

Letter 27A

Placer County Planning Department

Feb 4th, 2008

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.
- 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 for wealthy developers.
- 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 .
- 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.
- 5) There is in this draft, no plans to upgrade the road system for 20 years. There is only one way in and out of Foresthill and there must be a second escape route built before any further population increases are allowed. 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.
- 6) There is no demand for housing in Foresthill because there is no industry or JOBS. This is the forest.
- 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.

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William and Claudia Hansson

Foresthill Residents for 18 Years

Letter 27A: William J Hannson

Response 27A-A: See Response 27-A.

Response 27A-B: This comment does not have bearing on environmental impacts that are addressed by the DEIR for the FDCP and does not raise a significant environmental issue that requires a response in this Final EIR.

Response 27A-C: Comment noted. The FDCP population projection of 19,272 in the year 2170 serves as the basis for DEIR analysis and is not considered “excessive” population growth over a span of over 160 years in consideration of the FDCP area population of approximately 5,987 in 2005 and the 109 square mile size of the FDCP. Furthermore, the growth rate projection of 2% was used to serve as a worse-case scenario and is likely unsustainable between the present and build out.

Response 27A-D: See Response 27-B.

Response 27A-E: Comment noted. Please see response 27-B. All traffic related impacts have been addressed and mitigated to the fullest extent practicable within the DEIR Section 3.9 – Transportation and Circulation.

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

Response 27A-G: See Response 27-G.

Crystal Jacobsen

From: Breann Sober
Sent: Monday, March 03, 2008 5:17 PM
To: Crystal Jacobsen
Subject: FW: Forest Ranch Development

Hi Crystal,

Here's one for you.

Thanks,

-Breann
x3143

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

From: Katherine Galimba [mailto:galimba@ftcnet.net]
Sent: Sunday, March 02, 2008 10:19 AM
To: Placer County Planning
Subject: Forest Ranch Development

Dear Madam or Sir:

I have been a property owner in Foresthill since 1985 and a resident since 1989. I am writing this letter because I am adamantly opposed to the expansion of the Forest Ranch Project to 2,213 units.

The proposed expansion provides no means to quickly and effectively evacuate citizens in the case of a fire or other emergency. Foresthill has basically one two-lane road going in and out of the community. The expansion of the Forest Ranch development would certainly mean that too many people would be trapped on this mountain and unable to escape.

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In addition, adding over 2,000 residents to our community would destroy the environment, add to car pollution, increase noise pollution, and negatively effect the water shed, natural habitat, and scenery. It would have a negative effect on this quiet, peaceful community that we all love.

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The idea that our roads would not be impacted because most new residents would be over 55 is seriously flawed. I am 56, my husband is 56, and we both drive up and down Foresthill Road twice a day. We will continue to do so for many years in the future. Traffic now is often bumper-to-bumper and below the speed limit. We cannot accomodate so manynew drivers.

C

I urge the Planning Department to reject the proposed expansion of the Forest Ranch Development.

Sincerely,
Katherine Galimba

Letter 28: Katherine Galimba

Response 28-A: 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 28-B: Comment noted. This comment addresses the total number of dwelling units proposed by the Forest Ranch Concept Plan component of the FDCP and the effects these units would have on air quality (addressed in Section 3.8 – Air Quality), noise (addressed in Section 3.10 – Noise), hydrology (addressed in Section 3.4 – Public Facilities) natural habitat (addressed in Section 3.6 – Natural Resources/Conservation/Open Space), and aesthetics (addressed in Section 3.3 – Aesthetics). Potential impacts related to these environmental factors resulting from implementation of the Forest Ranch Concept Plan component of the FDCP have been addressed and mitigated throughout the DEIR. Project specific impacts will be further evaluated at such time that a Specific Plan EIR is prepared.

Response 28-C: 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.

Maywan Krach

RECEIVED Letter 29
MAR 05 2008

Draft EIR Comments

More information on the project is available on the County web site:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/EIR.aspx>

Project Title: Revised Foresthill Divide Community Plan (PEIR T20070206)

Public Hearing Date: February 28 2008

Public Review Period: December 5, 2007–March 5, 2008

• Your comments must be postmarked by March 5, 2008

• Comments must be written legibly with complete contact information in order to be considered.

• Comments may be sent:

By Fax 530-745-3003

By Email cdraecs@placer.ca.gov

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

• Please attach additional pages if more space is needed.

Will be re-submitting original letter 1/26/2002 received by Placer County Planning Dept. 1/28/2002
Attn: Ms. Lori Lawrence, Environmental Review Clerk, Mr. Dean Prigmore, Asst. Director of Planning.
Page two with questions 3 thru 9 are missing. Blackhawk and Black Oak Assoc. oppose the Forest Ranch Vision of 2213 dwelling units and a R.V. Park Place of Business in a residential area with transit living as its source of business not R.V. Storage. We are concerned the the impact will change our community of Foresthill.

Fire Roads water, Public Services. Would you want to live as if you are in Roseville, Lincoln etc?

Your Name Laura Sue Hicks Blackhawk and Black Oak Assoc.
Mailing Address P.O. Box 76
City Foresthill State CA Zip 95631

A

Letter 29: Laura Sue Hicks, Blackhawk and Black Oak Association

Response 29-A: Comment noted. This comment addresses the Forest Ranch Concept Plan component of the DEIR regarding concern over the total number of dwelling units proposed and their effects on the air quality, public services, noise, hydrology, biology and aesthetics. The impacts of the Forest Ranch Concept Plan component with regards to these impacts have been addressed and mitigated throughout the document.

PLACER COUNTY
DATE
RECEIVED

JAN 28 2002

PLANNING DEPARTMENT

January 26, 2002
Mr. Dean Prigmore, Asst. Director of Planning
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Attn: Ms. Lori Lawrence, Environmental Review Clerk

Re: Forest Ranch (EIAQ-3656)

Dear Ms. Lawrence:

As members of the Blackhawk and Black Oak Ridge Homeowners' Associations living in CSA # 28 we strenuously object to the above captioned project based upon the following essential environmental and safety concerns.

