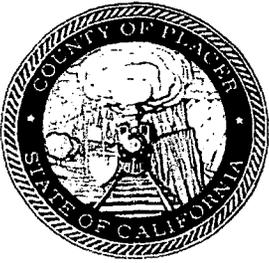


July 30, 2010

This is a formal request to reschedule the hearing date for the Bunch Creek Rezone. If you choose not to reschedule, we will ask for a continuance at the hearing .

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COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Director Community Development Resource Agency

DATE: August 10, 2010

SUBJECT: REZONE – BUNCH CREEK TIMBERLAND PRODUCTION ZONE
PROPERTY (PREAT20060521)

ACTION REQUESTED

The Board of Supervisors is being asked to consider a request for an immediate conversion Rezoning from Timberland Production Zone (TPZ) to Residential Forest, combining an 80-acre minimum lot size (RF-B-X 80 Acre Min), or in the alternative, a ten-year roll-out Rezoning from TPZ to RF-B-X 80 Acre Minimum, and a modification to an approved three-lot Minor Land Division. Staff brings forward the Planning Commission's recommendation to deny all of these requests.

BACKGROUND

The project site (APN 071-270-003, 071-310-001, 071-320-001, and 071-330-008) is located near Yankee Jim Road, one mile east of Canyon Way in the Colfax area. The project site is currently undeveloped and is located within a State Timberland Production Zone area.

On March 16, 2010, the Board of Supervisors held a public hearing for the project. At that hearing, staff provided information regarding TPZ State statutes and requested direction from the BOS to present the modified project to the Agricultural Commission, the Weimar-Applegate-Colfax MAC and the Planning Commission. The Board indicated that it had no desire to allow residential units by right in TPZ, and therefore caretaker occupancy would remain a discretionary entitlement through the Minor Use Permit process. In addition, the Board indicated a desire to preserve the TPZ areas and zone districts in the County. Board members expressed concern that the removal of the subject property from TPZ would set a precedent. Board members also noted an interest in looking into the possibility of having the Bunch Creek property staying in TPZ, yet with an 80 acre minimum lot size. Board members queried whether or not an 80 acre minimum lot size would affect the integrity and viability of TPZ-zoned properties for timberland management and production. The Board directed staff to explore any impacts of reduced TPZ lot sizes, to do further research on economic viability of timber harvest operations on smaller TPZ parcels (80 acres), and lastly,

the Board directed staff to present the modified project to the Agricultural Commission, the Weimar-Applegate-Colfax Municipal Advisory Council, and the Planning Commission for further consideration, and upon completion, return to the Board with the requested TPZ information and the modified project and Mitigated Negative Declaration for final consideration.

Accordingly, staff has conducted further research on potential impacts related to reduced TPZ lot sizes. Staff also presented the applicant's modified project before the Placer County Agricultural Commission, the Weimar-Applegate-Colfax Municipal Advisory Council, and the Planning Commission for further consideration, and summaries of each panel's recommendations are contained in this report.

PROJECT DESCRIPTION/APPLICANT'S PROPOSAL

The project includes a proposal for an immediate rezoning/conversion of the TPZ (Timberland Production Zone) to RF-B-X-80 Acre Minimum (Residential Forest, combining an 80-acre minimum lot size) or in the alternative, a 10-year roll out from the TPZ to RF-B-X-80-Acre Minimum. The applicant is also requesting approval of a modification to an approved Minor Land Division, which created a 3-lot Tentative Parcel Map (one 277.5 acre parcel, and two 160 acre parcels). The proposed modification to the approved Tentative Parcel Map is for the purpose of creating a 100-foot agricultural setback along the property lines that abut other TPZ parcels, thereby creating a buffer between adjacent agricultural/timberland uses and the project site.

The project site currently consists of one 597.5-acre parcel, which includes four Assessor Parcel Numbers (071-270-003, 071-310-001, 071-320-001, and 071-330-008). The Minor Land Division (PMLDT20050487), which was approved in June 2005, resulted in the approval of two new parcels, for a total of three parcels; however, final recordation of this Tentative Parcel Map has not yet occurred. The three parcels will include a 277.5 acre parcel and two 160-acre parcels. The applicant's requested rezone, if approved, would result in the potential for a total of seven residential parcels.

