

**FORESTHILL DIVIDE
COMMUNITY PLAN
(GPA-341 /
IMPLEMENTING
ZONING REA-909)**

CORRESPONDENCE

**RECEIVED BY
Clerk of the Board**

RECEIVED

AUG 11 2008

August 6, 2008

In regards to: Foresthill Community Center
CLERK OF THE BOARD OF SUPERVISORS

Jim Holmes
175 Pulverer Avenue
Auburn, CA 95603

BOARD OF SUPERVISORS

3 BUS Rec'd NIS DW
 Other IS CCB

AUG 12 2008

San D. Sup'D1 A. J. D1 A. J. D4
 Sup'D2 Sup'D5 A. J. D2 A. J. D3
 Sup'D3 A. J. D3 A. J. D3

Dear Supervisor Holmes,

I hope this letter finds you well. My name is Steve Ryan and I am writing you concerning an upcoming issue that the Placer County Board of Supervisors will be voting on in the near future. The issue I make reference to is the future of Foresthill, specifically the Forest Ranch development.

First, let me please state that I am not a resident of Foresthill and that I do have a financial interest in the development of the Forest Ranch project. I hope you share my feelings that it has become an unfortunate reality these days that "development" has become a negative word and individuals, such as family members of mine, have been portrayed as evil for wanting to make a living through the medium of developing their own property. I know there is quite a lot of emotion surrounding the issue of development in Foresthill, with some very vocal individuals on both sides. With that said, please allow me to make a request that appeals to your common sense and good judgment. The upcoming vote that will be before the Board of Supervisors is to allow for the *possibility* of additional housing and density for the Forest Ranch development. As you are aware, any actual increase in density will be subject to approval of a Specific Plan by the Board of Supervisors. Issues such as water, transportation, energy, and the environment will have to be addressed by the Specific Plan, and only after these issues have been solved in a manner acceptable to the Board of Supervisors will any density changes be approved. Considering this, please leave the door open for the developers of the Forest Ranch project to prove that a viable and beneficial development in Foresthill can be a reality.

Over the last seventeen years, I have spent a considerable amount of time in Foresthill and have met a lot of wonderful people. These people want to be able to work, support their families, and enjoy living in Foresthill. With the scaling back of the lumber industry, the reality of the situation for many residents of Foresthill is that they must commute "off the hill" to work (please see the Foresthill Divide Chamber of Commerce web site <http://foresthillchamber.org>). Currently, Foresthill lacks jobs and population that can support restaurants, a hotel, and other aspects of a viable economy. Perhaps even more important, Foresthill lacks the population that can support the essential needs of a community such as an urgent care center and assisted living facility. I feel the residents of Foresthill deserve better, and I feel well planned development is part of the equation allowing for a population and economy that can support the services the residents of Foresthill need and deserve.

Thank you for your commitment to public service.

Sincerely,

Steven Ryan

DATE 8/13/08

Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 308

904 COUNTRY CLUB CIRCLE
RIPON, CA 95366

Board of Supervisors
 County Executive Office
 County Counsel
 Mike Boyle
 Planning

August 23, 2008

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

RECEIVED			
BOARD OF SUPERVISORS			
Aug 21	Aug 22	Aug 23	Aug 24
Aug 25	Aug 26	Aug 27	Aug 28
Aug 29	Aug 30	Aug 31	Aug 31
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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.

RECEIVED

AUG 26 2008

CLERK OF THE
BOARD OF SUPERVISORS

134

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 FDCP. 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 & Tanra 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

Dear Supervisors Kranz, Weygandt, Uhler, Rockholm and Holmes,

On October 7, 2008 (tentative date) the Foresthill Divide Community Plan will come before you for your approval. As you know the proposed Forest Ranch project is of great concern to many of us who live on the Divide.

Below is a map of what the proposed project will look like compared to Foresthill.

Contrary to what a few people are saying, Forest Ranch, if approved, will overwhelm the town of Foresthill and replace it with a gargantuan development that will in effect, create an entirely new town.

The Foresthill Divide *cannot* handle a development of this scope. We do not live in Roseville where there is space and plenty of room for a development of this size. Foresthill has only one road in and one road out. It would be suicidal to put that many homes in an area with such high fire danger as ours with only one route of ingress and egress.

I would like to remind you that over 1,500 people have signed three petitions against the 2,200 homes proposed for the project. We the residents are not against growth, we are against *irresponsible* growth and Forest Ranch in its proposed 2,200 dwelling unit concept is irresponsible growth. We did not move to Foresthill to live in suburbia. If we had wanted to live in that environment we would have moved to Rocklin, Roseville or Lincoln.

There are many controversial issues clouding Forest Ranch such as water, fire, traffic impact and many others. Also, Forest Ranch associates have never presented an actual plan to the Planning Department, the Planning Commission, The Board of Supervisors, the Foresthill Public Utility District or the residents of Foresthill.