1. **The quality of our drinking water will be compromised.** Each of the undersigned obtains drinking water from wells, fed by aquifers that permeate the entire region. This same region contains several miles of mineshafts, commencing from abandoned mines located on the Project Site (particularly the Mayflower Mine). Maps verify that these shafts exist under many of our parcels. Empirical evidence proves that these shafts are full of water, indicative of seepage from these aquifers. Mining experts indicate the strong likelihood of the existence of mercury and cyanide in these mining areas. [We demand that before any work begins on the Project Site, the Applicant be required to, not just clean up each mine, all shafts and the surrounding environs of all toxic wastes, but also to purchase a bond of a sufficient size to cover all foreseeable costs associated with the cleanup of our water supply.]

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The existence of 2,213 septic systems or, in the alternative, one very large wastewater treatment plant will also prove detrimental to the (water) ecology as will the implementation of water run off and drainage systems.

2. **The quality of Brushy Creek and all down stream bodies of water including Shirttail Creek and the north fork of the American River will be jeopardized.** A number of homeowners live adjacent to Brushy Creek, which flows on the north side and below the north boundary of the Project. There are at least four mine shafts, flooded with water, that either empty into or cross this creek. It is feared that the toxic wastes that exist on the Project Site will spill and flow down Brushy to Shirttail to the American River. Pesticides, fertilizers, and herbicides that will be applied to the golf course, landscapes, and Site homes will result in runoff that will leach back into the ground, adversely affecting our water supplies as well as Brushy Creek and all down stream bodies of water.

B

3. **The quantity of water in our aquifers and wells will be compromised.** The water supply needed to provide domestic water for homes built on the Project for 5,000 or so users, water the golf course, landscape or provide water for stables, an equestrian center, and a substantially sized sewage treatment plant, if taken from the ground, will dramatically impact the current water table and impact current users.

C

4. **Traffic flow and safety would be compromised and severe congestion would result.** The addition of 2,213 residences would add at least as many vehicles (more likely 5,000) to our meager road system. There would be insufficient parking in town and all the additional traffic would turn Foresthill Road into a virtual parking lot. The narrowness of the Divide would seem to disallow an alternative bypass. Construction and service vehicles would additionally aggravate traffic and safety. There would unlikely be an effective emergency evacuation plan to evacuate this many people.

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5. **Building senior housing in Upper Foresthill seems to be ill conceived.** The distance from full-service health care facilities (some health plans refuse to cover Foresthill for this reason), the elevation, and the amount of snowfall seem to be major deterrents for seniors. What about senior transportation? The long, winding road is relatively dangerous for seniors to drive. From a marketing or investment standpoint, it makes no sense.

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6. **Current residents would suffer significant loss to their peaceful, clean air environment.** By taking the population on the entire forty mile divide, doubling it, and concentrating the new population into four square miles will create noise, dust, and light pollution for everyone in town and nearby the Project. This is not equitable.

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7. **Foresthill's infrastructure and public services will not be adequate.** Fire protection, police protection, electrical power, trash removal, etc. cannot handle such an increase in population.

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8. **The Project would jeopardize the preservation of Native American artifacts that exist on adjacent tracts of BLM land.** How will these ancient sites be protected from the 5,000 - 6,000 potentially careless or unappreciative Project Site residents? How will access and use be impacted?

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9. **The Project is inconsistent with the Placer County General Plan, the Foresthill General Plan, the Foresthill Community Plan, and county mandated CSA restrictions by which we must all abide.** The County prevented the tracts that became the Blackhawk and Black Oak Ridge subdivisions from being divided into any parcel smaller than twenty acres. Why would the County now allow as many as five residences per acre?

I

10. The herds of deer (and all other wild life) will be displaced. There already exists a problem of excess wildlife in Todd Valley.

These are the issues with which Blackhawk and Black Oak Ridge homeowners associations are most concerned. We must advise that we will vigorously oppose any zoning change that will allow such heavy concentrations of population, a complete disregard of the dangers that exist in and about the abandoned mines, of the adverse effect on our streams, water quality and water tables, and the creation of noise, dust and light pollution that Forest Ranch represents.

Respectfully submitted,

- Ivan & Judy Strayer 7060 Blackhawk Rd
- Ed & Pat Fleming 7057 Blackhawk Rd
- Dennis & Gail McCafferty 7037 Blackhawk Rd
- Janet Leatherman 7017 Blackhawk Rd
- Dick & Margie Kloth 7007 Blackhawk Rd
- Rod & Linda Ondricek 26200 Black Oak Ridge
- Gary & Kathleen Duncan 27000 Black Oak Ridge
- Larry & Sue Hicks 27200 Black Oak Ridge
- Ron Flodine 28355 Black Oak Ridge
- Bob & Terrie Malella 26400 Black Oak Ridge

Signatures already on file,
E.S.A.

Letter 29A: Ivan and Judy Strayer, Ed and Pat Fleming, Dennis and Gail McCafferty, Janet Leatherman, Dick and Margie Kloth, Rod and Linda Ondricek, Gary and Kathleen Duncan, Larry and Sue Hicks, Ron Flodine, and Bob and Terrie Malella

Response 29A-A: As proposed the Forest Ranch Concept Plan component of the FDCP will be required to obtain potable water from the Foresthill Public District or obtain their own water supply and provide a municipal wastewater treatment plant in lieu of individual septic systems. Therefore there should be no impact to the aquifer supporting domestic wells in the area and pollutants found in municipal wastewater will be removed at the treatment plant prior to entering the environment. Contaminants that may exist within the existing aquifer as a result of historic mining activity is a pre-existing condition and not considered to be an impact precipitated by implementation of the Forest Ranch Concept Plan component of the FDCP.

