion site in Permit 15375 and the North Fork of the American River.

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3. The Water Board is unaware of any statements of diversion on file between the diversion site in Permit 15375 and the North Fork of the American River.

4. There is no requirement in Permit 15375 that requires the specific release of 176 acre feet of water.

Thank you. I appreciate your assistance.

Douglas Ryan

-----Original Message-----

From: Kevin Long [mailto:KLONG@waterboards.ca.gov]

Sent: Monday, November 22, 2004 3:33 PM

To: douglas_j_ryan@yahoo.com

Subject: Re: FW: water rights question

Dear Mr. Ryan:

I reviewed the Water Rights Board's "Order Approving Application" dated March 29, 1967 that was issued following a hearing on water right Application 21945 held on 23 March 1966, and the water right permit (no.

15375) issued pursuant to the Order. Permit 15375 has a face value of 8.674 af direct diversion - 15,400 af storage = 24,074 afa. My review found that the permit contains all the terms that the Order specified.

The key permit terms relating to the bypass of water are terms 13 and 16.

Permit Term 13 requires reservoir inflows to be bypassed (released) between July 2 and October 31, and to the extent necessary to satisfy downstream prior rights during the diversion season.

Permit Term 16 requires compliance with the Dept. of Fish & Game Memorandum of Agreement dated 25 January 1967, which requires:

- 1) Bypass of 5 cfs or the natural flow of North Shurtail Canyon Creek, if less than 5 cfs, from February 1 to May 31 of each year.
- 2) Bypass of 2 cfs or the natural flow of North Shurtail Canyon Creek, if less than 2 cfs, from June 1 to July 1 and November 1 to January 31.
- 3) Minimum bypass or release from storage of 0.5 cfs at all times regardless of the natural flow of North Shurtail Canyon Creek.

Based on the Memorandum, the theoretical minimum in-stream flow releases during a severe drought would be $0.5 \text{ cfs} \times 1.983 \times 365 \text{ d/y} = 362 \text{ afa}$. In full fish flow availability conditions, required releases would be $1.678 \text{ afa} + \text{all reservoir inflows between July 2 and October 31}$.

Additional bypass and/or storage release requirements over and above those in the Fish & Game Memorandum of Agreement are not present in the permit and therefore not required by the State Water Resources Control Board.

I hope this responds adequately to your inquiry.

Sincerely,

Kevin Long, P.E.
WRC Engineer
Licensing Unit
SWRCB Division of Water Rights
(916) 341-5346

>>> "Douglas Ryan" <douglas_j_ryan@yahoo.com> 11/19/04 01:40PM >>>
Dear Water Rights Division:

It is the opinion of a member of our local public utility board that Application A21945/Permit 15375 requires release of 176 acre feet of water each year even if water rights between the North Fork of the American River and the dam do not exist. His full comments are posted at <http://www.foresthillpub.com/page4.html>. Our review of the permit issued pursuant to the water rights order dated March 29, 1967 indicates that such bypass requirement does not exist. This figure of 176 acre feet of water came about as a result of witness testimony of potential consumptive use on North Shurtail Canyon Creek and Shurtail Canyon Creek between the dam site and the North Fork of the American River during the hearing held pursuant to Application A21945. Is there a specific requirement in the Permit that 176 acre feet of water be released?

Sincerely yours,

Douglas J. Ryan

Item D. Report Assumes 250 Industrial Units At Build Out

Table 3-3
 Estimated Units – Current and Build-Out^(a)

District Meter Category	Current Units ^(a)	Total Units at Build-out	
		Unconstrained	Constrained
Residential, services	1,751	5,500	4,500
Multi-family Residential, services	350	2,400 ^(b)	500 ^(c)
Commercial, services	57	120 ^(d)	170 ^(d)
Industrial, services	0	250 ^(e)	250 ^(f)

Item E. Commercial establishments assumed to use 1420 gallons per day, equivalent to over 1,000 toilet flushes when the new standards take hold in 2014.

Table 2-6
Recommended Water Demand Factors

Water User	Annual Average Water Demand Factor, gpd/unit ^(a)
Residential	450
Multi-family Residential	550
Commercial	1,420
Industrial	250

(a) Does not include unaccounted water. Residential and multi-family residential factors listed are in units of gpd/EDU. Commercial and industrial factors are in units of gpd/connection.