Request for Immediate Rezoning/Conversion of TPZ

In order for this project to go forward with an immediate rezoning of property from the TPZ district to an alternate zone district, Government Code Section 51133 requires the approval of the State of California Board of Forestry and requires local jurisdictions to make specific findings in order to recommend approval of the rezoning to the State Board of Forestry (see Exhibit F). Pursuant to subsection (a) of Public Resources Code Section 4621.2, the following findings must be made by the Board of Supervisors:

- 1) *The conversion would be in the public interest.*
- 2) *The conversion would not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space of other land zoned as timberland preserve and situated within one mile of the exterior boundary of the land upon which immediate rezoning is proposed.*
- 3) *The soils, slopes, and watershed conditions would be suitable for the uses proposed if the conversion is approved.*

Section 4621.2 further provides:

(b) The existence of an opportunity for an alternative use of the land shall not alone be sufficient reason for conditionally approving an application for conversion. Conversion shall be considered only if there is no proximate and suitable land which is not zoned as timberland production for the alternate use not permitted within a timberland production zone.

(c) The uneconomic character of the existing use shall not be sufficient reason for the conditional approval of conversion. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable timber-growing use to which the land may be put."

At its May 13, 2010 the Planning Commission determined that such findings could not be made. The Commission noted that the property was suitable for timber production and that the immediate conversion was not in the public interest.

Request for ten-year roll-out of TPZ

TPZ property owners may elect, in any year, to petition the Board of Supervisors to rezone a parcel from its current TPZ zone to an alternate zoning district through a ten-year roll out process. This process is regulated by Sections 51120 and 51121 of the Government Code (see Exhibit H). Under Section 51120(c), the State requires the approval by the County of a rezoning to an alternate zone district. If approved, the new zoning district becomes effective 10 years from the date of the approval. Accordingly, pursuant to Section 17.60.090 of the Zoning Ordinance, should the property owners desire to pursue a request to rezone the subject properties to an alternate zone district under a 10-year roll out, they are required to submit a rezoning application with the County. A 10-year roll out rezoning proposal would be subject to the California Environmental Quality Act, and the Board of Supervisors may approve or disapprove the rezoning request.

According to the applicant, the following provides their justification for support of rezoning the property:

- The site was harvested for marketable timber in 1990 by the previous owners
- Approximately two-thirds of the 597 acres was burned in August 2001 during the Ponderosa fire
- Following the Ponderosa fire, a salvage timber harvest permit was obtained and additional timber was removed
- The previous owner, who sold the property in 2004, made no attempt to reforest the site after the timber salvage operation
- The current owners have a Forest Management Plan prepared in March 2006 that showed that the property had been jointly owned by two families. The original overall property (1,120 acres) was split into two separate ownerships and placed in the timber production zoning for tax purposes
- The Federal Soil Conservation Service in 1980 published the Soils of Western Placer County. The maps show the property as having soils that are generally shallow in depth, moderate to well-drained, slow to moderate permeability and only fair effective rooting depths. Overall site quality is poor, with conifers only estimated to reach 95

feet in 100 years of growth, The property to the north is also zoned TPZ, but has slightly better soil and growing conditions.

- The current TPZ designation does not permit a permanent on-site owner resident to have a residence. The proposed rezone would allow a smaller parcel (80 acres) with a permanent residence and the ability to manage the entire 80-acre parcel for fire hazard reduction and potential timber replanting on a smaller scale timber company operation.

ACTION OF THE WEIMAR-APPLEGATE-COLFAX MUNICIPAL ADVISORY COUNCIL

Per the direction of the Board of Supervisors at its March 16, 2010 hearing, the applicant's proposed modified project was presented to the WACMAC on April 21, 2010 for further consideration. After hearing public testimony in opposition and in favor of the project, and after further lengthy discussion regarding the modified project, the Council voted 3-2 (Council Members Allen Shuttleworth and John Gagnon opposed; Council Member Marilyn Tausch recused herself) in favor of the request for an immediate rezoning/conversion of the property from TPZ to RF-BX-80 Acre Minimum. The basis for the Council's recommendation was with regard to the fact that the project site was largely burned and did not contain timber and their belief that it would be economically unfeasible to reforest the site and exclusively conduct timber harvest operations on the property. The Council members in opposition to the rezoning of the property expressed concern with the precedent-setting nature of the conversion and because the property owners knew the site was zoned TPZ when they purchased the property.