Response 29A-B: This comment addresses the Forest Ranch Concept Plan component of the FDCP expressing concern over the total number of dwelling units proposed and the effects of these units on downstream surface water quality within the FDCP area. The impacts of the Forest Ranch Concept Plan component regarding this potential impact has been addressed and mitigated in Section 3.6 – Natural Resources/Conservation/Open Space of the DEIR.

Response 29A-C: This comment addresses the Forest Ranch Concept Plan component of the FDCP expressing concern over the total number of dwelling units proposed and the effects of these units supply of groundwater. As stated in response 29A-A above, the Forest Ranch Concept Plan component of the FDCP will be required to obtain potable water from the Foresthill Public Utility District, or obtain their own water supply, and provide a municipal wastewater treatment plant in lieu of individual septic systems. Therefore there should be no impact to the aquifer supporting domestic wells in the area and pollutants found in municipal wastewater will be removed at the treatment plant prior to entering the environment.

Response 29A-D: Comment noted. This comment addresses 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.

Response 29A-E: Comment noted. This comment expresses the commenters opinion of senior housing opportunities proposed by the Forest Ranch Concept Plan component of the FDCP and does not raise a significant environmental issue that requires a response in this Final EIR.

Response 29A-F: This comment addresses the Forest Ranch Concept Plan component of the DEIR regarding concern over the total number of dwelling units proposed and the effects these units will have on air quality and the generation of noise and light pollution. The impacts of the Forest Ranch Concept Plan component with regards to these impacts have been addressed and mitigated throughout the document.

Response 29A-G: This comment addresses the Forest Ranch Concept Plan component of the FDCP expressing concern over the total number of dwelling units proposed and the impact these units would have on public facilities and services within the Community of Foresthill. The impacts of the Forest Ranch Concept Plan component of the FDCP pertaining to public facilities and services have been addressed and mitigated in Section 3.4 – Public Facilities of the DEIR.

Response 29A-H: Protection of Native American resources on Bureau of Land Management (BLM) land, located within, or adjacent to, the FDCP area, is the responsibility of the BLM. Gradual increase in population within the FDCP from the existing population of approximately 5,987 to 19,272 in the year 2170, a 160 year time span, will not significantly alter existing access to BLM lands or visitor use patterns.

Response 29A-I: Comment noted. The purpose of the proposed FDCP, inclusive of the Forest Ranch Concept Plan component, is to update and amend the County General Plan and Foresthill General Plan. The proposed FDCP is only inconsistent with these existing plans to the extent that it has yet to be adopted. If the proposed FDCP is adopted, with or without inclusion of the Forest Ranch Concept Plan component, it will become a part of the Placer County General Plan and replace the Foresthill General Plan and a small portion of the Auburn Bowman Community Plan and the Weimar/Applegate/Clipper Gap Community Plan; thereby becoming consistent with the County General Plan.

Response 29A-J: This comment address the Forest Ranch Concept Plan component of the DEIR expressing concern over the total number of dwelling units proposed and the impact these units would have on wildlife resources. The impacts of the Forest Ranch Concept Plan component of the FDCP pertaining wildlife have been addressed and mitigated in Section 3.6 – Natural Resources, Conservation and Open Space.

Foresthill Community Plan
Draft EIR

February 22, 2008

TO: Placer County Planning Commission

FROM: Larry Jordan

The purpose of the Foresthill Community Plan is to plan for the future while insuring the current residents will still want to live here. The Community plan should address several important issues such as, but not limited to, the environment, public safety, economic sustainability, traffic and quality of life in relation to growth.

We all know and understand that there is bound to be a population increase, regardless of economic factors, people will continue to reproduce, and those new people will require a place to live. Foresthill is such a special place that it is inevitable that people will desire to relocate to our vicinity. To that end, it is hoped the New Community Plan will fulfill that need.

I am concerned over the loss of timber production. The Foresthill Divide is generally designated as number one, or the most favorable, timber growing areas available in California. The plan needs to address the inevitable loss of timberlands due to population increase. The timberlands also need to be properly managed, which in turn tends to reduce the possibility of catastrophic fire.

I applaud the County's effort in changing the "Downtown" designation to mixed use, while reducing the number of units allowed. This could insure an economically viable historic district. I only hope the County will continue to address the special needs of our Downtown District to promote a successful business climate (see attachments from Foresthill Historic Districts Workshop). I wholeheartedly support these recommendations.

I am in opposition to the proposed increase in commercial zoning within the Forest Ranch project. We, as a Community, have worked hard to revitalize our Historic Downtown area. I feel twenty-eight (28) acres of commercial zoning, outside our Historic District, could very well be the death of Foresthill as we know it. I understand the proposed golf course will require some commercial support, golf shop, diner etcetera, but this could be accomplished on an acre or less.

I do have questions and concerns regarding Foresthill Ranch. While I do support growth in our area, I question the viability of a retirement community and golf course. It is my

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opinion that this type of project will not compliment our community as well as younger families. We need students for our schools, players for our sports teams, in short a well rounded community.

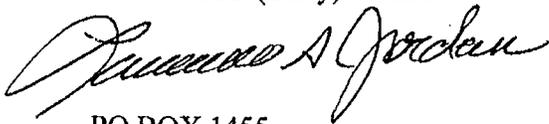
D cont.

I also question the traffic survey figures. It seems to me that a golf course will attract individuals from "off the Hill". This would offset the mitigated traffic from a senior citizen project. I would expect there would need to be road mitigation fees associated with the golf course. Increased traffic could also be a blessing as I would expect some of this traffic would patronize our community, with increased profit potential for our retail outlets. I understand that any increase in traffic will not automatically insure a business to be successful; however, I do feel it will enhance their chances of survival. It is for that reason, I support a population increase above the Historic District. The increase in traffic could also present a threat to our quality of life, environment and safety. I only hope the retirement community is not accepted without addressing the increased traffic potential, regardless of the "figures".

E

In conclusion, I would like to thank the County of Placer and all those who have worked to complete this Plan. It does not seem that long ago when we were lucky to count ten to fifteen cars on Foresthill Road as we drove home. Things have, and will continue to change. I know the path has not been very smooth, but I believe we are on the right track. Most of you know where or how to reach me, but I will add my contact numbers as a convenience.