Item F. Multi Family Units to use 165,000 gallons at build out, currently use 80,500 for an increase of 84,500 gallons per day.

Table 2-7
Water Demand Estimates

Demands	Current	Build-Out	1992 Water Master Plan
Residential, gpd	873,220	2,026,220	1,522,360
Multi-family Residential, gpd	80,500	165,000	317,460
Commercial, gpd	121,200	238,000	191,700
Industrial, gpd	250	62,500	159,100
Average Day Demand (ADD), gpd ^(a)	875,750	2,490,500	2,330,640
Production	Current	Build-Out	
Unaccounted Water (UA), gpd ^(b)	57,800	249,050	
Total Avg. Day w/UA, gpd ^(a)	263,350	2,739,550	
Max. Day Demand, gpd ^{(b)(c)}	2,350,000	2,475,300	
Peak Hour, gpm ^(d)	3,850	7,625	

(a) Based on demands calculated from land uses and water demand factors

Future units of 500, currently 330 units, for an increase of 170 units.

Table 2-3
Estimated Units – Current and Build-Out^(a)

District Meter Category	Current Units ^(a)	Total Units at Build-out	
		Unconstrained	Constrained
Residential, services	1,751	6,500	4,500
Multi-family Residential, services	330	2,400 ^(b)	500 ^(b)
Commercial, services	57	100 ^(b)	100 ^(b)
Industrial, services	1	250 ^(b)	250 ^(b)

84,500/170 = 497 gallons per day that would be needed to be used by new units in order for the build out usages to be reached. Current usage is 244. New Units would have to use

Table 3-6
Water Use Comparison, gpd/unit

Water User	2003 – 2005 ^(a)	1992 Water Master Plan ^(a)	
		Uncorrected ^(a)	Corrected ^(a)
Residential	378	300	430
Multi-family Residential ^(b)	244	234	330
Commercial	1,389	1004	1,420
Industrial ^(c)	219	189,000	189,100

(a) Calculated from 2003, 2004, and 2005 meter data

Item G. Single Family Units to use 2,025,000 gallons at build out. Current usage 673,200 for an increase of 1,315,800.

Table 2-7
Water Demand Estimates

Demands	Current	Build-Out	1992 Water Master Plan
Residential, gpd	673,200	2,025,000	1,552,380
Multi-family Residential, gpd	80,500	165,000	317,460
Commercial, gpd	121,200	238,000	121,700
Industrial, gpd	200	60,500	152,100
Average Day Demand (ADD), gpd ^(a)	875,750	2,490,500	2,332,640
Production	Current	Build-Out	
Unaccounted Water (UA), gpd ^(a)	57,000	242,000	
Total Avg. Day w/UA, gpd ^(a)	932,750	2,732,500	
Max. Day Demand, gpd ^{(a)(b)}	2,250,000	2,475,000	
Peak Hour, gpm ^(c)	3,000	7,525	

(a) Based on demands calculated from land uses and water demand factors.

Future units of 4,500, currently 1,781 units, for an increase of 2,719 units.

Table 3-3
Estimated Units – Current and Build-Out^(a)

District Meter Category	Current Units ^(a)	Total Units at Build-out	
		Unconstrained	Constrained
Residential, services	1,751	5,500	4,500
Multi-family Residential, services	330	2,400 ^(b)	500 ^(b)
Commercial, services	27	100 ^(b)	170 ^(b)
Industrial, services	1	250 ^(b)	250 ^(b)

$1315800/2719 = 497$ gallons per day per additional unit, 31% more than today's 378.

Table 3-6
Water Use Comparison, gpd/unit

Water User	2001 – 2005 ^(a)	1992 Water Master Plan ^(a)	
		Uncorrected ^(b)	Corrected ^(b)
Residents	378	503	450
Multi-family Residents ^(c)	244	254	550
Commercial	1,089	1,004	1,420
Industrial ^(c)	218	138,000	159,100

(a) Calculated from 2003, 2004, and 2005 meter data.

Item H. Cost Improvements to Serve Yankee Jims Area

(See Items n & o) $2,910,000/67 = \$43,432$ per potential new customer. Note: several are currently on wells, which are much cheaper to install, and much less costly on a monthly basis to operate.