ACTION OF THE AGRICULTURAL COMMISSION

Per the direction of the Board of Supervisors at its March 16, 2010 hearing, the applicant's proposed modified project was presented to the Agricultural Commission on April 12, 2010 for further consideration. After hearing public testimony and after further discussion regarding the modified project, the Commission adopted a unanimous motion (7-0) in opposition to the request for a conversion or rezoning of the property from TPZ to RF-BX-80 Acre Minimum. The Commission noted that the land is a critical resource and suitable for continued timber production if managed appropriately.

ACTION OF THE PLANNING COMMISSION

Per the direction of the Board of Supervisors at its March 16, 2010 hearing, the applicant's proposed modified project was presented before the Planning Commission on May 13, 2010 for further consideration. After hearing public testimony in opposition to and in favor of the project, and after further discussion regarding the modified project, the Planning Commission unanimously adopted a motion to recommend to the Board of Supervisors denial of the immediate Rezoning and the 10-year roll-out Rezoning from Timberland Production Zone to Residential Forest (5:0; with Commissioners Moss and Crabb absent). The Commission noted that the site's soil type and condition is suitable for timber production with proper management of the land and concluded again that the property was still suitable for timber production and that both requests for rezoning (immediate conversion or ten-year roll-out) were contrary to the purpose of the Timberland Production Zone district.

GENERAL PLAN/ZONING CONSISTENCY

The Placer County General Plan land use designation for the subject property is Agricultural/Timberland, 80-acre minimum. Under this land use designation agricultural and

timberland production are the primary uses identified; however, residential developed is also allowed. The project proposes to rezone the site from Timberland Production to Residential Forest, combining an 80-acre minimum lot size. Under the Residential Forest zone district, residential uses as well as forestry and agricultural uses are allowed. Because of this, the request for a rezone of the property to Residential Forest with an 80-acre minimum lot size is consistent with the Placer County General Plan land use designation identified for this site.

However, properties within the Timberland Production Zone District are intended to be an exclusive area for the growing and harvesting of timber and those uses that are an integral part of timber management. As noted above, the purpose of the Timberland Production Zone District is to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. Because of this, the rezoning of the site to the Residential Forest Zone District will result in the conversion of designated farmable timberlands, and conflicts with the intent of the Timberland Production Zone District. In addition, the proposed rezoning of the TPZ site to an alternate zone district is inconsistent with a number of goals and policies in the Placer County General Plan, including the following:

- Forest Resources Goal 7.E. *"To conserve Placer County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products"*
- Forest Resources Policy 7.E.1., which states *"The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources"*
- Forest Resources Policy 7.E., which states *"The County shall discourage development that conflicts with timberland management"*
- Forest Resources Policy 7.E.4., which states *"The County shall encourage qualified landowners to enroll in the Timberland Production Zone program"*

Therefore, the conversion or rezoning of the site conflicts with the County's goals and policies as they relate to the preservation of forest resources and the overall purpose of the TPZ zoning district.

CONSISTENCY WITH SURROUNDING ZONE DISTRICTS

The project is bounded on the south, west and portions of the east by zone districts that allow residential uses (see Exhibit B for existing zoning map). Such districts include Farm, with minimum lot sizes ranging from one to 20 acres. Under the Farm zone district, residential uses are allowed in addition to agricultural and forestry uses.

The project is also bounded on the north and portions of the east by Timberland Production and Residential Forest zone districts. Both of these zone districts allow for agricultural and forestry uses; however while the Timberland Production zone district does not allow for residential uses, the Residential Forest zone district does.

While the proposed rezoning to allow for a Residential Forest zone district with a minimum lot size of 80 acres is consistent with the zone districts to the south, west and portions of the east, the proposed rezoning is not compatible with the remaining Timberland Production zone district located to the north and east. Specifically, the proposed rezone would result in the fracture of

the existing TPZ zone district; creating a "pocket" or "island" of TPZ property located to the east of the project site (the proposed rezoning would split the existing TPZ zone district in two). Therefore, as a result of the proposed rezoning, this area of the existing TPZ zone district would not remain connected to other areas of the TPZ zone district, thereby fragmenting the TPZ zoning district

IMMEDIATE REZONE and CONSISTENCY WITH REQUIRED STATE FINDINGS

As noted above, an immediate rezoning of TPZ property requires approval of the California State Board of Forestry, and approval can only be granted if specific findings can be made. These findings have been outlined above.