Lawrence A. (Larry) Jordan



PO BOX 1455
Foresthill, CA 95631
(530) 367-2110 work
367-2325 home
(916) 539-4233 cell

attachements:

Letter 30: Lawrence A. (Larry) Jordan

Response 30-A: Comment noted. Loss of timberlands due to population increase has been addressed in Section 3.6 – Natural Resources, Conservation and Open Space of the DEIR. Although the goals and policies of the proposed FDCP are designed to protect and preserve existing forest and timber resources with approximately 66% of the plan area designated for Open Space or Timberland uses, ultimate conversion of timberlands under the proposed FDCP has been identified as a cumulative, significant and unavoidable impact with or without inclusion of the Forest Ranch Concept Plan component in the FDCP (DEIR pages 3-179 and 3-182). Additionally, it is worthy to note that Cal Fire is actively engaged in fuel reduction programs to reduce the high levels of brush and timber fuel loading that contribute to wildland fire hazard in the FDCP area.

Response 30-B: Comment in support of the mixed use designation proposed for the historic Foresthill downtown core is noted. 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 30-C: Comment in opposition to commercial zoning within the boundaries of the Forest Ranch Concept Plan component of the FDCP is noted. 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 30-D: Comment noted. This comment expresses the commenters opinion of senior housing opportunities proposed by the Forest Ranch Concept Plan component of the FDCP 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.

Response 30-E: Comment noted. This comment addresses the Forest Ranch Concept Plan component of the DEIR regarding traffic volume within the FDCP area. *A 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.

Draft EIR Comments

More information on the project is available on the County web site:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/EIR.aspx>

Project Title: Revised Foresthill Divide Community Plan (PEIR T20070206)

Public Hearing Date: February 28 2008

Public Review Period: December 5, 2007—March 5, 2008

- Your comments must be postmarked by March 5, 2008
- Comments must be written legibly with complete contact information in order to be considered.
- Comments may be sent:

By Fax **530-745-3003**

By Email **cdraecs@placer.ca.gov**

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

RECEIVED

MAR 11 2008

ENVIRONMENTAL COORDINATION SERVICES

- Please attach additional pages if more space is needed.

The EIR does not adequately address the following:

Water issues - There has been no plan presented to the Foresthill PUD.

A

Traffic impact is not correctly presented.

B

Fire and evacuation is not adequately presented.

C

The project would overwhelm the community of Foresthill and its existing infrastructure.

D

Pending subdivisions are not taken into account.

Your Name Lisa Loftus

Mailing Address 20916 Birchwood Drive

City Foresthill State CA Zip 95631

Letter 31: Lisa Loftus

Response 31-A: The Foresthill Public Utility District (PUD) has reviewed and commented on the FDCP DEIR (see comment Letter 10 and corresponding Responses). Project specific plans for provision of water service will be reviewed by the PUD as they are developed in the future.

Response 31-B: Comment noted. *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. It is not possible to further address the commenters assertion that the “traffic impact is not correctly presented” in that specific aspects of the Traffic Study that are considered to be incorrect are not provided and no evidence has been provided to substantiate that statement.

Response 31-C: 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.

It is not possible to further address the commenters assertion that “fire and evacuation is not adequately presented” in that specific aspects of the DEIR discussion regarding wildfire and related evacuation strategies that are considered to be inadequate are not provided and evidence to substantiate that statement has not been provided.

Response 31-D: Comment noted. 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.

Crystal Jacobsen

From: Cheryl Lopez [cheryllopez@infostations.com]
Sent: Thursday, February 28, 2008 3:42 PM
To: Loren Clark; Crystal Jacobsen
Subject: FORESTHILL – RECREATION "OPEN AREA" RAINTREE APN 255-050-019
Follow Up Flag: Follow up
Flag Status: Red

Loren Clark and Crystal Jacobsen
Community Development Resource Agency
Placer County

RE: RECREATION "OPEN AREA" IN FORESTHILL EIR & RAINTREE APN 255-050-019

-I received a copy of the EIR Impact Report after I spoke at today's meeting.

-I still feel it was appropriate topic relating to the EIR of Foresthill.

-In reviewing the EIR Impact Report on Page 4 "Parks and Recreation", "Natural Resources/Conservation/Open Space" and Page 5 "Noise" does involve related use of the 100+ back property of Raintree's 300+ acres for use as "horse trails" and "dirt bikes".

A

-Only "Noise" on page 5 states "and the introduction of new noise sources and construction activity noise on a project-by-project basis".

B

-My comment is assigning and allowing 100+ acres in middle of future residential homes surrounding from Foresthill Road to Spring Garden Road to be used for "dirt bikes" SHOULD NOT BE ALLOWED.

C

-Fire safety concerns, steep hillsides, excess dust, excess traffic from local and out-of-area trucks and trailers, noise, and parking problems plus more. These are all concerns for my future 9 lots having to deal with problems and fire safety for the surrounding neighborhood.

D

-I still see that this issue and concerns should be involved with the Foresthill EIR Report plus in the review of Raintree Subdivision project.

Thank You
Cheryl Lopez
530-367-5089

Letter 32: Cheryl Lopez

Response 32-A: Comment noted. The commenter appears to be concerned about the potential use of approximately 100 acres for off road motorcycles and horseback riding. The 100 acre property referenced by the commenter is designated for Forest Residential use by the FDCP, not open space recreation uses. Any unauthorized use of the 100 acre site for motorized recreation or equestrian activities is a Zoning Ordinance Code enforcement issue. 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 32-B: The comment regarding noise impact analysis on a project by project basis is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR

Response 32-C: See Response 32-A above.

Response 32-D: Comment noted. The commenter expresses concerns regarding fire safety, steep hillsides, noise, air quality, transportation and traffic relative to the Raintree Subdivision project. It is beyond the scope of this EIR to analyze impacts related to a completely different project.

