

PUBLIC COMMENT

DATE: February 28, 2008
NAME: William & Myrtle Bakker, Retired Law Enforcement
ADDRESS: 25511 Foresthill Rd., Foresthill, CA 95631
RE: FORESTHILL DIVIDE COMMUNITY PLAN EIR

SUBJECT:

The Foresthill road running easterly from a point just east of the Foresthill Grammar school for approximately one mile to the intersection of the Blackhawk Road. This section of Foresthill road runs through a residential zoned area originally known as the Foresthill Acres. This project was completed many years ago; however, the zoning remains the same as well as the posted speed limit of 30 MPH.

PROBLEM: SAFETY:

Over the past years the volume of traffic and the speed at which it is moving has created a significant safety problem. There are approximately 30 active driveways which join directly to this section of Foresthill road. There are no shoulders or entry lanes to allow vehicles exiting driveways to enter the flow of traffic. Not only has entering Foresthill road from a driveway created an extreme hazard due to the speed of the traffic flow, but now with the increase in the volume making a left turn into one's driveway has likewise created a bad situation. With no left turn lanes a driver must stop in the active traffic lane and wait for oncoming traffic to clear. The danger of being rear ended is real. Impatient drivers who arrogantly disregard speed limits have to come to a complete stop to allow you to complete your turn into your driveway. This leads to honking of horns, and worst of all these same drivers passing you over a double yellow line while you are trying to make your turn. More and more drivers after leaving the business section of Foresthill believe they are on a highway and not a street through a residential area, and adjust their speed accordingly, 45 to 70 MPH. This section of road is well signed indicating a 30 MPH speed limit. Those drivers who do maintain a somewhat safe speed (30 to 35 MPH) soon collect a stream of vehicles behind them which leads to the impatient drivers making unsafe passes over double yellow lines.

Within 100 yards of my home at 25511 Foresthill Road, four major accidents have occurred, one fatality, three serious injuries, three totaled vehicles, and thousands of dollars in property damage. This does not include my mail box being demolished twice. It is a matter of record. The major cause, SPEED!!!!

A

DATE: February 28, 2008
NAME: Bill & Myrtle Bakker
ADDRESS: 25511 Foresthill Rd., Foresthill, CA 95631
RE: FORESTHILL DIVIDE COMMUNITY PLAN EIR

The County should realize with the present increased traffic flow through a residential area, and the anticipated additional increase due to the current zoning of 500+ new homes (Ryan property within public utility district) and the request for an additional 1,700 +/- new residences, which is a total of 2,200 +/- new homes (Forest Ranch Proposal) that Foresthill Road in its current condition cannot handle this increase of traffic. Something more than increased traffic enforcement will be necessary. The increase in the use of recreational facilities available further up the Foresthill divide will also have a major effect on traffic flows.

SOLUTION:

Realign the above described section of the Foresthill road to approximately ¼ mile to the NW of its present location. This would place it in the vicinity of an existing water pipe line on Ryan Family property (where their proposed subdivision is going). The new section of road would be designed with adequate shoulders including left turn lanes, and an increase in overall width. In addition the new section would provide reasonable access to feeder streets to accommodate the already approved development of 500 + new Forest Ranch residences and the possibly 1,700 more they are asking for. The existing road would continue to provide access to Foresthill Acres subdivision, but should not be a “through” road to be used by non-Foresthill Acres residents. It should dead end with an emergency gate that the Fire Department could open if need be.

Without question the anticipated new development in this area will require well designed access.

This solution would serve two purposes:

1. Alleviate the congestion and dangerous speeds on the existing road and
2. Serve as part of a well designed road system for the proposed HUGE new development.

Drivers leaving the business section of Foresthill would face a much wider and safer road that would accommodate the higher speeds they have been used to driving on this present section.

NOTE: The speeds quoted above are very conservative and quite often I have witnessed vehicles traveling in excess of 70 MPH.

A cont.

Letter 18: William and Myrtle Bakker

Response 18-A: Comment noted. The commenter suggestion regarding realignment of Foresthill Road along an approximately one mile long corridor from the east edge of the historic Foresthill Community to Blackhawk Road would be considered at the time of Specific Plan development for the Forest Ranch Concept Plan component of the FDCP.



PUBLIC COMMENT

Letter 19

Name: William Bennett Address: 6703 Nugget Dr

SARAH BENNETT Forest Hill CA

Email: PARCEL # 256 090024 95031

Representing: Resident Developer 916 206 5885
916 206 0897

Agency Organization

We ARE Retired SENIORS LIVING IN FORESTHILL. WE SUPPORT THE F.D.C.P. IT IS TIME FOR OUR TOWN TO move ahead with this plan. AND get ON TO MORE IMPORTANT THINGS IN OUR COMMUNITY.

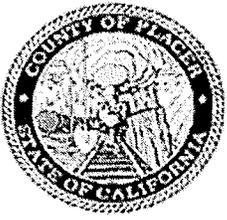
We ARE ALSO upset with the FROG GROUP THAT TAKES OVER OUR FORUM meetings with ALL OF THE GROWTH CHARTS THAT ARE NOT TRUE - We Need SOME GROWTH IN OUR COMMUNITY TO help OUR TOWN prosper

We ALSO HAVE 20 ACRES THAT WE HAVE been TRYING TO GET SPLIT since 2005

THANK YOU VERY MUCH -
See ATTACHED LETTER -

Letter 19: William and Sandra Bennett

Response 19-A: Comment in support of the FDCP as proposed is noted.



PUBLIC COMMENT

Letter 20

FORESTHILL COMMUNITY PLAN
DRAFT EIR

Name: NEIL COCHRAN
Email: neilc@usamedia.tv

Address: 5344 CRESTLINE DR
FORESTHILL CA 95631

Representing:

- Resident
- Developer
- Agency
- Organization

THE AREA ALONG FORESTHILL ROAD BETWEEN
WORTON'S MARKET AND MOSQUITO RIDGE RD.
IS DESIGNATED CANYON MIXED USE AREA.

MOST OF THIS AREA LIES AT THE TOP OF
STEEP SLOPES LEADING DIRECTLY TO THE
MIDDLE FORK CANYON OF THE AMERICAN RIVER

THESE SLOPES CREATE A NATURAL CHIMNEY
IN THE EVENT OF A FIRE IN THE CANYON,
DENSE DEVELOPMENT ALONG FORESTHILL ROAD
~~EAST OF~~ ABOVE WORTON'S WOULD BE IN
GREAT JEOPARDY DUE TO UPDRAFTS AND
THE RESULTING FIRE BEHAVIOR.

A

Letter 20: Neil Cochran

Response 20-A: The comment regarding proximity of land uses intended to accommodate future development to steep slopes subject to updraft during a wildfire episodes along Foresthill Road is noted. As discussed in the DEIR at page 3-68 Cal Fire works with landowners to provide defensible space around structures, and is currently managing a program of mechanical brush removal and tree thinning in the Foresthill area, especially along roads. The purpose of the brush removal and tree thinning program is to reduce the extensive fuel loading which has occurred over the past century due to fire suppression activities.

Loren Clark

From: Taumas Colliver [taumas@cornwallgb.com]
Sent: Thursday, February 28, 2008 3:54 PM
To: Loren Clark
Subject: Foresthill Forest Ranch map

Attachments: forestranchmap_transparent.tif



forestranchmap_tra
nsparent.tif...

Mr. Clark,

Please find attached a map of Foresthill Forest Ranch for the FHDCP/DEIR files.

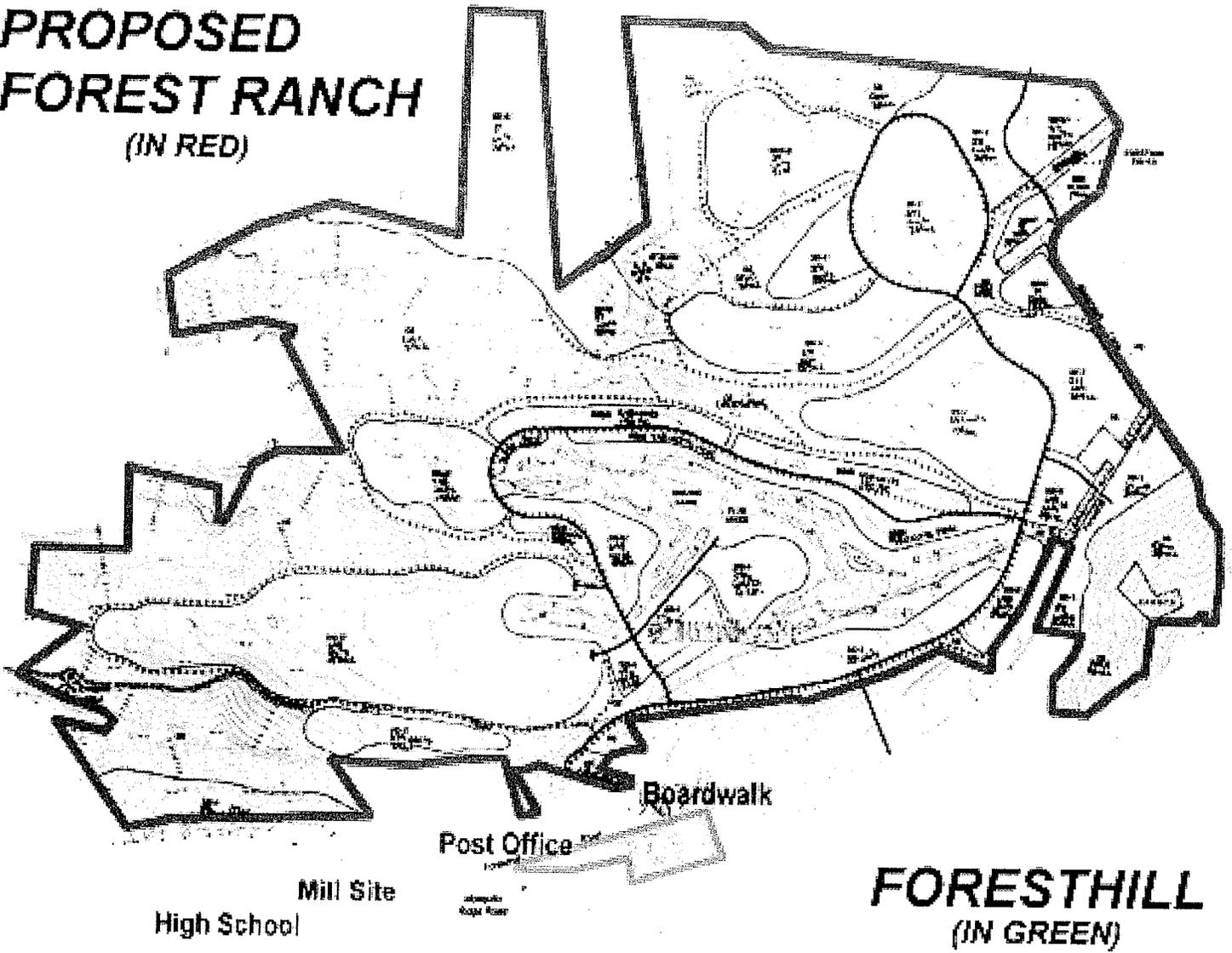
Thank you,

Taumas

*Related to oral
testimony given*

2-28-08

**PROPOSED
FOREST RANCH**
(IN RED)



FORESTHILL
(IN GREEN)

Letter 21: Taumas Colliver

Response 21-A: The map showing the interface between the Forest Ranch Concept Plan component of the FDCP and the historic Foresthill Community is noted as it relates to oral testimony given by the commenter on 2/28/08.