The applicant has noted that the Forest Management Plan prepared for the project outlines the justification for the rezone. The Plan indicates that because of previous logging during the years of 1994 to 1997, as well as the destruction of the 2001 Ponderosa Wildfire, most of the site does not meet the minimum tree stocking levels of the State Forest Practice Act, and will not for many years unless the site is reforested. Therefore, the applicant contends there is no near term expectation for a commercial harvest of timber on the site. The report notes that if the site were reforested, it would take substantial investments, yielding no immediate economic return; rather there would be an annual outflow of money. It would take up to 50 to 60 years before a commercial harvest could be conducted. The report suggests that the cost of reforestation, combined with the naturally occurring poor growing conditions on this specific site (poor soils, steep slopes, and dense brush vegetation), makes it economically infeasible to reforest the site and conduct timber harvest operations.

The applicant has also provided written findings for justification of the immediate rezoning (see Exhibit E). In summary, applicant's findings state that the proposed immediate rezoning is consistent with the required State findings because:

1. The site was burned in the Ponderosa Wildfire and there would be high costs associated in rehabilitating the site. Subsequently, commercial timber management is considered unlikely and therefore, the property should no longer enjoy preferential tax treatment; and
2. a) The proposed immediate rezoning is in the public interest in that the alternative residential use would reduce the fire hazard risk to the Colfax community, given that there would be active fire management strategies in place,
b) the project would not have an adverse impact to California's timber supply capability, given the lack of timber on site, and because it is unlikely that anyone will make the economic investment necessary to restore active commercial timber management, and
c) The current site conditions do not support commercial timber management and *"accordingly there are no other known non-TPZ sites which would be superior to the subject property in terms of the proposed uses and potential impacts to timber resources"*.

The Planning Commission considered the information above, and upon review of required State findings, determined that the proposed rezone is not consistent with the State's requirements for an immediate conversion of TPZ property. Specifically, the Planning

Commission determined that the conversion is not consistent with the findings that pertain to the economic character of the use, existing opportunities for alternative uses, and public interest. An analysis of this determination is described below:

Economic Character of Existing Use

Public Resources Code Section 4621.2(c) states that "The uneconomic character of the existing use shall not be sufficient reason for the conditional approval of conversion. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable timber-growing use which the land may be put." Although the Forest Management Plan prepared for the project notes that significant amounts of money would have to be spent on the property to generate some future economic value of the site, the Planning Commission determined that the land is still suitable for reasonable timber-growing uses. This is evidenced by the existing forested area in the northeastern portion of the property, the forest regrowth occurring on the remainder of the burned areas on site, and the existence of nearby or neighboring timber harvest operations and forestry uses. Furthermore, the Forest Management Plan notes that the soil types found on site can support mixed forests of hardwoods and conifers, but that work would need to be done to rehabilitate the site.

Existence of Opportunity for Alternate Use

California Public Resources Code Section 4621.2(b.) states that "The existence of an opportunity for an alternative use of the land shall not alone be sufficient reason for conditionally approving an application for conversion. Conversion shall be considered only if there is no proximate suitable land which is not zoned as timberland production for the alternate use not permitted within a timberland production zone." The proposed rezone request is for Residential Forest which will allow for residential uses. The Planning Commission determined that there is other suitable lands nearby which are also zoned for residential uses. The properties to the south and west are zoned Farm which allow for residential development. These surrounding zone districts allow for residential lot sizes ranging from one to 20 acres.

Public Interest

California Public Resources Code Section 4621.2(a)(1) states that in order to approve an immediate conversion or rezoning of TPZ land, "The conversion would be in the public interest." The Planning Commission determined that the applicant's request for an immediate rezoning is not in the public interest. This is evidenced by comments received from California Department of Forestry and Fire Protection (Cal Fire) regarding the proposed rezoning (see correspondence in Exhibit K). According to Cal Fire, once TPZ zoning is converted to residential zoning, an increased fire hazard is likely to occur following the future residential development of the property. The Forest Management Plan prepared for the project notes that there may be a benefit by splitting the land into smaller sized parcels, given that the smaller lots would be easier to manage from a fire hazard perspective. However, the Plan does not indicate that the management of smaller parcels would be more effective if they were residentially owned and maintained. It is staff's opinion that the introduction of residential uses would result in an increased fire hazard, given that residential homeowner activities have the potential to begin forest fires (i.e., lawn mowing, slash burning, outdoor barbequing), and because there would be the potential neglect of adequate forest management of the site. Because of this, and the conclusions of Cal Fire, staff has concluded that there would be a greater risk of public safety in the surrounding area. Therefore, the Planning Commission

determined that the request to rezone the property and convert the site to residential uses is not in the best interest of the public.