Letter 33

March 5, 2008

FAX: 530-745-3003

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

Re: **Foresthill Divide Community Plan**
(PEIR T20070206 / State Clearinghouse # 2001092094)

Thank for the opportunity to comment on this project that directly impacts my residence in Foresthill. I am a home owner in Foresthill with property directly on Foresthill Road, backing up to the proposed Forest Ranch project. My comments here are primarily directed towards the Forest Ranch concept, to which I strongly oppose entirely, as proposed, and as incorporated with the Foresthill General Plan.

My comments are below, I hope that you find them beneficial to this project, and will give them your utmost consideration.

- ❖ Population and Increased housing, would have significant adverse affects, as a result of the proposed Forest Ranch, and have a negative impact on this remote rural community in Placer County. This enormous project would certainly create a long term financial burden for Placer County, and the Foresthill community. All proposals would bring too many homes and residents into this community in too short of a time. Homes built in a slow growth method would allow public safety services time to build as the community grows and revenue can be generated.
- ❖ Lack of services raises serious concern, compounded by lack of revenue to support necessary services, this creates a health and safety issue. At present time, Public Safety Personnel, along with facilities are at maximum output capacity. Given the current financial crisis local governments are facing, Placer County and Foresthill would not be able to support enforcement or emergency services for the sudden population growth. Additionally, there are limited Medical facilities established in Foresthill with nothing available during the evening or weekends. Consequently, the new residents would be faced with having to drive to other communities down the hill, thus adding increased congestion to Foresthill Road.
- ❖ Increased traffic congestion, due to population increase, long term on-going construction, and other associated activities as related. Increased vehicle emissions would have a negative detrimental effect on persons, habitat and animals.
- ❖ Congested roadways - Foresthill Road, given the fact is mostly one lane of traffic, would be severely impacted by the increase in vehicle traffic at all times of the day. Also, Foresthill Road above town, is a narrow small two lane roadway, in a residential area, and was not designed to handle a high volume of traffic. Any further increase in vehicle volume, would create a significant health and safety issue upon the residents living in close proximity.

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	C
	D

Maywan Krach
 Foresthill Divide Community Plan
 (PEIR T20070206 / State Clearinghouse # 2001092094)
 Page Two

- ❖ Habitat destruction is of serious concern, and is not properly addressed or mitigated. The proposed Foresthill General Plan 4.A.3-5 states: *Support preservation of the habitats of rare, threatened, endangered, and/or other special status species.*

- According to the Draft EIR circulated in 2004, referenced above the following information is compiled.

3 Federal Endangered Species
 8 Federal Threatened Species
 1 Federal Threatened with Critical Habitat
 26 Federal Species of Concern
 5 State Candidate for Listing
 4 State Threatened
 22 California Species of Special Concern
 (Red-Legged Frog, (Federally Threatened and State Protected) Spotted Owl, various species of Myotis Bats, Northern Goshawk (state protected)

It is noted, that a field reconnaissance conducted during that time period did not indicate if **focused surveys** were utilized as part of that DIER. This project should not even be considered without a detailed focused survey conducted at the appropriate time of year for detection of above species, by a qualified biologist using protocol surveys.

- The Red-Legged Frog would inhabit the creek or tributaries directly in the middle of the project area, with homes and a golf course built all around its habitat. It is impossible to achieve open space without ground disturbance in the process, thus, destroying all habitat for these species. The golf course and homes are located in close proximity (right on top of) to the stream and creek and associated tributaries, thus essential habitat would be destroyed.

- ❖ Aesthetics - The final visual appearance of this site would significantly degrade the visual character of Foresthill. Many residents relocate here to enjoy the peaceful mountain setting and evenings that are dark and quiet. This project brings into our community the very things that most of the residents want to avoid, city life and lights. The eventual night glare will cause many adverse effects on residents and animals. Many nocturnal animals rely on these darkened wooded areas to survive, night glare and a lightened sky in conjunction with other aspects of this project would jeopardize the survival of many endangered species that inhabit this region. If the a smaller project housing units were to be implemented on a gradual basis, the detrimental visual effects would not be as significant as this current proposal. A smaller amount homes built on this land would not produce the enormous amount of night glare, thus current residents and animals could acclimate in a more natural time frame.

E

F

Maywan Krach
 Foresthill Divide Community Plan
 (PEIR T20070206 / State Clearinghouse # 2001092094)
 Page Three

- ❖ Golf Course - The golf course in itself would bring with it many environmental hazards just in daily operation to maintain aesthetics. Chemicals have the potential to become airborne, and seep into the ground water contaminating nearby soils and surrounding creeks, thus introducing ground water contamination. Sediments and containments going into the creek could possibly kill and impact organisms downstream from the project. This would eliminate habitat and the species associated with it. A disaster on the site with chemicals would have severe impact on soils and airborne pollutants effecting local residents.

This proposed golf course should only be considered with the use of a closed recirculation system, preventing contamination of soils, and water in surrounding areas and downstream.

G

- ❖ Traffic - This project would bring a significant amount of increased traffic to Foresthill. Our current roadways would not be able to handle the increase in vehicles. These new residents, 55+, could possibly have difficulty negotiating Foresthill Road, thus the possibility of increased accidents could occur especially in inclement weather. The California Highway Patrol office currently does not have the manpower for enforcement. Additionally, the air quality from these extra vehicles would be impacted. The air quality already suffers from the many visitors that come up to this area for recreation purposes.

H

- ❖ Abandoned Mines -The State Department of Conservation's, "Abandoned Mined Lands Unit" should be contacted for possible remediation and/or mitigation regarding the abandoned mines on the project site. Abandoned Mines and associated toxins have been known to be hazardous to the environment, nearby residents, as well as persons recreating nearby. Construction has the potential to release toxins and dangerous containments into the ground water, air, creeks and soils.