CS

LAW OFFICES OF BRIAN P. CONNELLY

1409 LINCOLN WAY
AUBURN, CA 95603
530-889-0368
FAX: 530-889-8863

RECEIVED
MAR 04 2008

PLANNING DEPT.

March 3, 2008

Michael Johnson, Director
Crystal Jacobsen, Planning Associate Planner
Placer County Planning Department
3031 County Center Drive
Auburn, CA 95604

Sent via mail and facsimile(530)745-3080

Re: Foresthill Divide General Plan

Dear Mr. Johnson and Ms. Jacobsen:

This correspondence is to provide you some of my concerns regarding the proposed General Plan for Foresthill. As brief background, I have resided in Foresthill since 1991 and previously volunteered to serve on the Foresthill Forum (MAC), including chairperson, for approximately six years. I obtained a B.A. degree in Economics and a B.A. degree in Environmental Studies from the University of California, Santa Barbara. I obtained a law degree from Northwestern School of Law, Lewis and Clark College, in Portland Oregon and have practiced law in the local area since 1988.

Development on the Foresthill Divide imposes several areas of concern:

1.) **Foresthill Road:** As you may recall, Foresthill Road is essentially the only way in and out of Foresthill and increases in **traffic** pose obvious **public safety concerns**. Portions of the roadway have failed recently due to mud slides/soil subsidence problems which required relocating sections of the roadway until repairs could be performed. Increase in traffic from development, including but not limited to Forest Ranch, will only exacerbate the ingress/egress problem and related safety concerns.

A

2.) **Fire Danger:** Fire risk are obviously very high in our area and in the need for evacuation for fire or any other emergency could be catastrophic. Increased traffic on the road from residential development pose **significant risks for safety**. In addition, use of the road from the proposed Forest Ranch project and other residential projects will increase use of the road, increase time delays and increase traffic incidents.

B

3.) **Water Capacity:** The **water** source for the area is limited given the capacity of Sugar Pine Reservoir. The proposal of Forest Ranch and other developments would impose **significant burdens** on the limited water capacity. Moreover, Forest Ranch proposes a 18 hole golf course

C

and equestrian center, both require significant water use. Golf courses use both high amounts of water and pesticides which cause contamination of soils, groundwater and streams. **Sewage disposal** is a significant concern given the magnitude of the proposed development of Forest Ranch and other large residential projects.

C cont.

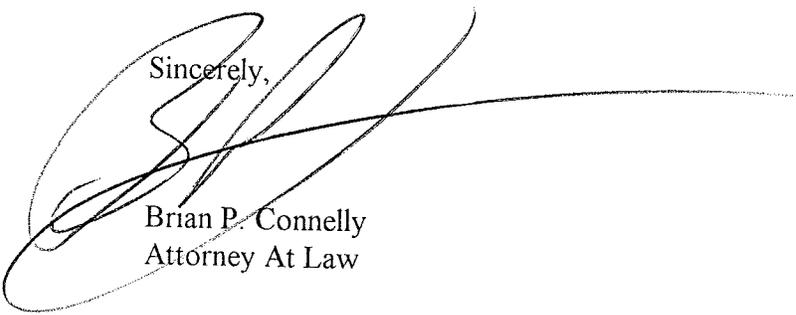
4.) **Retail/Commerical Development: Commercial** uses should be promoted in the **downtown core area**. The basic planning concept of the “concentric zone” theory should be allowed to operate and the downtown core, if allowed to develop, should provide the proper basis and pattern for needed economic/commercial development.

D

Finally, please be advised that I am not “anti-development” but I advocate reasonable and responsible growth. **Forest Ranch** is currently zoned for approximately five hundred homes. Forest Ranch should have the opportunity to develop the property **within it’s current zoning and nothing more**. To allow over 2500 homes and the related proposed development for such a single project as set forth by Forest Ranch would be improper and blatantly unjust. **Moreover, such a project would have significant adverse impacts on the safety and the quality of life of the majority of people who reside in the Foresthill Community.**

E

Sincerely,


Brian P. Connelly
Attorney At Law

BPC/mc

Letter 22: Brian P. Connelly, Attorney At Law, Law Offices of Brian P. Connelly

Response 22-A: Comment noted. Traffic related impacts resulting from implementation of the FDCP have been addressed and mitigated in Section 3.9 – Transportation and Circulation of the DEIR. Mitigations have been provided to reduce most of the transportation and circulation related impacts to less than significant levels provided that adequate roadway improvement funding is secured. Should adequate funding not be secured, mitigatory improvements will be deferred and transportation and circulation related impacts will remain significant and unavoidable until mitigation measures are implemented.

Response 22-B: The third paragraph at page 3-68 of the DEIR is amended as follows to provide additional perspective regarding wildfire incident evacuation.

Wild land fires present a serious risk to residents and structures on the Foresthill Divide. The CDF Fire Hazard Severity Classification System was used to map the extreme, high, and moderate fire hazard areas on the Foresthill Divide. Extreme hazard ratings are located in the steep sloping areas along the North and Middle Forks of the American River. High hazard areas generally exist surrounding the Todd's Valley Subdivision and in the Yankee Jim's area. Moderate rating occurs in the existing town site of Foresthill and extending north along Foresthill Road to Baker Ranch on the level areas as well as in the Todd's Valley Subdivision.

Emergency evacuation within the FDCP area would be accomplished in stages correlated to the location and intensity of a 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 Road, Old Foresthill Road, Mosquito Ridge Road, and Ponderosa Way that could be used for evacuation routes.

Response 22-C: Comment noted. The issue of water capacity, sewage disposal and groundwater contamination related to the Forest Ranch Concept Plan component of the FDCP have been addressed and mitigated in Section 3.6 – Natural Resources/Conservation/Open Space of the DEIR. Multiple mitigation measures and polices have been provided to ensure that groundwater or soil contamination does not occur in the Forest Ranch Concept Plan component area. There are numerous policies in the FDCP that have been incorporated into the DEIR to address sewage disposal ensuring that impacts related to wastewater will be less than significant as the FDCP is implemented.

Development of the Forest Ranch Concept Plan component residential units not currently accounted for in the water demand figures within the existing Foresthill Public Utilities District boundaries (1,689 units) would require approximately 845 acre feet of water per year. That demand estimate does not take into account the other proposed uses such as the golf course. The surplus water supply for the District would only serve approximately 571 additional units outside existing District boundaries. Although the District does not currently have any plans to expand

water capacity, there are some options that could be explored. As noted in the 2004 SB 610 analysis done by the Foresthill Public Utilities District for the Forest Ranch project was the basis for the analysis related to water supply when that project was being separately evaluated by the County and the Draft EIR, the District holds water rights to additional water; however, storage facilities are inadequate. It is possible to raise the level of Sugar Pine Dam which would provide the capacity to serve the Forest Ranch Concept Plan site. Additionally, it may be possible to drill new wells to serve the project. For the purpose of this program EIR, it is not necessary to definitely determine the water supply for the Forest Ranch Concept Plan. It is clear that current water supply and treatment facilities are inadequate to serve the project; however, there are potential sources of water that could be developed in the future. It should be noted that a SB 610 assessment is only required when the County is considering a project which meets the criteria State Water Code 10912 et seq. The FDCP is a policy level document, with the accompanying zoning, but does not constitute the approval of any land use project or entitlement. In addition, the FDCP extends beyond the boundaries of the FPUD and consequently, the County must consider the issue of water availability in the context of the entire plan area. The County has conducted an inquiry into the water availability for all land use conditions pursuant to the need to address such conditions at the policy level and not the project level in accordance with the requirements of CEQA.

Response 22-D: Comment noted. The issue of land use impacts of the Foresthill Divide Community Plan have been addressed and mitigated in Section 3.2 – Land Use of the DEIR. It is worthy to note that multiple mitigations and polices have been provide within the FDCP DEIR to reduce land use related environmental impacts and ensure orderly development while promoting commercial uses within the historic downtown core area of Foresthill.

Response 22-E: Comment noted. This comment expresses concern over the total number of dwelling units proposed by the Forest Ranch Concept Plan component of the FDCP. The potential environmental impacts of the Forest Ranch Concept Plan component have been addressed and mitigated throughout the DEIR. This is a comment on the merits of the proposed Foresthill Divide Community Plan and does not raise a significant environmental issue that requires a response in this Final EIR.