LAND USE COMPATABILITY

Since the project includes the rezoning of the Timberland Production Zone District to Residential Forest, the project would likely result in the conversion of farmable timberlands to residential uses, and may result in subsequent conflicts with surrounding timberland management and production uses. In addition, the conversion of such farmable timberlands may result in the increased potential for further conversion of surrounding farmable timberlands, given that the rezoning of the subject parcels result in the reduction of the Timberland Production Zone District within the area, leaving small islands of the zone district intact. Because of the potential land use conflicts associated with residential uses and timberland management and production, adjoining parcels also zoned Timberland Production Zone may encounter difficulties maintaining their timber harvest operations, which may result in the further reduction or conversion of farmable timberlands.

IMPACTS OF REDUCED TPZ LOT SIZES

As previously noted, at the Board of Supervisors March 16, 2010 hearing, the Board directed staff to explore any impacts of reduced TPZ lot sizes, and to do further research on the economic viability of timber harvest operations on smaller TPZ parcels (80 acres). The Board noted interest in looking into the possibility of having the Bunch Creek property staying in TPZ, yet with an 80 acre minimum lot size. The Board requested information on the viability of 80 acre TPZ lands and whether or not they would maintain their integrity and viability for timberland management and production.

Per the Board's direction, staff has researched whether or not there is potential to diminish the economic viability of a TPZ operation when a large sized TPZ area is fragmented. Staff consulted with the California Department of Forestry and Fire Protection on this issue, who stated that the smaller the parcel, the less focused the TPZ landowner will be on maximizing timber production (see Exhibit J). Furthermore, the Department of Forestry also noted that the intent of Public Resource Code 4621.2 states that the management of larger blocks of timberland collectively is seen as superior to individual, small parcel management.

In addition, staff has also researched what the economic viability or land management consequences are to TPZ lands if the minimum lot size is reduced from 160 acres to 80 acres. On this issue, staff again consulted with the California Department of Forestry and Fire Protection as well as with Forestry professionals. The California Department of Forestry and Fire's position is that as the parcel size gets smaller, timber management becomes less viable. Forest professionals have indicated that it is appropriate to link the TPZ parcel size to the Site Class of the individual TPZ property in terms of determining viability, noting that smaller parcels may be appropriate on properties that have a Site Class that is the most productive (Site Class I-V, with Site Class I being the most productive). According to the Placer County Assessor Office and the California Department of Forestry and Fire Protection, 26 percent of the TPZ lands in Placer County have Site Classes between I and II; the Bunch Creek property has Site Classes that range between II and IV.

PARCEL MAP MODIFICATION

As previously noted, the proposed modification to the approved Tentative Parcel Map is for the purpose of creating a 100-foot agricultural setback along the property lines that abut other TPZ parcels, thereby creating a buffer between adjacent agricultural/timberland uses and the project site. The 100-foot agricultural setback would serve as a mitigation, reducing impacts related to potential land use conflicts to less than significant levels. Therefore, because the Planning Commission recommended denial of the rezoning request, the proposed modification to the Tentative Parcel Map is not necessary. Accordingly, approval of the proposed modification to the Tentative Parcel Map is not recommended.

ENVIRONMENTAL ANALYSIS

A Mitigated Negative Declaration has been prepared for the project, which addresses the environmental impacts associated with the proposed project (Exhibit I). The analysis in this Mitigated Negative Declaration concluded that while the project could result in potentially significant impacts related to agricultural resources, air quality, biological resources, geology and soils, hazards, hydrology/water quality, land use and planning, and transportation/traffic, mitigation measures were identified to reduce the identified impacts to less than significant levels. The analysis concluded that the identified impacts could be mitigated to less than significant levels.