Section 8		Transmission, Distribution and Storage			
Table 8-7					
Build-out Transmission Pipeline Improvements Cost Estimate (a, b)					
	Improvements	Unit	Qty	Unit Cost	Cost (x1,000)
k	10" branch transmission main from 12" proposed main to the existing main in Forest Hill Road on the east of Fox's Way	LF	7,210	\$115	\$829
l	PRV station from 12" 2" transmission main in Forest Hill Road	Ea	1	\$20,000	\$20
m	8" transmission main from the 10" tank keeper main in Powerline Road at the vicinity of the proposed tank through Haird Rock Drive	LF	9,070	\$95	\$862
n	12" transmission mains from the existing 18" main in the vicinity of Old Mill PRV to the proposed 12" main via Yankee Jim area	LF	20,540	\$122	\$2,506
o	PRV stations along 12" transmission main	Ea	2	\$20,000	\$40
p	10" transmission main along McKee Ponderosa Way from Spring Garden	LF	7,840	\$115	\$900
q	8" transmission main along McKee Ponderosa Way from the end of the 10" towards the south of the Gas Canyon area	LF	12,170	\$95	\$1,156
r	10" transmission main from the end of the proposed 8" side line to the vicinity of the Richardson PRV	LF	3,140	\$115	\$360
s	Check valve in 12" main on Red Rock Drive	Ea	1	\$10,000	\$10
t	PRV stations	Ea	3	\$20,000	\$60
	Sub-Total				\$7,139
	Contingencies @ 33%				2,340
	Sub-Total				\$9,479
	Engineering, Admin, Legal @ 25%				\$2,370
	Total				\$11,849

The Colfax Paradox – Supporting Evidence

Fact 1. Census Bureau Estimates 1100+170+207 units using public water for a total of 1477.

H023. SOURCE OF WATER - Universe: Housing units
 Data Set: 1990 Summary Tape File 3 (STF 3) - Sample data

NOTE: For information on confidentiality, sampling error, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expst1390.htm>.

	BG 1, Tract 202, Placer County, California	BG 2, Tract 202, Placer County, California	BG 4, Tract 202, Placer County, California
Public system or private company	1100	170	207
Individual well:			
Drilled	277	7	17
Dug	38	12	0
Some other source	0	0	18

U.S. Bureau of the Census
 1990 Census of Population and Housing

Fact 2. 1992 Report used 1331 single family and 315 multifamily units in 1990, the same year as the census, as the number of units for a total of 1646.

DOCUMENTATION IS NOT IN ELECTRONIC FORM

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Fact 3. Kurt Reed Letter Dated March 13, 1991 contained the following information (Fax too faded to be copied, but still very readable – Relevant portions transcribed here)

Total number of single family residences(*)	1436
Total number of apartments	56
Total number of residential meters	1482
(*) Number of mobile homes included as single family residences	284
Total number of non-mobile home single family residences(1436-284)	1172

The 1992 report combined mobile homes and apartments as multifamily residences, as did the 2008 report.

1990 Census 15.5% vacancy

Total occupied units = 1198 + 146 + 229 = 1573

Total vacant units = 206 + 51 + 32 = 289

Total units = 1573 + 289 = 1862

Vacancy percentage = (289 / 1862) = 15.52%

H002. OCCUPANCY STATUS - Universe: Housing units

Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data

NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

	BG 1, Tract 202, Placer County, California	BG 2, Tract 202, Placer County, California	BG 4, Tract 202, Placer County, California
Occupied	1198	146	229
Vacant	206	51	32

U.S. Bureau of the Census
1990 Census of Population and Housing

2000 Census 4.9% vacancy

Total occupied units = $1622 + 159 + 290 = 2071$

Total vacant units = $69 + 8 + 24 = 101$

Total units = $2071 + 101 = 2178$

Vacancy percentage = $(101 / 2178) = 4.65\%$

H3. OCCUPANCY STATUS [3] - Universe: Housing units

Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

	Block Group 1, Census Tract 202, Placer County, California	Block Group 2, Census Tract 202, Placer County, California	Block Group 4, Census Tract 202, Placer County, California
Total:	1,622	159	290
Occupied	1,553	151	266
Vacant	69	8	24

U.S. Census Bureau
Census 2000