Gentlemen, I urge you to vote with either the Planning Departments recommendation (Appendix B) or the Planning Commissions decision. (Modified Appendix E with attachment J)

Either one of these options will force the Forest Ranch associates to present an actual plan which will help everyone including the Forest Ranch associates.

Please make an informed decision.

Sincerely,

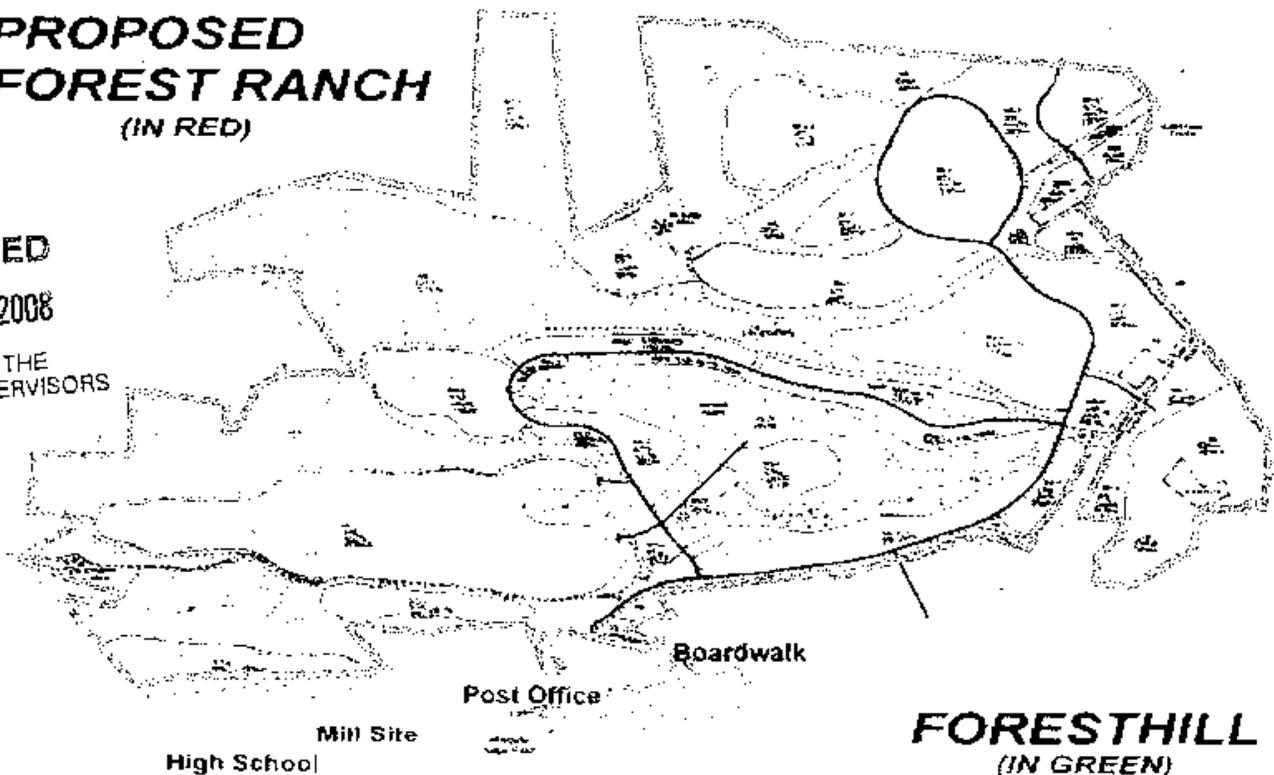
Daniel West

Daniel West, Editor The Foothill Inquirer, E-mail: fhinquirer@fcnet.net

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

**PROPOSED
FOREST RANCH
(IN RED)**

RECEIVED
SEP 18 2008
CLERK OF THE
BOARD OF SUPERVISORS



136

RECEIVED

SEP 23 2008

SEP 22 2008

174
COB
X

September 19, 2008

CLERK OF THE
BOARD OF SUPERVISORS

DATE 9/19/08
 Board of Supervisors
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 10:00

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.

137

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.

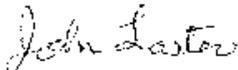
Now a select group of six representatives of the Foresthill Chamber of Commerce are actively soliciting the religious leaders of the Foresthill Community to support the Forest Ranch development. This "gang of six" is attempting to scare the religious community by stating, "Without Forest Ranch, Foresthill 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

HAND DELIVERED
9/24/08

Please vote!

Friends and Neighbors,

The Foresthill Community Plan is currently being updated. Our Community Plan is the blue print for future growth. We were presented with a plan in 2003 that local residents had worked on for several years. This visionary plan had a proposed density of 13,500 but was met with significant opposition so a compromise was reached called the Foresthill Forum Petition plan. The Foresthill Forum Petition plan was recommended by the Foresthill Forum to the Board of Supervisors in November, 2004. Many of you may have read or heard about it. Some of you may have even signed the petition favoring that plan.