From: m el
To: Placer County Environmental Coordination Services;
Subject: Revised Foresthill Divide Community Plan (PEIR T20070206)
Date: Wednesday, March 05, 2008 5:00:29 PM

I am sending this message in regards to the revised Foresthill Community Plan (PEIR T20070206). I am a long time resident of Foresthill and am very concerned about the changes to the Foresthill Community Plan. In particular, the population density increases and rezoning. This is a rural, close-knit community, and that is exactly how almost everyone here wants it. Those who have requested changes are, in most part not residents of this town. Increasing the amount of dwellings allowed per acre to 15 will, eventually will in essence kill Foresthill. Our sky will not be dark enough to see the multitude of stars we see right now due to street lights, porch lights, decorative lights, etc. Where will the wildlife live when they begin building all these new roads, buildings and parking lots? Has anyone thought of the increase of bear and mountain lion encounters? I doubt it. Who will pay in the end? The wildlife. Regardless of the reported studies done, in the event of a fire emergency, how will we all get out? A trip to Foresthill and common sense would tell you it isn't feasible. Traffic in general will be a problem. What about summer tourists, as well? Water supply is another concern. We all live here for a reason. If we wanted to live in the suburbs - Rocklin, Roseville, even Lincoln, now- we would. Please think of what we, the people, want. We don't want this new community plan. Thank You,
Melinda Lane Delacy
530-367-2996
19480 Pinecrest Drive, Foresthill, CA

A

Shed those extra pounds with MSN and The Biggest Loser! [Learn more.](#)

Letter 23: Melinda Lane Delacy

Response 23-A: Comment noted. Impacts regarding lighting have been addressed in Section 3.3 – Aesthetics of the DEIR. The Placer County Rural Design Guidelines includes goals that encourage the minimization of artificial lighting on residences, other structures, and along roadways to limit the amount of light pollution. The Guidelines also recommend techniques designed to minimize light pollution. Lighting is also addressed in the proposed Foresthill Community Design Guidelines. Impacts to the wildlife in the area have been addressed in Section 3.6 – Natural Resources/Conservation/Open Space. Issues regarding transportation in the area have been addressed in Section 3.9 – Transportation and Circulation. Issues regarding water supply in the FDCP area have been addressed in Section 3.4 – Public Facilities. These impacts have all been addressed and mitigated to the extent practicable throughout the DEIR.



PUBLIC COMMENT

Letter 24

Name: LaVonne & Branko Escoto Address: 5129 Crestline Dr, Foresthill, Ca

Email: N/A

Representing:

- Resident
- Developer
- Agency
- Organization

This comment is in regards to the Foresthill Divide Community Plan and what we feel is the total lack of proper transportation planning. Before approval be given to the "Forest Ranch" Project (estimated population growth of 4,000 to 5,000 people plus 1,500 dwelling units) Foresthill Road improvements and alternate exits must be considered and planned. Foresthill Road is now the only way in or out of the Foresthill Community. Planned projections on population growth in the near future indicate a four fold increase in traffic in and out of Foresthill divide. This last ice storm of early Feb. 2008, dispraded to all how inadequate our one way in and out can be - let alone a catastrophic forest fire.

The Placer County Planning Commission responsibility is to the Foresthill Road; improvements, exits, flow, emergency projects, growth, funding, before any approval of any Forest Ranch type projects. The Planning Commission should require the backers of the Forest Ranch Project to fund an alternate exit to the Foresthill divide before any construction approval be granted.

Letter 24: Braulio and LeVerne Escoto

Response 24-A: Comment noted. This comment address the Forest Ranch Concept Plan component of the DEIR regarding concern over the total number of dwelling units proposed and the effects of these units on traffic volume within the FDCP area. A *Draft Traffic Study for the Foresthill Divide Community Plan, May 2007* was prepared by MRO Engineers. Traffic related impacts have been addressed and mitigated to the fullest extent practicable within the DEIR in Section 3.9 – Transportation and Circulation.

2008

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FEB 20 2008
PLANNING DEPT.

February 17, 2008

County of Placer
Community Development Resource Agency
Ms. Angel Rinker
3091 County Center Drive Ste. 140
Auburn, CA 95603

Dear Ms. Rinker:

This is in regard to the issues that have arisen between us and The Parshall's regarding their plans to re-zone and split that has been attached to the Foresthill Project.

In a prior agreement with Placer County around May of 1998, the Parshall's petitioned and were granted the right to buy county property as an easement to access their property from a different location. The agreement states that this access was being granted solely for the development of the Parshall's lot as zoned and at that time nothing was said about re-zoning or splitting with this new access.

Their plan now seems to be indirect contradiction to the reasons originally given for the access to be granted and in fact, seem to violate that agreement. Given the fact that their new plans will adversely impact four property owners by the inclusion of basically extending that 30 foot easement through the county property and extend it over 700 feet along four properties, cannot be seen as anything less than one property owner taking advantage of a prior agreement that did not include this new request.

A

Once again, we feel that if the property owners are included in the Parshall's plan with a minor boundary adjustment, all parties could proceed with a common goal.

We have included all and the only paperwork that we were given back in 1998 for their easement (please see highlighted areas of Easement Deed included) that we believe apply to the prior agreement and should be part of any new agreement. We also believe that any new agreement with the Parshall's to re-zone and split must take in prior comments by the Parshall's and the County.

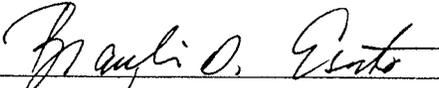
I will drop by the hard copy of this letter and copies of the enclosures for you, Ms. Jacobsen and Mr. Clark, Tuesday afternoon.

Again, please feel free to contact anyone of us at any time regarding our issues or issues you may have.

A cont.

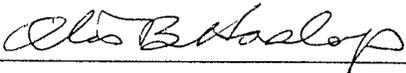
Sincerely,

Braulio and LeVerne Escoto
5129 Cresline Drive
Foresthill, CA 95631
phone # 530-367-4301
parcel # 257-080-018-000





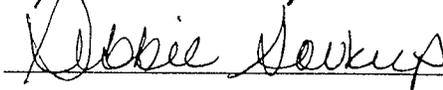
Otis and Kay Haslop
5139 Crestline Drive
Foresthill, CA 95631
phone # 530-367-3704
parcel # 257-080-021-000





Joe and Debbie Soukup
5149 Crestline Drive
Foresthill, CA 95631
phone # 530-367-3503
parcel # 257-080-022-000





enclosures to follow with the hard copy of this letter and signatures.

cc: C. Jacobsen/Placer County Planning Department
L. Clark/Placer County Planning Department

Jim and Linda Parshall
5177 Crestline Drive
Foresthill, CA 95631

9803 2942 0001

7/7/04
Dawn Becker
886-3088 x
has not asked for
Parcel map.
D. Becker
@ Placer.ca.gov

400 feet of
splitting
no building permit

RECORDING REQUESTED BY:

PLACER, County Recorder
JIM MCCAULEY Co Recorder Office

County of Placer

DOC - 98-0032942

WHEN RECORDED, MAIL TO:

Wednesday, MAY 06, 1998 09:40:42
REC \$15.00; MIC \$3.00; AUT \$13.00
SBS \$12.00; DOC \$2.50;
Ttl Pd \$45.50 Nbr-0000039762
okd/R5/2-13

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COUNTY OF PLACER

EASEMENT DEED

For Good and Valuable Consideration, receipt of which is hereby acknowledged, the County of Placer, a political subdivision of the State of California, does hereby grant to James F. and Linda D. Parshall, husband and wife, a non-exclusive easement for access purposes and incidentals thereto, over, on, and across the following described property in the County of Placer, State of California:

See Exhibit "A", attached hereto and incorporated herein by reference

Said easement is being granted for the benefit of those parcels of land recorded in Recorder's Document Number 97-73553 and in Volume 1262 at Page 113, Official Records Placer County, pursuant to the conditions set forth in that document entitled Agreement for Purchase of Easement, a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference.

Dated: 4/5/98

BY: [Signature]
Larry Oddo, Director of Facility Services
County of Placer

(Signature must be notarized)

DOCUMENTARY TRANSFER TAX \$ 2.50
Computed on full value of property conveyed OR
Value less remaining c. franchise
[Signature]
Signature of document
 Unincorporated area City of _____
Parcel No. _____

c

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EXHIBIT "A"

EASEMENT TO BE GRANTED

A portion of the tract of land described in the Grant Deed to the County of Placer recorded in Volume 1303 at Page 147, Official Records of Placer County, located in Section 5, Township 13 North, Range 10 East, M.D.M., Placer County, California.

A strip of land having a right angle width of thirty (30.00) feet and a Southerly line described as follows:

Beginning at an iron pin marking the Easterly most corner of the tract of land shown and designated as Parcel D on the Parcel Map filed in Book 1 of Parcel Maps at Page 20, Placer County Records, a point on the Southerly line of the above described lands of the County of Placer; thence North $89^{\circ}28'21''$ West along Southerly line for a distance of 330 feet, more or less, to the Southwesterly corner of said lands of Placer County, a point on the East line of Lot 50, the Spring Garden Placer Mine, and the terminus of said easement.

Note: The Northerly line of the above described strip of land is to be extended Easterly to the Northwesterly line of the fifty foot Highway Easement granted to Placer County in Volume 1282 at Page 277, Official Records of Placer County.

EXHIBIT "B"

AGREEMENT FOR PURCHASE OF EASEMENT

THIS AGREEMENT, made and entered into this 6th day of May, 1998, by and between the County of Placer, a political subdivision of the State of California, as grantor ("County") and James F. and Linda D. Parshall, husband and wife, as grantee ("Parshall"),

WITNESSETH:

WHEREAS, County is the owner of certain real property commonly referred to as the Todd Valley Pond Parcel (APN 258-210-037) recorded in Volume 1303 at Page 147, Official Records Placer County, in Placer County, California (the "Property"), and

WHEREAS, Parshall is the owner of certain real property adjacent to the Property (APN 257-080-017) Recorder's Document 97-73553, Official Records Placer County, and

WHEREAS, John M. and Nancy N. Pitman ("Pitman") are the owners of certain real property also adjacent to the Property (APN 257-040-069) recorded in Volume 1262 at Page 113, Official Records Placer County, and

WHEREAS, Parshall desires to purchase an easement interest in the Property due to the lack of otherwise adequate access to their property and County desires that any such easement should also provide access to the property owned by Pitman to avoid the future need for an additional easement across the Property,

NOW THEREFORE, the parties agree as follows:

1. County agrees to convey to Parshall an easement for access purposes over the Property (the "Easement") as more fully described in Exhibit A attached hereto, in exchange for which Parshall agrees to pay to Grantor the sum of Two Thousand Three Hundred Dollars (\$2,300.00).