I

- ❖ Open Space behind Foresthill Road -The designated open space and trail planned directly behind the existing homeowners on upper Foresthill Road would seriously compromise their security. This trail serves no purpose for recreation, but only offer vandals an opportunity to have a direct pathway to the backyards of homes along Foresthill Road, thus making home security a serious concern.

J

- ❖ Tree removal – Too many trees are planned for removal, further destroying essential habitat, and threatening erosion. I request to see less tree removal within the scope of the Forest Ranch project, along with the addition of more undisturbed undeveloped space. Tree removal must be done in accordance with the Placer County Tree Preservation Ordinance of October 1991.

K

Again, thank you for the opportunity to comment.

Gloria Marie
 25433 Foresthill Road
 Foresthill, CA 95631
 Home: 530-367-2262

MARCH 5, 2008

To: MAYWAN Krach

Foresthill Community Plan

"Comments"

My comments to follow: 3 pages

+ 1 cover
page

from Gloria
Marie

4 sheets

530-367-2262

Letter 33: Gloria Marie

Response 33-A: Comment noted. If approved as a component of the FDCP and subsequently as a Specific Plan, the Forest Ranch Concept Plan project would be phased over several years with commensurate revenue generation to support expansion of necessary public safety services to meet resident and employee needs within the FDCP area.

Response 33-B: Comment regarding adequate funding to support service needs in conjunction with the Forest Ranch Concept Plan project is noted. Mitigation Measure 3.4-4 found at page 3-96 of the DEIR requires the developer of the Forest Ranch Concept Plan project to pay shall pay a fair share contribution to provide for facilities and services to maintain fire safety standards in accordance with local, state, and federal requirements. Mitigation Measure 3.4-5 found at page 3-98 of the DEIR provides that the Forest Ranch Concept Plan developer shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for law enforcement and related services and operational costs, with funding responsibilities imposed on residential, office, commercial and recreational properties within the Forest Ranch Concept Plan area, including the costs for services required to satisfy General Plan standards now in existence or later amended. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map. Mitigation Measure 3.4-8 found at page 3-101 of the DEIR states that developments located within the Forest Ranch Concept Plan area shall pay a fair share contribution to an established assessment district to provide for facilities and services to maintain adequate cemeteries, libraries, health services, road maintenance and snow removal, and solid waste collection and disposal services for the FDCP.

As stated at page 3-71 of the DEIR, medical attention is available through Foresthill Medical Center; dentistry and chiropractic services are also available in the Plan area. Emergency care and birthing services are provided through larger hospitals such as Auburn Faith Hospital in North Auburn and Sutter Roseville Hospital located in east Roseville. Ambulance service in the Plan area is provided by AMR ambulance service out of Auburn (under contract with Placer County) and the Safety Club, a volunteer organization that provides emergency medical response to the community. Med-evac helicopters (Cal Star, under contract with Placer County) can land, as necessary, at the schools, ball fields, and on Foresthill Road.

This comment also addresses the Forest Ranch Concept Plan component of the DEIR regarding traffic volume within the FDCP area. *A 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.

Response 33-C: Comment noted. Air quality is an important resource in the FDCP area. Clean, fresh air is one of the features that attract people to live in rural areas such as the Foresthill Divide. Section 3.8 – Air Quality of the DEIR addresses and mitigates impacts related to air quality to the fullest extent practicable.

Response 33-D: Comment noted. This comment addresses the Forest Ranch Concept Plan component of the DEIR regarding traffic volume within the FDCP area. A *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.

Response 33-E: Comment noted. Impact 3.6-9 to 3.6-19 found in Section 3.6 of the DEIR address impacts related to loss of wildlife habitat. A field reconnaissance level survey was conducted and data was collected for existing biological resources in the area. Surveys and analysis of biological resources were completed by Foothill Associates. Analysis of timber resources was conducted by Peregrine Environmental. In addition the proposed FDCP includes Policy 4.A.3-1 and Implementation Measures #3 and #5 (cited in Impact 3.6-9). Implementation Measure #3 requires that reconnaissance-level biological surveys be conducted for all new development proposals on undeveloped land. Protocol surveys and mitigation is required if indicated by the survey results. If indicated by reconnaissance surveys, Implementation Measure #5 requires that site-specific evaluations be performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation must consider the potential for significant impact on these resources, and will identify feasible measure(s) to mitigate such impacts. Further information regarding wildlife habitat impacts and related mitigation measures can be found in Section 3.6 of the DEIR, Impacts 3.6-9 to 3.6-19.

Response 33-F: Comment noted. New nighttime lighting resulting from the addition of approximately 2,213 new residential units and up to 28 acres of commercial and office uses as proposed by the Forest Ranch Concept Plan component of the FDCP will be dispersed over approximately 1,307 acres. Direct impact on the community of Foresthill will be diminished by the heavily forested environment surrounding the community. Additionally Section 3.3 – Aesthetics of the DEIR has provided light and glare impact reducing mitigation measures as well as a listing of goals and implementation measures found in the Placer County General Plan, the Placer County Design Guidelines and the proposed FDCP designed to ensure minimal impact to the night sky form new development within the FDCP boundaries.

Response 33-G: Comment noted. If the Forest Ranch Concept Plan is approved as a component of the FDCP, a Specific Plan EIR will be required prior to development of the Forest Ranch Concept Plan project. At this point and in depth hydrological study will be conducted and mitigation incorporated into the Specific Plan EIR to address prevention of groundwater and surface water pollution associated with any golf course associated with the proposed Forest Ranch Concept Plan.

Response 33-H: Comment noted. This comment addresses the Forest Ranch Concept Plan component of the DEIR regarding traffic volume within the FDCP area. A *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.

Response 33-I: Comment noted. If the Forest Ranch Concept Plan is approved as a component of the FDCP, a Specific Plan EIR will be required prior to development of the Forest Ranch Concept Plan project. At this point the Department of Conservation's Abandoned Mined Lands Unit will be consulted regarding proposed uses under the Specific Plan that may require remediation and/or mitigation regarding abandoned mines on the project site with mitigation incorporated into the Specific Plan EIR to address potential abandoned mines/residential or commercial land use conflicts. Contaminants that may exist within the existing aquifer as a result of historic mining activity is a pre-existing condition and not considered to be an impact precipitated by implementation of the Forest Ranch Concept Plan component of the FDCP.