The County Planning Department went back to the drawing board and released the documents for the new Community Plan last December (2007). The new Community Plan proposes a buildout population of over 62,000 people. The County has indicated that there are constraints to this buildout number, i.e. 30% slopes, septic, etc. It was not the Foresthill Forum Petition plan. The Foresthill Forum Petition plan suggested leaving existing zoning in place, retaining PD zoning, Forest Ranch at 533 dwelling units (du), Raintree at 34 du, accepting the Plan Team recommendation for the downtown area as well as property owner requests for changes. Based on our best estimate, the buildout population would be 29,500 people.

This could be the last effort to bring moderate, controlled and responsible growth to Foresthill. Our elected officials need to listen to the *voice* of the people. If you are as concerned about the "Hill" as we are, please complete the following survey below and mail back to:

FROG (Foresthill Residents for respOnsible Growth, Inc.)
P. O. Box 568
Foresthill, CA 95631

Additionally, your completed survey can be dropped off at **Worton's Market**. We will forward your responses to the Board of Supervisors.

Yes No

<input type="checkbox"/>	<input type="checkbox"/>	I support the Foresthill Forum Petition plan with approximate buildout of 29,500.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I support the Placer County Planning Dept. plan with approximate buildout of 62,000.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I know about the Forest Ranch project.
<input type="checkbox"/>	<input type="checkbox"/>	I prefer the Forest Ranch project with 533 dwelling units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I prefer the Forest Ranch project with 2,200 dwelling units.

Comments: *We need the water.*

Print Name: Clifford McCallum Address: 3800 Yukon Lakes Rd
Phone Number: 530-367-2932 Email: _____
Signature: *Clifford McCallum*

Note: If more then one adult (18 or older) member in household, copy, complete, and forward survey.

Please consider making a tax-deductible donation (EIN 20-3935355) to FROG to help support the efforts in bringing responsible growth to Foresthill. Any donation would be greatly appreciated it. Thank you. *9/24/08*

www.saveforesthill.com

RECEIVED Board of Supervisors -
SEP 29 2008 County Executive Office
 County Counsel
CLERK OF THE BOARD OF SUPERVISORS Mike Boyle *MB*
 Planning *3080*

HAND DELIVERED

9/24/08

Please vote!

Friends and Neighbors,

The Foresthill Community Plan is currently being updated. Our Community Plan is the blue print for future growth. We were presented with a plan in 2003 that local residents had worked on for several years. This visionary plan had a proposed density of 13,500 but was met with significant opposition so a compromise was reached called the Foresthill Forum Petition plan. The Foresthill Forum Petition plan was recommended by the Foresthill Forum to the Board of Supervisors in November, 2004. Many of you may have read or heard about it. Some of you may have even signed the petition favoring that plan.

The County Planning Department went back to the drawing board and released the documents for the new Community Plan last December (2007). The new Community Plan proposes a buildout population of over 62,000 people. The County has indicated that there are constraints to this buildout number, i.e. 30% slopes, septic, etc. It was not the Foresthill Forum Petition plan. The Foresthill Forum Petition plan suggested leaving existing zoning in place, retaining PD zoning, Forest Ranch at 533 dwelling units (du), Raintree at 34 du, accepting the Plan Team recommendation for the downtown area as well as property owner requests for changes. Based on our best estimate, the buildout population would be 29,500 people.

This could be the last effort to bring moderate, controlled and responsible growth to Foresthill. Our elected officials need to listen to the *voice* of the people. If you are as concerned about the "Hill" as we are, please complete the following survey below and mail back to:

FROG (Foresthill Residents for respOnsible Growth, Inc.)
P. O. Box 568
Foresthill, CA 95631

Additionally, your completed survey can be dropped off at **Worton's Market**. We will forward your responses to the Board of Supervisors.

Yes No

<input type="checkbox"/>	<input type="checkbox"/>	I support the Foresthill Forum Petition plan with approximate buildout of 29,500.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I support the Placer County Planning Dept. plan with approximate buildout of 62,000.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I know about the Forest Ranch project.
<input type="checkbox"/>	<input type="checkbox"/>	I prefer the Forest Ranch project with 533 dwelling units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I prefer the Forest Ranch project with 2,200 dwelling units.

Comments:

*Change is Good!
We also need the "water".*

Print Name: Diana-Lynn McCollom Address: 3800 Yankee Jims Road

Phone Number: 530-367-2932 Email: _____

Signature: Diana-Lynn McCollom

Note: If more then one adult (18 or older) member in household, copy, complete, and forward survey.

Please consider making a tax-deductible donation (EIN 20-3935355) to FROG to help support the efforts in bringing responsible growth to Foresthill. Any donation would be greatly appreciated. Thank you.

www.saveforesthill.com

RECEIVED

DATE 9/24/08

Board of Supervisors

County Executive Off

County Counsel

CLERK OF THE BOARD OF SUPERVISORS

Mike Boyle 14

Planning 3000