2. (a) Parshall acknowledges and understands that an additional purpose of the Easement is to also provide access to the property owned by Pitman and that the grant of the Easement is intended by the County to be for the benefit of the Pitman property as well. In order to access the Pitman property from the Easement, an additional easement must be granted by Parshall to Pitman across the easterly portion of the Parshall property as shown on Exhibit A-1 attached hereto. County's conveyance of the Easement to Parshall is made based upon the express representation that Parshall shall, upon request, grant to Pitman or their

9803 2942 0004

successor(s)-in-interest in ownership of said APN 257-040-069, an easement for access purposes across the Parshall property generally as shown in Exhibit A1; provided, however, Parshall shall have no obligation to grant said easement unless Pitman pays Parshall fair market value, as established by agreement or by appraisal, for the easement across the Parshall property and reimburses Parshall for one-half of the cost of acquisition of the Easement from the County.

(b) In the event Parshall develops alternate access to the Parshall property such that the access provided by the Easement is no longer necessary, the rights granted by the County under this Agreement shall be extinguished, and Parshall shall execute such documents as the County may reasonably request to remove the Easement.

3. Parshall hereby releases County from any and all claims, liabilities, damages or costs of any nature, whether to person or property, arising out of Parshall's use of the Easement, and knowingly and voluntarily assumes all risk of use thereof. Parshall further agrees to defend, indemnify and hold harmless the County, its officers, employees and agents, from any and all claims, liabilities, damages and costs of any nature, whether to person or property, asserted or made by any third party based upon the condition or use of the Easement during the time Parshall owns the Easement. The County shall assume no responsibility for maintenance of the Easement by reason of this conveyance, the responsibility for which is expressly left to be undertaken by Parshall and/or Pitman.

4. The parties acknowledge that the Easement is part of a parcel of public property that may be utilized in the future as park property. The Easement shall be used solely for access to said APNs 257-080-017 and 257-040-069, and not in any manner which may interfere with the County's future use of the property for park purposes. Parshall shall obtain and comply with all necessary permits which may be required by County for construction of the access improvements to the Easement. Recognizing that while the purpose of this Easement is for construction of an access road and incidentals thereto, the design of these improvements shall retain trees and vegetation where feasible.

5. This is an integrated Agreement, and it contains all of the terms, considerations, understandings, and promises of the parties. It shall be read as a whole. This Agreement may be modified or changes only by an instrument in writing, executed by the parties.

6. In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees. Any action arising out of the Agreement shall be brought in Placer County, California regardless of where else venue may lie.

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7. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of Parshall.

8. Any notices to parties required by the Agreement shall be delivered or mailed, U.S. first class, postage prepaid, addressed as follows:

COUNTY OF PLACER

PARSHALL

Director
Department of Facility Services
11476 C Avenue
Auburn, CA 95603

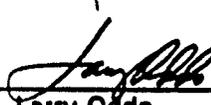
James and Linda Parshall
4993 Avenida de Lago
Santa Clara, CA 95054

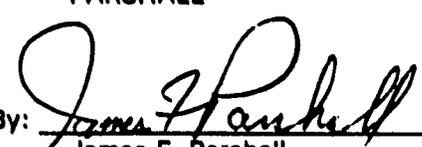
Either party may amend its address for notice by notifying the other party in writing.

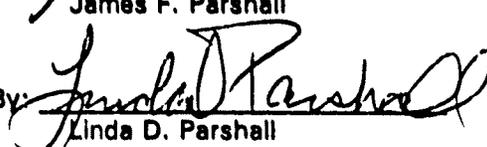
WHEREFORE, this Agreement is executed as of the day set forth above:

COUNTY OF PLACER

PARSHALL

By: 
Larry Oddo,
Director of Facility Services

By: 
James F. Parshall

By: 
Linda D. Parshall

(Signatures must be notarized)

9803 2942 0006

EXHIBIT "A"

EASEMENT TO BE GRANTED

A portion of the tract of land described in the Grant Deed to the County of Placer recorded in Volume 1303 at Page 147, Official Records of Placer County, located in Section 5, Township 13 North, Range 10 East, M.D.M., Placer County, California.

A strip of land having a right angle width of thirty (30.00) feet and a Southerly line described as follows:

Beginning at an iron pin marking the Easterly most corner of the tract of land shown and designated as Parcel D on the Parcel Map filed in Book 1 of Parcel Maps at Page 20, Placer County Records, a point on the Southerly line of the above described lands of the County of Placer; thence North $89^{\circ}28'21''$ West along Southerly line for a distance of 330 feet, more or less, to the Southwesterly corner of said lands of Placer County, a point on the East line of Lot 50, the Spring Garden Placer Mine, and the terminus of said easement.

Note: The Northerly line of the above described strip of land is to be extended Easterly to the Northwesterly line of the fifty foot Highway Easement granted to Placer County in Volume 1282 at Page 277, Official Records of Placer County.

9803 2942 0007

EXHIBIT "A-1"

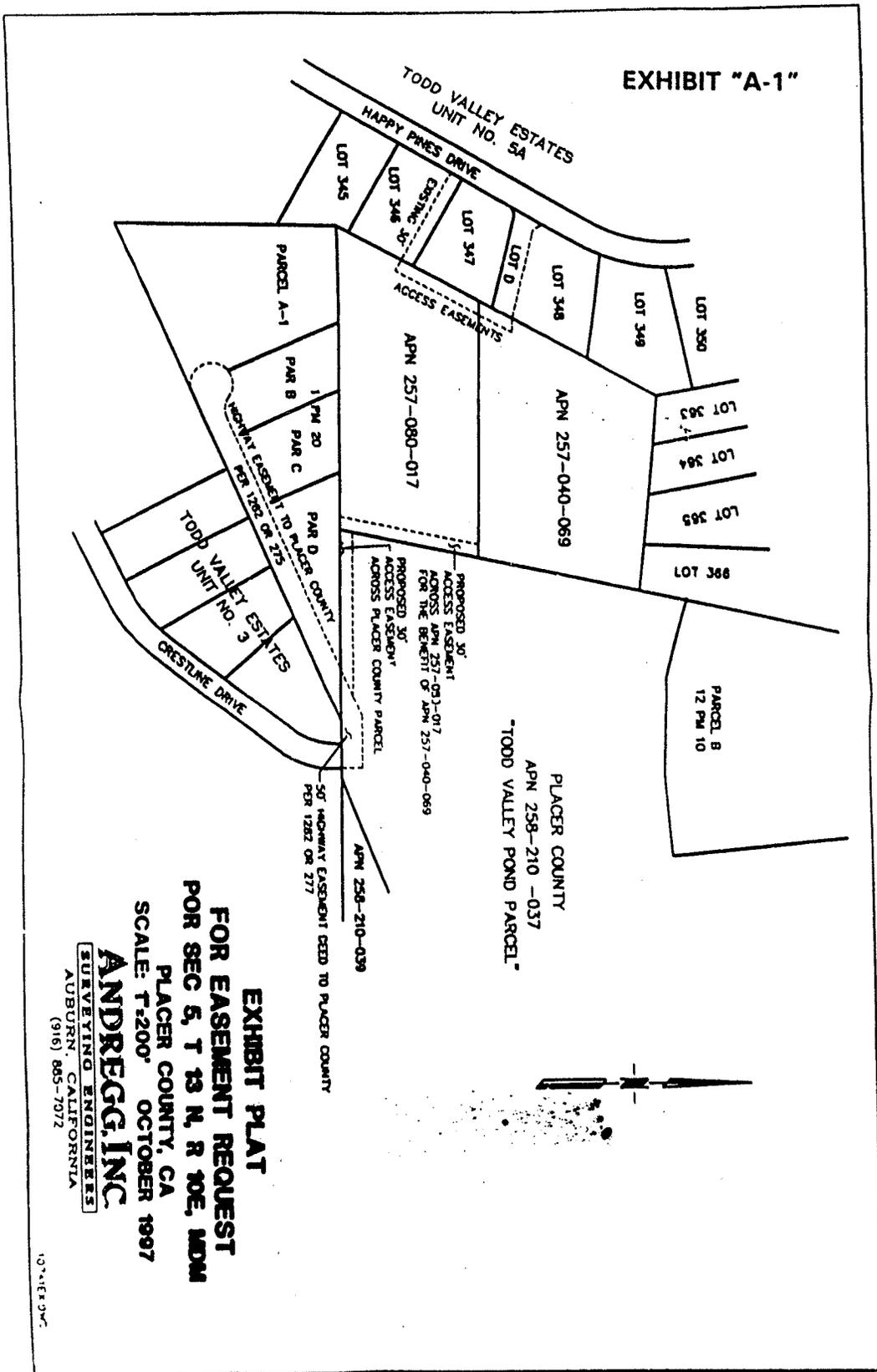


EXHIBIT PLAT
FOR EASEMENT REQUEST
 FOR SEC 5, T 13 N, R 10E, MDM
 PLACER COUNTY, CA
 SCALE: T:200' OCTOBER 1997
ANDREGG, INC.
 SURVEYING ENGINEERS
 AUBURN, CALIFORNIA
 (916) 865-7072

10*11E*20*

Before the Board of Supervisors
County of Placer, State of California

In the matter of: A RESOLUTION
AUTHORIZING THE SALE OF A NON-
EXCLUSIVE EASEMENT, AND AUTHORIZING
THE CHAIRMAN OF THE BOARD, OR IN HIS
ABSENCE THE DIRECTOR OF FACILITY SERVICES,
TO EXECUTE NECESSARY DOCUMENTS AND
DEEDS FOR SAID EASEMENT OVER
A PORTION OF APN 258-210-037.

Resol. No.: 98-30

Ord. No.: _____

First Reading: _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held February 10, 1998, by
the following vote on roll call:

Ayes: WEYGANDT, WHITE, WILLIAMS, BLOOMFIELD, SANTUCCI

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

Buell Santucci
Chairman, Board of Supervisors

Attest:
Clerk of said Board

Georgia Flake

WHEREAS, there exists a need to provide a safer access to certain property
adjacent to said park property, specifically APNs 257-080-017 and 257-040-069, and

FORGIVING INSTRUMENT IS A CORRECT COPY OF THE
ORIGINAL ON FILE IN THE OFFICE AT THE
COUNTY CLERK'S OFFICE
GEORGIA FLAKE
Clerk of the Board of Supervisors of the County of Placer, State
of California
Georgia Flake

9803 2942 0009

RESOLUTION NO. 98-30

WHEREAS, said access can be provided by sale of a non-exclusive access easement over that portion of the park property which is more specifically described in Exhibit A and as shown on Exhibit B, both of which are attached hereto and incorporated herein by reference, and

WHEREAS, the Board finds that the portion of the park property where the easement would be located is not generally used by the public for park purposes, that no public funds have been expended to improve the same as a park, that no consideration has been paid for such land by any public agency, and that the public interest will not be affected by an easement over said portion of the park property,

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that a non-exclusive easement for access purposes over the real property described in Exhibit A and shown on Exhibit B shall be sold for fair market value and upon such other terms as the Director of Facility Services may deem appropriate to the owner(s) of APN 257-080-017 to be used for access purposes to said parcel and to APN-040-069 in the location shown on Exhibit B. The Chairman of the Board, or in his absence, the Director of Facility Services, is hereby authorized to execute such documents and deeds as may be required to complete said sale.