Response 33-J: The FDCP does not propose to locate a trail or apply the open space land use designation directly behind homes on upper Foresthill Road as stated by the commenter. The proposed north/south aligned trail route shown on Figure III. 6. of the FDCP and proposed open space land use designation are located west of the existing homes that are located on the north side of upper Foresthill Road. The Forest Residential Development Reserve 1-4.6 Acre Minimum is the land use designation proposed directly behind the existing homes on upper Foresthill Road.

Response 33-K: Comment noted. If the Forest Ranch Concept Plan is approved as a component of the FDCP, a Specific Plan EIR will be required prior to development of the Concept Plan project. At this point and in depth analysis will be prepared regarding tree removal on the approximate 1,307 acre portion of the 2,615 acre Forest Ranch Concept Plan project site that would ultimately be developed.

Ret: Public Hearing; Feb 28 @ 11:15am

Letter 34

Parshall
P.O. Box 208.
Foresthill, CA 95631-0208

February 26, 2008

County of Placer
Community Development Resource Agency
Crystal Jacobsen -- Supervising Planner
3091 County Center Dr. Ste. 140
Auburn, CA 95603

RECEIVED
FEB 27 2008
CDRA
COBURN

Re: Parcel #257-080-017-000, (5177 Crestline Drive), Foresthill

Dear Ms. Jacobson,

We are writing this letter in reference to one sent to you dated February 11, 2008. That letter, from three of our neighbors, came as quite a surprise to us when we received a copy on February 21st. First of all, we would like to state that it is our desire to live in peace and harmony with everyone, especially our neighbors.

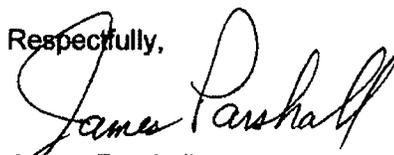
However, we would like to state our understanding on a few points made in the letter (see copy enclosed.)

1. We have made no request for split or requested an environmental report because we are far from the time when we would be in a position to proceed. We requested the ability to split be part of the Foresthill Community Plan in case it was necessary. We have only mentioned to the neighbors that, financially speaking, we cannot build unless we split and sell half. We have no definite plans as to where the dividing lines would be or where the driveway and house would sit in relation to their properties and we are not planning on doing this any time soon.
2. We have an easement off of Crestline Dr. which is approximately 350' before we arrive on our property. There is a fourth neighbor, who did not sign the letter, at the boundary line of our property before we reach Mr. Soukup's property line (approx. 450' from Crestline Dr.) I don't know how he arrived at the 700' figure he quoted. Perhaps it is logical, but we do not know at this time.
3. I find it difficult to understand how a driveway to a single family dwelling would create enough noise, traffic, etc to have a "huge impact" on our neighbors. Also, we have not indicated that the driveway would continue right next to their fence, as is his concern.
4. We also bought property in Foresthill for peace, privacy and tranquility. We do not wish to reduce theirs. The relationship of our property to theirs has not changed since they bought their land.
5. Our property does not border a creek. The seasonal creek mentioned is on the other side of the parcel behind us, to the north, approximately 450' beyond our back property line.
6. To my knowledge, the property was split from a 10 acre parcel when the original owners sold it. The size had more to do with the wishes of the seller.
7. It is our understanding that the re-zoning proposed on the Community Plan is .44, which I understand equates to 2.3 acres per parcel. As the current parcel is 4.97 acre, splitting the parcel into a minimum 2.3 acre gives very little leeway to give our neighbors part of the acreage. The necessary easements could easily use up all of the additional square footage. We, therefore, respectfully request that the re-zoning proposal remain at .44 on our property.

Finally, we have no current plans to make this split because of the depressed real estate market. To sell now would be foolish.

Please do not hesitate to call us if any of this information is not clear. (530) 367-5177

Respectfully,


James Parshall


Linda Parshall

A

February 11, 2008

County of Placer
 Community Development Resource Agency
 Crystal Jacobsen – Supervising Planner
 3091 County Center Dr. Ste. 140
 Auburn, CA 95603

Dear Ms. Jacobsen:

This is a letter of shared opinions of three property owners who will be greatly impacted by one part that has been included in the Foresthill Community Project.

A parcel owned by Jim and Linda Parshall's has been included as tentatively being able to be re-zoned and split. If this were to go through without taking into consideration the environmental impact of the property owners listed below, we would all suffer.

There has been no environmental impact report done taking into account their plans of developing this property. The Parshall's have indicated that they have, with the acceptance of the Foresthill Community Project the okay to re-zone and split their property. Their plans include running a road/driveway over 700 feet along our shared boundaries. Without a minor boundary adjustment, the impact is obvious and extremely negative. When lots are split, it is not uncommon for minor boundary adjustments to be made. If a boundary adjustment is not made the impact would be felt both by the loss of our privacy, the increase in noise, traffic and our view would be changed to moving vehicles, power poles and we can only guess what else.

All of us are long time residence of the Foresthill community. We have all lived here for over 25 years. We came to the area because of its peacefulness, privacy, and tranquility. All of this would be lost if this parcel is allowed to be developed as they have indicated. We feel that the Parshall's plan should not be part of the Foresthill Community Project, taking into account the huge impact this would have on our properties without a proper environmental impact report that must take into consideration the impact to "our" properties.

The Parshall's property borders a creek that runs out of the pond in the Todd Valley Estates. The impact to the surrounding area must be included for all the property owners who wish to build near both the pond and the down stream creek.

One of the reasons this parcel was zoned for one home, is partly because it is surrounded by at least seven property owners and the county owned property around the pond.