CONCLUSION

The Planning Commission considered the information above and the information attached in this report, and upon review of the rezoning proposal for either an immediate rezone/conversion or for the ten-year roll-out rezone of the TPZ property, the Planning Commission determined that the proposed rezone is not consistent with the Placer County General Plan, and the overall purpose of the TPZ zone district. As previously noted, the proposed rezoning of this property would result in the fragmentation of the existing TPZ zoning district in this area, which would have an adverse impact to the area's timber production potential and current surrounding timber harvest operations, which is inconsistent with the goals and policies of the County's General Plan as they relate to forest resources. In addition, because of the potential land use conflicts associated with residential uses and timberland management and production, adjoining parcels also zoned Timberland Production may encounter difficulties maintaining their timber harvest operations. The proposed project may result in the further reduction or conversion of farmable timberlands. Based on this analysis, the Planning Commission could not support either of the two Rezoning options (immediate conversion or the 10-year roll-out) as proposed.

RECOMMENDATION:

Staff brings forward the Planning Commission's recommendation to the Board of Supervisors to (1) deny the applicant's request for an immediate Rezoning of the subject property from Timberland Production Zone to Residential Forest with a combining 80-acre lot size, (2) deny the applicant's request for a 10-year roll-out Rezoning of the subject property from Timberland Production Zone to Residential Forest with a combining 80-acre lot size, and (3) deny the request for a Modified Tentative Parcel Map, based on the findings below:

FINDINGS:

Denial of immediate Conversion/Rezone:

- 1.) Findings cannot be made consistent with the requirements set forth in the Government Code Section 51133 (Immediate Rezoning), or Public Resources Code Section 4621.2 (Immediate Rezoning), in that the land is still suitable for reasonable timber-growing uses, there are other suitable lands nearby which are also zoned for residential uses, and because the proposed rezone is not in the public interest.

Denial of Ten-Year Roll-Out Rezone:

- 1.) The proposed rezone is not consistent with Placer County General Plan's goals and policies relating to forest resources, in that the project conflicts with the General Plan's Forest Resources Goal 7.E., Forest Resources Policy 7.E.1., Forest Resources Policy 7.E., and Forest Resources Policy 7.E.4.
- 2.) The proposed rezone could have a negative impact on adjacent Timberland Production Zones and existing timberland uses.
- 3.) The proposed lot sizes are not consistent with the existing TPZ zoning, which limits lot sizes to 160 acres or greater.
- 4.) The proposed use is not consistent with the existing zoning. The purpose of the existing zoning (Timberland Production Zone District) is to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. The rezoning of the site to a residential zone district would result in the introduction of residential uses on site, and the otherwise fragmentation of the existing TPZ zone district and timberlands.

Denial of Parcel Map Modification:

- 1) The proposed modification to the approved Tentative Parcel Map was for the purpose of creating a 100-foot agricultural setback along the property lines that abut other TPZ parcels, thereby creating a buffer between adjacent agricultural/timberland uses and the project site. If the proposed rezoning were approved, the 100-foot agricultural setback would serve as a mitigation measure reducing impacts related to land use conflicts to less than significant levels. Accordingly, given the denial of the proposed rezoning, the modification to the Tentative Parcel Map is not necessary.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Director of Community Development / Resource Agency

ATTACHMENTS:

- Exhibit A – Vicinity Map
- Exhibit B – Existing Zoning Map
- Exhibit C – Project Rezoning Exhibit
- Exhibit D – Forest Management Plan
- Exhibit E – Findings, Justification, and Statements Submitted by Applicant and Owners
- Exhibit F – Copy of State Public Resources Code 4621.2
- Exhibit G – Copy of California Government Code Section 51100-51119.5
- Exhibit H – Copy of California Government Code Section 51120-51121
- Exhibit I – Mitigated Negative Declaration
- Exhibit J – Correspondence Received Since June 2008 BOS Hearing
- Exhibit K – Correspondence Received Prior to June 2008 BOS Hearing

cc:

Jack Remington - Applicant
Fred Basquin – Property Owner
Jed Parker – Property Owner

Copies Sent by Planning:

Rebecca Taber – Engineering and Surveying Division
Jill Pahl – Environmental Health Services
Yu-Shuo Chang – Air Pollution Control District
Andy Fisher – Parks Department
Karin Schwab - County Counsel
Scott Finley – County Counsel
Tom Miller – County Executive Officer
Michael Johnson – CDRA Director
Paul Thompson – Deputy Planning Director
Crystal Jacobsen – Supervising Planner
Subject/chrono files