9803 2942 00 10

Exhibit "A"

Easement to be Granted

A portion of the tract of land described in the Grant Deed to the County of Placer recorded in Volume 1303 at Page 147, Official Records of Placer County, located in Section 5, Township 13 North, Range 10 East, M.D.M., Placer County, California.

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Note: The Northerly line of the above described strip of land is to be extended Easterly to the Northwesterly line of the fifty foot Highway Easement granted to Placer County in Volume 1282 at Page 277, Official Records of Placer County.

9803 2942 0011

EXHIBIT B: SITE AND EASEMENT LOCATION

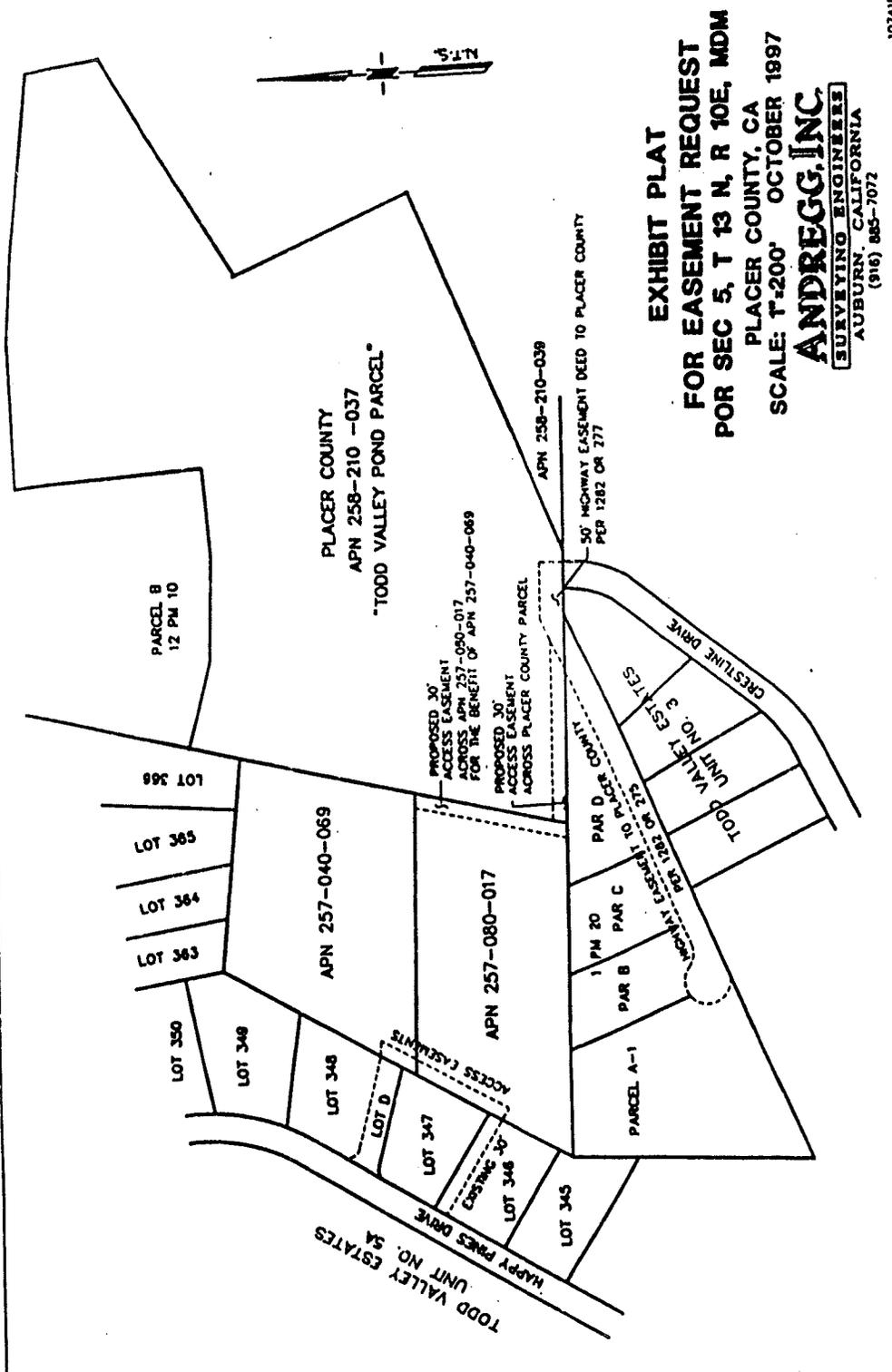


EXHIBIT PLAT
FOR EASEMENT REQUEST
POR SEC 5, T 13 N, R 10E, MDM
PLACER COUNTY, CA

SCALE: 1"=200' OCTOBER 1997

ANDREGG, INC.
 SURVEYING ENGINEERS
 AUBURN, CALIFORNIA
 (916) 885-7072

10741EX.DWG

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer

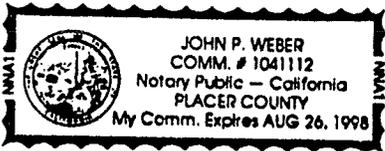
On 5-5-98 before me, JOHN P. WEBER

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Larry Oddo

Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

John P. Weber
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Easement Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

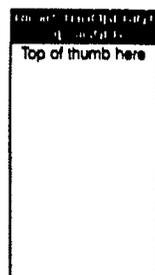
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

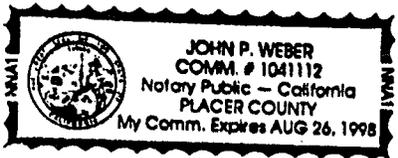
State of California

County of Placer

On 5-6-98 before me, JOHN P. WEBER

personally appeared James F. Parrshall and Linda D. Parrshall

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

John P. Weber
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

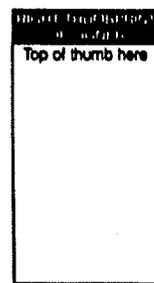
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Letter 24A: Braulio and LeVerne Escoto, Otis and Kay Haslop, and Joe and Debbie Soukup

Response 24A-A: Comment noted. This comment addresses concerns regarding planning and land use impacts (primarily access easement effects on surrounding properties) related to a proposed zone change and parcel map application for a single parcel within the 109 square mile FDCP area. A lot line adjustment or parcel map reconfiguring the subject parcel will be subject to Placer County review at the time of approval consideration. At that time comment and testimony from the public will be considered and environmental impacts will be addressed as necessary and appropriate.

This is a comment on the merits of the proposed Foresthill Divide Community Plan and does not raise a significant environmental issue that requires a response in this Final EIR.

RECEIVED

Letter 25

MAR 05 2008

March 2, 2008

ENVIRONMENTAL COORDINATION SERVICES

Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Received
MAR 03 2008 2:30 pm
CDRA - Admin.

Here are my written comments on the Draft EIR Revised Foresthill Divide Community Plan. The use of "the County" in my remarks includes Placer County, Community Development Agency, the Planning Dept, and the consultants.

A review of the draft EIR Revised Foresthill Divide Community Plan and Appendices indicates some portions are missing, for example: Referenced previously circulated draft programmatic EIR for Forest Ranch and Appendices A, B, and C. The draft EIR is hard to read. It is difficult to find referenced material. It would seem that CEQA would require a clear transparent record so that the public could truly understand the chain of events. The draft fails to meet this test.

A

A new feature has been added, The Forest Ranch Concept Plan alternative. It is not clear why the Forest Ranch Concept Plan alternative is included. Is The Forest Ranch Concept Plan alternative a legal alternative under CEQA?

B

The data varies in age. Traffic studies are reasonably current. But water studies are clearly lacking. There is no mention of the Foresthill Public Utility District Water System Master Plan which updates the SB 610 report and 1992 Master Plan. Does this draft EIR for the Revised Foresthill Divide Community Plan and the Forest Ranch Concept Plan satisfy CEQA requirements for water supply evaluation?

C

Several references are made to a previously circulated programmatic Forest Ranch draft EIR (A.2, B.2, D, G, H, & I). How can select portions of a draft programmatic EIR for Forest Ranch apply to the Revised Foresthill Divide Community Plan?

D

Throughout the discussion of the Forest Ranch Concept Plan findings are made for adverse impacts, unavoidable impacts, impacts that cannot be mitigated. Why would the County "push" an alternative plan that has many adverse impacts, such as: traffic, open space, resource use, population increase, job imbalance, and scenic view?

E

An option would be to separate the Foresthill Divide Community Plan from the Forest Ranch Concept Plan. Get the community plan responsibility done on its own merit; handle Forest Ranch Concept Plan in a separate EIR. The two cannot be carried forward as one.

F

The Foresthill Community has only one road of any quality, Foresthill Road. There are two alternate roads (Ponderosa and Yankee Jim) across the North Fork of the American River. They are a driving experience (awesome and fun), but not good access. The access road bridge to El Dorado County was destroyed by a flood but never replaced. The County has allowed alternate accessibility on/off the Foresthill Divide to deteriorate over time. When the Foresthill Bridge was constructed it made a significant improvement in access to and from the Divide. Any planning effort which diminishes this valuable resource is not reasonable and prudent planning.

G

If the County insists on a high population, then a basis for new development should be to provide infrastructure first before using up the transportation resource. Before empowering development to "use-up" the transportation resource, a second bridge over the North Fork of the American River, a new interchange at I-80, and the repair of roads, such as Ponderosa Way and Yankee Jim's, and the road to El Dorado County should in place. Also, the idea of changing the County policy, Level of Service to D, so there would be less policy violation is absurd.

H

Fire safety requires slow growth and low population numbers until access roads are in place before increasing population. To do otherwise puts a larger public at risk. The plan should not allow 80 or 160 acre "lots" for residential use unless it is for the pursuit of agricultural forestry practices. A care taker residence for the promotion of agricultural forestry offers a way to promote forest preservation, reduce population expansion, and improve fire safety.

I

Open space loss is dismissed as unavoidable. An option not offered is using forest land as carbon storage. The draft EIR sidesteps the Governor's and California's goals for emission reduction.

J

The Foresthill Community Plan should have positive features to promote good forestry practices for future timber harvest and timber production.

K

A linear strip development exists in Foresthill today. The implementation of the revised plan would continue the situation. The revised plan should build on a central business area vs. a continuation of the "strip" approach.

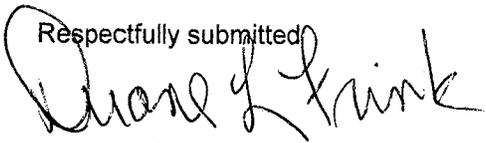
L

There is no evidence showing an inventory of "historic" resources in the draft. Implementation of a plan with the term "historic", without guidelines, would be a road block for any new construction of commercial, industrial, or residential in "historic" areas. Those in charge of implementing the Revised Foresthill Community Plan with the designation "historic" will find many reasons why a proposal for the development of new, rebuilding or repair is not appropriate. The length of time to achieve approval will increase dramatically. A way to address this issue would be to do an inventory of the area designated "historic". Then conduct an evaluation based upon the National Register of Historic Places criteria and apply these rules to establish significant cultural resources within the "historic" area. Those found significant could be developed according to established preservation practices. For those resources found not significant, allow development to proceed, meeting standard building codes and guidelines.

M

The Foresthill Community Plan has a long history, more than 10 years. And, it shows a lot of work has been invested. Now it is time to bring to a close this chapter of the Foresthill Community Plan.

Respectfully submitted



Duane L. Frink
PO Box 830
Foresthill, CA 95631

Cc Bruce Kranz, Supervisor, District 5
John Marin, Agency Director, Community Development Resource Agency
Michael Johnson, Director Planning Dept

Letter 25: Duane L. Frink

Response 25-A: It is not clear from this comment what is missing from the Draft EIR and Appendices. The previously circulated draft programmatic EIR for the Forest Ranch project is available at the Placer County Planning Department. As noted on page 1-2 of the Draft EIR for the update of the Foresthill Divide Community Plan, a Final EIR was not prepared for the previously circulated Draft EIR for the Forest Ranch project and the document was never certified. The EIR for the Foresthill Divide Community Plan update has been substantially revised to include consideration of the Forest Ranch Concept Plan and decisions made by the Planning Commission on November 30th, 2005. This EIR has been re-circulated in its entirety.

With regard to Appendices A, B, & C, the commenter has not identified what is missing. These appendices include the identified materials that are referenced. On page 1-1 of the Draft EIR, Section 1.2, Procedures, the Draft EIR clearly explains the chain of events that led up to the recirculated EIR.

Response 25-B: As described on page 1-1 of the Draft EIR, the Planning Commission directed County staff to consider the land use designations of the Forest Ranch Concept Plan as part of the County's update of the Foresthill Divide Community Plan. This is presented in the Draft EIR as an option for the County to consider and has been fully evaluated in the Draft EIR at the same level of detail as the update of the Community Plan without the Forest Ranch Concept Plan project.

Response 25-C: A SB 610 analysis was originally undertaken for the Forest Ranch Concept Plan when it was being evaluated as a separate independent project and included in the Draft EIR as required. The Foresthill Public Utility District Water Supply Master Plan was adopted nearly 2 months after the circulation period for the Draft EIR began, so it was not possible to include this information in the document. The revised Water Supply Master Plan is now included as [Appendix A](#) of this Final EIR. Please see also Response 10-B.

Response 25-D: Since the Forest Ranch Concept Plan has been integrated into the update of the Foresthill Divide Community Plan as an option to consider, the materials included in the Appendix are relevant to the update of the Community Plan and are important to include as informational items in order to provide full disclosure to the public regarding the previous analysis.

Response 25-E: An EIR is not required to mitigate every identified impact to a less than significant level. Pursuant to CEQA Guidelines Section 15093, the decision-making body may adopt a Statement of Overriding Considerations in order to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve a project. The County will consider the Forest Ranch Concept Plan as an option in the Foresthill Divide Community Plan update. At this time, no decision has been made whether the Forest Ranch Concept Plan will ultimately be approved as part of the plan update process. Furthermore, a separate entitlement application (i.e. Specific Plan and tentative maps) must be considered and approved at a future date for any project to proceed.

Response 25-F: See the discussion in the Draft EIR on pages 1-1 and 1-2 for an explanation of why the County decided to consider the Forest Ranch Concept Plan as an option in the Foresthill Divide Community Plan update instead of continuing to process it as a separate application.

Response 25-G: Comment noted. Impacts to Traffic & Circulation are discussed on pages 3-259 through 3-305.

Response 25-H: The project is the adoption of an update to the Foresthill Divide Community Plan and this Program EIR identifies the impacts of the buildout of the plan on the transportation system. When development projects are proposed for the Plan area, the County will make a determination regarding the timing and implementation of road improvements. The County Board of Supervisors has the authority to determine policy for the County and to establish the acceptable level of service. It is proposed that the County establish LOS “D” as the acceptable level of service in the planning area.

Response 25-I: Comment noted. Land use designations establish the minimum parcel size that would be allowed within each designation. The 80-acre minimum parcel size is within the Timberland land use designation. Development in the Timberland land use designation does allow residential occupancy. However, in the TPZ and Forestry zoning districts, occupancy is limited to care taker use only.

Response 25-J: The Draft EIR discusses the impact of buildout of the Foresthill Divide Community Plan on greenhouse gas emissions on pages 5-12 through 5-19. The majority of the plan area is forested and these forested lands will serve as carbon storage. Most of this forested land is either U.S. Forest Service land or Bureau of Land Management (BLM) land that is not proposed for development under the proposed Community Plan.

Response 25-K: The proposed Foresthill Divide Community Plan contains a number of policies to conserve forest resources and encourage a sustained yield of forest products. These policies are discussed on pages 3-167 through 3-168 of the Draft EIR. In addition, the U.S. Forest Service has adopted the Sierra Nevada Forest Plan amendment to promote good forestry practices for future timber harvest and timber production.

Response 25-L: Comment noted. This is a comment on the merits of the proposed Foresthill Divide Community Plan which will be considered by the County during their review of the project.

Response 25-M: An inventory of historic resources is included in the Draft EIR on pages 3-227 through 3-230. This inventory includes heritage resources included in federal, state and/or local listings and inventories as well as California Historical Landmarks and a number of properties to be considered for eligibility to the National Register. For those properties where a formal evaluation for significance has not been undertaken, this would occur either at the request of the property owner or at the time a specific development application is submitted. In the event that a building is determined to have a significant historic value, development would have to follow established preservation practices, regulations and the state historic building code. The goals,

policies and implementation measures in the proposed Foresthill Divide Community Plan support this approach which appears to be consistent with the approach suggested by the commenter.

RECEIVED

MAR 03 2008

ENVIRONMENTAL COORDINATION SERVICES

March 1, 2008

To: Maywan Krach
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

COMMENTS ON THE FORESTHILL DIVIDE COMMUNITY PLAN
REVISED DRAFT ENVIRONMENTAL IMPACT REPORT ("DRAFT EIR")

It is difficult to provide meaningful comments on a document this voluminous, so I will confine my comments to one area, specifically Section III.D.6. "Fire Protection" (pages 3-69 through 3-73).

However, a general comment first -- I worked in government for thirty years and have seen documents of this nature before, large portions of which are boiler-plate legalese that can be lifted out of any number of Community Plans or other material. As such it loses its specificity and applicability to the uniqueness of a particular community. Also, when taking large segments from one document to another, it becomes subject to much less scrutiny than might otherwise be applied to its contents. An example: Page 3-9 #19 "The Planning Department will have (my emphasis) a draft inclusionary housing ordinance that applies to the entire County available for public review no later than December 31, 2002". Did it or didn't it?

A

Section III.D.6. "Fire Protection" has the boiler-plate language including innocuous statements under "Goals and Policies" such as "the County shall encourage" or "the County shall work with" the Foresthill Fire District to ensure compliance with current policies. This all sounds wonderful and again could be applied to almost any community within Placer County or throughout the state for that matter. I wish to address the Foresthill Divide specifically with its concerns that are far removed from those of urban centers such as Roseville, Auburn, Lincoln, etc.

As we have seen in California for many years, and most recently in October 2007 when one million people were evacuated from their homes, 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.

B

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.

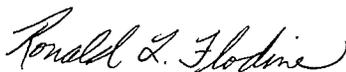
The threat of wildfires is a fact of life here on the relatively remote heavily forested Foresthill Divide. The county has recognized that eventuality with various zoning regulations and restrictions that attempt to minimize the potential for loss of life and property for the time when the threat becomes reality. For example, the County limits population density by requiring lot sizes to be at least 20 acres in the area on Black Oak Ridge Road off of Blackhawk Lane with only one way of ingress and egress. This land use regulation is indicative of the planning that has been done to deal with a potential evacuation in the event of a catastrophic wildfire on the Foresthill Divide. This type of land use restriction needs to be addressed in the Draft EIR and expanded into other areas of the Divide where new developments have similar surroundings.

I believe that clearly defined requirements of an emergency fire evacuation plan should be included in this Draft EIR. Again, this is not an urban community where the need is not so critical. Life-threatening wildfires are a very real possibility here and should be addressed with some degree of specificity. Emergency evacuation plans are many times created in a vacuum -- not based on real life experience. While no one wants the actual event to happen, it is difficult to develop a plan realistically without it, but that doesn't mean it can be or should be ignored.

Adding significantly to the importance of this issue is the Forest Ranch Specific Plan (Appendix E), which the Planning Commission has the option to recommend be considered for incorporation into the Foresthill Divide Community Plan. A careful re-examination of the current fire evacuation plan should be required as a minimum given the almost doubling of population attendant with the scope of this development.

The current fire evacuation plan calls for emergency centers on the Divide -- the three schools and Memorial Hall among others -- to be set up and residents will be expected to go to them if the need arises. Foresthill Road, which is the only viable paved road off of the Divide, will be restricted to fire and emergency equipment and personnel. I will not argue the feasibility of this plan with the current population, but to assume it will work with double the population without an extensive and in-depth review would be a dereliction of duty by county officials who are charged with providing for the public health and safety of its citizens.

I would urge the Planning Department to address the whole area of fire protection and evacuation plans in much greater detail than is currently included in this Draft EIR; and that the Planning Commission and the Board of Supervisors carefully study Section III.D.6. since it has the very real potential of being a matter of life or death.



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

(530) 367-5751

B cont.

Letter 26: Ronald L. Flodine

Response 26-A: This comment addresses policies, implementation actions, and standards included in the FDCP Policy Plan and does not raise a significant environmental issue that requires a response in this Final EIR.

Response 26-B: The third paragraph at page 3-68 of the DEIR is amended as follows to provide additional perspective regarding wildfire incident evacuation.

Wild land fires present a serious risk to residents and structures on the Foresthill Divide. The CDF Fire Hazard Severity Classification System was used to map the extreme, high, and moderate fire hazard areas on the Foresthill Divide. Extreme hazard ratings are located in the steep sloping areas along the North and Middle Forks of the American River. High hazard areas generally exist surrounding the Todd's Valley Subdivision and in the Yankee Jim's area. Moderate rating occurs in the existing town site of Foresthill and extending north along Foresthill Road to Baker Ranch on the level areas as well as in the Todd's Valley Subdivision.

Emergency evacuation within the FDCP area would be accomplished in stages correlated to the location and intensity of a 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 Road, Old Foresthill Road, Mosquito Ridge Road, and Ponderosa Way that could be used for evacuation routes.

To Members of the Placer County Planning Commission:

THOUGHTS ON THE FORESTHILL DIVIDE COMMUNITY PLAN EIR

There are basically two groups that have an expressed interest in the outcome of the EIR at this point -- the Chamber of Commerce and Foresthill Residents for Responsible Growth or "FROG". Both of these groups have a relatively small membership base when you look at the total demographics of the Foresthill Divide (I am not a member of either one). So what do the majority think of this Community Plan? We don't know for certain. A survey was done in the mid-90s that formed the basis for some of the recommendations incorporated in the Plan, but one issue that to me is the 800-pound gorilla in the room, the Forest Ranch Project, was not well defined at the time and therefore didn't have an impact on people's responses. The County refused to redo the survey and that is understandable given the time and effort that has been devoted to this Plan already over many years.

However, it leaves the question unanswered as to how the majority feel. A possible answer comes from two petitions generated within the last few years. In the fall of 2004, a petition signed by then-Supervisor Bloomfield and Supervisor-elect Kranz, members of the Forum, and 500 community members stated "We support a Foresthill Divide Community Plan that complies with the following requirements: 3. The recommendations of the Foresthill Divide Community Plan Team with respect to the Forest Ranch property are incorporated in the final plan". The recommendations referenced here were for 533 single-family residential units. This petition was sent to the Planning Commission in November 2004. Then the following April, a petition was placed in local business establishments and ultimately signed by over 1000 residents signaling a negative response to the idea of a 2,213 dwelling unit project engulfing the town.

The Chamber says it wants growth to encourage future business but they are now on record as only wanting it only east of town, on the assumption that those living in that location will be more inclined to shop in town rather than drive to Auburn. But I'm wondering if that is true. Back in the 50s, Foresthill was a self-contained town with the lumber mills providing employment and everything needed for basic necessities could be purchased in town. After the last mill closed down in the early 90s many businesses died out. Also in the 90s, Foresthill Road was straightened and widened so it is no longer such a big deal to drive to Auburn and beyond. (I live east of town and I can get to Auburn in a little over 30 minutes and that is not speeding). So residents have a wider range of choices for their shopping needs.

To switch gears now, I would like to address the issue of fire evacuation on the Divide. I have expressed concern over this issue on several occasions and in several venues. I am somewhat frustrated because I don't see a level of seriousness on this matter that I think it deserves. The Foresthill Fire Safe Council has done an excellent job in preparing the community for a wildfire on the Divide. However, what happens if we let an additional 100 to 200 dwelling units be built in each of the next five to ten years and beyond? At what point does the current plan become obsolete and downright dangerous? Fire evacuation plans are fortunately done mostly in a vacuum since we haven't experienced a real conflagration on the Divide since the 60s. Do we continue to say that the schools and Memorial Hall are evacuation centers and people will not be allowed down Foresthill Road and off the Divide? I was chastised by the developer a couple of years ago for doing a

A

B

"disservice to the community" when I said there was only one paved road off the Divide. I stand corrected, but if you have ever been on the paved road out of Iowa Hill down into the North Fork of the American River, you will know that it is ludicrous to say that is an evacuation route. I was with my son and family last October in northern San Diego County when we were a part of the 1 million evacuees as the wind-driven fires raced down the canyons of dry brush. Are we confident enough with our current plan to allow an additional 4000 to 5000 people in one development without requiring a serious look at that plan? At what point does it go from simple neglect to being criminally negligent?

I sent a letter to the Board of Supervisors in December on this topic and received a letter back from Board Chairman Holmes. In the letter, I mentioned the lack of substance in this Draft EIR on fire evacuation measures. He indicated that Placer County is addressing this issue and listed several policies and programs currently in place or being developed. These are all important steps and the county should be commended for being proactive. However, when nature's fury, as I saw in Southern California with 100 mph winds driving a catastrophic wildfire, is directed at a relatively remote heavily forested community such as Foresthill, no amount of preventive measures will protect every dwelling in its path. So I believe an evacuation plan with routes out of the area needs to be in place. That is not envisioned in the current plan nor addressed in the Draft EIR; if we allow an increase in population of up to 80% over the next few years, we are inviting life-threatening trouble.

It's interesting that the *Wall Street Journal*, in commenting about the California wildfires last October, indicated that "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". "The U. S. Forest Service is tasked with combating fires in national forests. But most of the agency's time and resources are spent protecting adjacent private property in what is known as the 'wildland urban interface'". "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".

After all this, I'm sure you must think that I am anti-growth and anti-business. I am neither; in fact, I'm a life-long, business-oriented Republican. I think that the Foresthill Divide can sustain a modest growth giving time to enhance infrastructure such as roads and modifications to fire evacuation plans to account for the increase in population. The Draft EIR has two appendices (B and E) dealing with the Forest Ranch Project. I urge you to adopt Appendix B that keeps the zoning and land use designations already approved allowing 533 dwelling units and rejecting the other that is over four times that number (2,213 dwelling units) as having too great a negative impact on the whole community; doing so will be in line with the wishes of the significant number of people living on the Divide who signed petitions recommending moderate growth.

Thank you,

Ron Flodine
Foresthill

B cont.

Letter 26A: Ronald L. Flodine

Response 26A-A: Comment noted. This comment addresses the Forest Ranch Concept Plan component of the FDCP DEIR regarding concern over the total number of dwelling units proposed and expresses community sentiment regarding the Forest Ranch Concept Plan proposal. Potential environmental impacts resulting from implementation of the Forest Ranch Concept Plan component of the FDCP DEIR have been addressed and mitigated throughout the document. This is a comment on the merits of the proposed Foresthill Divide Community Plan and does not raise a significant environmental issue that requires a response in this Final EIR.

Response 26A-B: The third paragraph at page 3-68 of the DEIR is amended as follows to provide additional perspective regarding wildfire incident evacuation.

Wild land fires present a serious risk to residents and structures on the Foresthill Divide. The CDF Fire Hazard Severity Classification System was used to map the extreme, high, and moderate fire hazard areas on the Foresthill Divide. Extreme hazard ratings are located in the steep sloping areas along the North and Middle Forks of the American River. High hazard areas generally exist surrounding the Todd's Valley Subdivision and in the Yankee Jim's area. Moderate rating occurs in the existing town site of Foresthill and extending north along Foresthill Road to Baker Ranch on the level areas as well as in the Todd's Valley Subdivision.

Emergency evacuation within the FDCP area would be accomplished in stages correlated to the location and intensity of a 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 Road, Old Foresthill Road, Mosquito Ridge Road, and Ponderosa Way that could be used for evacuation routes.

copy

December 2, 2007

Planning Commissioner Larry Farinha
3091 County Center Drive
Auburn, CA 95603

Dear Commissioner Farinha:

In October, I spent a few days with my son and family in northern San Diego County. At 2:30 on the morning of October 22, we were awakened by a police bullhorn telling us to evacuate. In going outside, we could see the flames on the top of a hill behind the house. We spent a very stressful and emotional two days not knowing if we would find the house still standing when we were allowed back into the neighborhood since the news we received was not specific enough to identify the immediate area. Fortunately, their house and neighborhood survived with only some ash in the house to clean up.

This experience impressed upon me the need for a much more comprehensive review of fire prevention measures in fire-prone areas such as ours. In looking at the 2nd Draft of the Foresthill Divide Community Plan that was circulated a couple of months ago, about all I see is boiler-plate legalese about Placer County "encouraging" and "working with" the local fire department to ensure compliance with current policies. As we have seen in California for many years, these 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 regarding the California fires, is that local and state governments know that if tragedy strikes, the federal government will eventually bail them out.

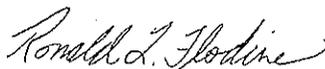
A

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 am not suggesting there are any easy answers nor am I suggesting a no-growth policy on the Foresthill Divide, but the complexities of these issues require much more constructive thought than I believe has been employed up to this point.

Sincerely,



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

c: Supervisors Rockholm, Weygandt, Holmes, Uhler, Kranz

Letter 26B: Ronald L. Flodine

Response 26B-A: This comment addresses policies, implementation actions, and standards included in the FDCP Policy Plan, not the DEIR, and is a comment on the merits of the proposed Foresthill Divide Community Plan and does not raise a significant environmental issue that requires a response in this Final EIR.

RECEIVED

MAR 15 2008

CDRA

March 5th, 2008

Placer County Planning Department

Re Revised Foresthill Divide Community Plan

As a resident of Foresthill, CA, having examined the proposed EIR Draft and development plan for Foresthill for the next 20 years, I/we find a number of serious issues as presented which are not acceptable and I/we believe do not adequately provide for the well being of and safety of Foresthill and its residents.

We take issue with the following areas:

1) The survey taken from the residents was completed in 1996. The timing of the road traffic survey was done at the lowest traffic time, Dec of 1996. At the time of the survey, the proposed population build out was considerably less than what is now being proposed. The survey is 12 years old and therefore must be re-done as the scope and dynamics of development proposed are not what residents were informed of by Placer County 12 years ago. Why has this not been done? I request an analysis and details of same.

A

2) The proposed population build out numbers and changes in the land designations (changes in density) proposed are completely unacceptable to us. We settled in Foresthill to live in a small population base with a small town atmosphere. We do not want Foresthill to become just another build out project. In light of the increase from a build out of 13,300 to 62,000 I would like to see an analysis and further study on the impact on possible fire protection issues. Why has this not been re-examined?

B

3) In light of the recent catastrophic wild fires at Lake Tahoe and San Diego, and because Foresthill, CA, is in the fourth most fire dangerous areas in California, further excessive population build out in Foresthill area needs to be drastically reduced . In light of the announcement on Feb 28th, 2008, that the Cal Fire unit in Auburn, and 19 other stations will be closed because of the budget short fall, then a new position relating to development for Foresthill should be re-examined. Why was this not done?

C

4) The proposed fire mitigation plan in place, and further proposed by the fire officials of Foresthill, to close the bridge in and out of here and herd the citizens up into an area away from the main fire is absolutely unworkable and violates our legal rights to get out of Foresthill and stay with friends or relatives. It is also unworkable for senior citizens who have serious health issues that require special housing and could not take exposure to harsh environments. Your plan is a threat to all Foresthill residents and must be changed. I request an analysis and details regarding this matter.

D

5) There is in this draft, no plans to upgrade the road system for 20 years. There is only one adequate way in and out of Foresthill and there must be a second escape route built

E

before any further population increases are allowed. There has been no adequate test of the escape plan. Who is going to pay for this second route? I request a detailed study. Why has this not been done? In 1996 the population build out was projected to be 13,200 by the year 2030. The projected now is 62,000 in 100 years. That is in no way acceptable and will turn this small town into just another crime ridden, over populated city. In the future where are people going to go to get away from noise, crime, traffic and the pain of cities?

E cont.

6) There is no demand for housing in Foresthill because there is no industry or JOBS. This is the forest.

F

7) The proposed population created by the Forest Ranch 3,000 acre project would over run the Foresthill Road capacity. The traffic alone will ruin the small town atmosphere which Placer County claims to want to protect and the project destroys a 3,000 acre forest. This is a development for profit and will eventually destroy any beauty that exists in Foresthill.

G

8.) Some local government officials operate under the mistaken assumption that landowners have a legal right to subdivide and develop their land as much as they wish, regardless of the impacts to the community as a whole. This assumption is NOT legally correct, as State and Federal Courts have repeatedly held that there is no right to subdivide and split parcels. Both the state and Federal governments delegate land use planning responsibilities to local governments, and require only that landowners must be allowed some economic use of their land, not any just any economic use. Since most landowners do enjoy some economic use of their land (such as farming, grazing logging, and building one house per parcel), there is NO legal justification for allowing new subdivisions that jeopardize public safety! California Government Code section 66474 states that a subdivision may be denied if it is "likely to cause public safety problems! I and many people in Foresthill believe that because of the threat of Fire, increased water demand and road issues that the Forrest Ranch project should not be allowed an increase from 533 to 2300 homes. This project with out question will cause more than just public safety problems. Why is it that the previous head of the Placer County Planning Department issued a letter (see attachment) indicating that this project should not be built? I request a detailed study of the information which now gives the planning department their reasons for pushing this project ahead.

H

William J Hansson
3013 Moshiron Dr.
Foresthill, CA 95631

Foresthill Resident for 18 Years
FROG Member - Foresthill Residents for respOnsible Growth, Inc.

MEMORANDUM

County of Placer Planning Department

HEARING DATE: June 14, 2004

TO: Placer County Planning Commission
FROM: Planning Department
DATE: June 7, 2004
SUBJECT: Foresthill Divide Community Plan and Forest Ranch Proposal

The Forest Ranch project proposes the construction of 2200+/- units in an area that currently would allow a maximum of 530+/- units and other lands that currently are zoned Forestry 160 acre minimum parcel size. The complete project description is contained in the attached Draft EIR prepared for the Forest Ranch project.

The Forest Ranch project has been proposed as an amendment to the existing Foresthill General Plan. The applicant has also requested that the project be incorporated into and "allowed" by the proposed Foresthill Divide Community Plan. Because the staff did not include the possibility of such a project in the draft Plan to be analyzed in the EIR, the applicant elected to file an application for a General Plan Amendment and this then triggered the preparation of a Draft EIR. It was known for some time that the proposed project would be considered as a part of the deliberations on the draft Community Plan. That time is now.

The amount of density proposed by the project proponents is four times the density that the Plan and the existing zoning could permit. The existing zoning could allow as many as 530+/- units on approximately 530 acres. The proposed Foresthill Divide Community Plan would allow as many as 530 units on a larger area of the property owned by the applicants. It also allows greater flexibility in the type of project proposed and recommends that a specific plan be used to address future development of the site. (See appendix B of the proposed FDCP.) The proposed plan does not provide for the size or the number of units proposed by the applicant. Neither the Plan team nor the Foresthill Forum have supported a new plan that would accommodate the project. Although Forest Ranch presented the team with conceptual plans, the project wasn't finalized until late in the team's deliberations. The Plan Team found that the project was not consistent with the Plan's vision and general goals. The staff does not recommend that the draft FDCP be amended to provide for such a project either.

Because of the application on file the staff has been working with the applicants on the review of the project. The attached letter is the most recent correspondence related to the project proposal.

On page three of this June 3, 2004 letter, the staff has indicated a few revisions to the plan text that are recommended. The memo also contains alternative language that could be incorporated into the draft plan in the event the Planning Commission wishes to amend the plan to accommodate the 2200 unit project.

The primary issues that have lead to the staff's position on this project can be summarized as follows:

- a 2200 unit project would overwhelm the existing community and result in significant changes to the existing community character.
- the extent of development would alter the existing forested character of an area in close proximity to downtown
 - substantially more open space loss would occur with the project proposed
 - significantly more habitat would be converted to urban/suburban uses
 - the project would add significant additional traffic to the areas roadways
 - the scale of the proposed project would require the construction of a sewage treatment facility that could then have growth inducing impacts on surrounding areas and further change the existing character of the community
 - inadequate domestic water is available for the full project proposed
 - the project site has allowed as many as 530 units, on the portion closest to existing development, for decades and no development has occurred to demonstrate the viability of such a project
 - the portion of the property now proposed for substantial additional development was rezoned from TPZ to Forestry - 160 acre minimum in 1993
 - not consistent with many of the General Community goals in the Draft Plan.

The increased flexibility provided to this property in the draft plan should allow the owners to design a project that is suitable for the site and expands living opportunities on the Divide and is keeping with the character and scale of the Foresthill community.

FYMWKX

ATTACHMENT

cc: Supervisor Bloomfield
Foresthill Forum
Tom Jones
Doug Ryan
Bill Abbott
Tom Tratt
Mike Wells

/forestranchfdcp

Letter 27: William J Hannson

Response 27-A: Comment noted. This comment addresses concern over the total number of dwelling units allowed by proposed densities and their effects on transportation and a perception that the traffic count survey used for the DEIR analysis was completed in 1996. A *Traffic Study for the Foresthill Divide Community Plan, May 2007* was prepared by MRO Engineers based on recent traffic counts collected on Tuesday, May 17, 2005 and August 20, 2004. All traffic related impacts have been addressed and mitigated to the fullest extent practicable within the DEIR Section 3.9 – Transportation and Circulation.

Response 27-B: Comment noted. Please see the discussion on page 2-6 and page 2-7 of the Draft EIR. In addition, the theoretical buildout population of 62,000 is described in Section 3.2 Land Use of the DEIR in the first paragraph of page 3-18 as follows:

This theoretical population growth can not be realized during the time horizon of the FDCP, or even the distant future given the lack of suitable wastewater treatment facilities and treated domestic water. Such a buildout population also assumes 100% of the maximum density of each land use district when in an area like Foresthill such densities cannot be achieved due to the infrastructure constraints listed above and environmental constraints as well (e.g., slope, and onsite septic capabilities).....Buildout under the existing zoning, constrained as described in the project description, would yield a population of 19,272 which would not occur until the year 2170.

All population related impacts of the FDCP have been addressed in the context of the projected 2170 population of 19,272 and mitigated to the fullest extent practicable within the DEIR.

The third paragraph at page 3-68 of the DEIR is amended as follows to provide additional perspective regarding wildfire incident evacuation.

Wild land fires present a serious risk to residents and structures on the Foresthill Divide. The CDF Fire Hazard Severity Classification System was used to map the extreme, high, and moderate fire hazard areas on the Foresthill Divide. Extreme hazard ratings are located in the steep sloping areas along the North and Middle Forks of the American River. High hazard areas generally exist surrounding the Todd's Valley Subdivision and in the Yankee Jim's area. Moderate rating occurs in the existing town site of Foresthill and extending north along Foresthill Road to Baker Ranch on the level areas as well as in the Todd's Valley Subdivision.

Emergency evacuation within the FDCP area would be accomplished in stages correlated to the location and intensity of a 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 Road, Old Foresthill Road, Mosquito Ridge Road, and Ponderosa Way that could be used for evacuation routes.

Response 27-C: Comment noted. A decision to close the Auburn Cal Fire unit, as stated by the commenter, has not been made and will not be made until the 2008/2009 State budget is adopted after July 1, 2008. A reassessment of the fire protection capabilities within the FDCP area, based on the commenters assumption, is premature at this time.

Response 27-D: Comment noted. See Response 27-B above.

Response 27-E: Comment noted. See Response 27-B above.

Response 27-F: Comment noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Response 27-G: Comment noted. This comment address the Forest Ranch Concept Plan component of the DEIR regarding concern over the total number of dwelling units proposed and the effect of said units on transportation. A *Traffic Study for the Foresthill Divide Community Plan, May 2007* was prepared by MRO Engineers. All traffic related impacts have been addressed and mitigated to the fullest extent practicable within the DEIR Section 3.9 – Transportation and Circulation.

Response 27-H: This comment does not have any bearing to the environmental impacts that are addressed by the DEIR for the Revised Draft Foresthill Divide Community Plan as required by CEQA, and does not raise a significant environmental issue that requires a response in this Final EIR.