We are not against The Parshall's asking for a re-zoning for them to split, as long as the environmental impact is lessened by a minor boundary adjustment being included in their proposal. Including the minor boundary adjustment, the parcels would still be slightly over two acres, which would allow all concerned plenty of room not to impact one another.

7

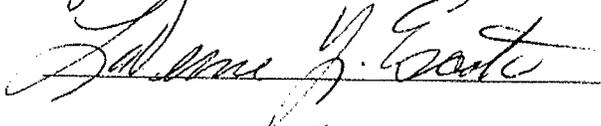
In closing, we feel without consideration given to these property owners, no such re-zoning or splitting should be allowed. A small boundary adjustment is an acceptable addition to re-zoning issues that involve negative impact to surrounding property owners.

Please feel free to contact anyone of us at any time regarding any of these issues or issues you may have.

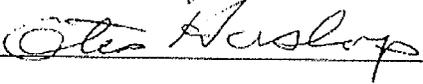
Sincerely,

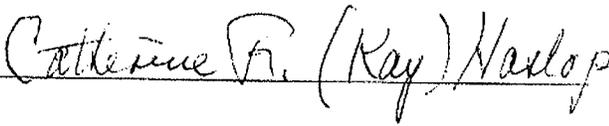
Braulio and LeVerne Escoto
5129 Crestline Drive
Foresthill, CA 95631
phone # 530-367-4301
parcel # 257-080-018-000



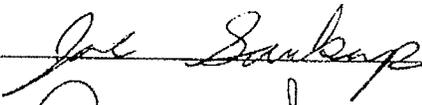


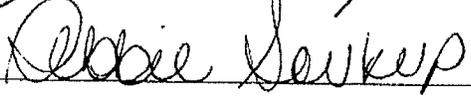
Otis and Kay Haslop
5139 Crestline Drive
Foresthill, CA 95631
phone # 530-367-3704
parcel # 257-080-021-000





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





cc: Jim and Linda Parshall
5177 Crestline Drive
Foresthill, CA 95631
parcel # 257-080-017-000

Letter 34: James and Linda Parshall

Response 34-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 comment does not raise a significant environmental issue that requires a response in this Final EIR.

RECEIVED

MAR 18 2008

ENVIRONMENTAL COORDINATION SERVICES

Gerda Percival
5244 Crestline Dr.
Foresthill, CA 95631
530 - 367 - 2366

RECEIVED
MAR 18 2008
PLANNING DEPT.

March 17th 2008

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

Dear Planning Commission Members:

In view of the continued examination ,(going on thirteen years),of the Foresthill Divide Community Plan,I would like to once again express my opinion .

Let me begin by saying that I am in absolute favor of the Forest Ranch Project and feel strongly that it should be included in the Community Plan.

Here are my reasons:

This is the only piece of Property on the intire Divide that is large enough to accommodate the kind of diverse Project as is proposed by the Forest Ranch. A Golf Course,mixed Housing,numorous ammeneties sorely needed in Foresthill,lots of open space for all kinds of recreation.Businesses that would create many jobs for people living on the Divide.

It would be a mistake to allow 500 one acre parcels on the property with absolutely no ammenities for Foresthill.We have enough 1 - 2 - and 3 acre parcels on the Divide.New jobs on the Divide would allow people to work in Foresthill which would mean fewer cars on the road every day.

It would also allow people to have more free time to become involved in the Community.At present we are but a bedroom community.People working off the Hill have no time to take part in activities in our Town.

It has long been known that when the time comes to downsize to something smaller,you are forced to move somewhere else,even though you have lived and loved it in Foresthill for well over 40 years.Likewise,our young people have nothing in the way of starter homes or apartments.That is discrimination towards the young and the oldMany of my friends have left

A

Foresthill for those reasons and that is after they have spent their intire retirement years volunteering in countless ways in our Town.

Forest Ranch would be a place to move to when the acre or more becomes too much to take care of.

Only a subdivision the size of Forest Ranch can save the businesses in Foresthill. Seniors would shop in Town rather than drive to Auburn or farther down I 80. Seniors make great neighbors. They volunteer where they live and are not likely to put up with any criminal activities.

Much has been made of Fire Dangers on the Divide, but it seems to me that if Home owners would do what they are supposed to do in the way of clearing and cleaning around their homes, it would greatly minimize the dangers. I am reminded of the Angola Fire at Tahoe, where it became evident that clearing and cleaning could have prevented much of the destruction.

If there is a Fire on he Divide, I will remain in my home and feel a lot safer there than to get out on the road and block the Fire Fighters chances to do their job, or worse yet, get caught in a traffic jam that could kill many people. Foresthill will either go forward and prosper or it will die. Nothing stands still, you go forward or you go backwards.

Without Forest Ranch, Foresthill will loose its oppportunity to grow and to serve the people that live here.

In response to FROG's statements about the population explosion to 62,000, plus residents, (as printed in Wortons Ad) I see as an irresponsible scare tactic, but perhaps that is how they were able to gather 1000 signatures in favor of their position.

How many people in the FROG organization have any experience in Long Range Community Planning?

Could it be that they are all NINBY's? (I have mine and no one else should be allowed to cross the Bridge.)

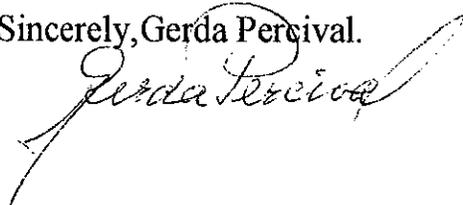
How long have FROG Members lived on the Divide?

I would also like to know how much this Community plan has already cost the Taxpayers of Placer County in Staff time, materials and preparations, much of which has been scrapped time and again.

Finely, The Forest Ranch did NOT ask me to write this letter.

I appreciate you taking the time to read my letter.

Sincerely, Gerda Percival.

A handwritten signature in cursive script that reads "Gerda Percival". The signature is written in dark ink and is positioned below the typed name.

A cont.

Letter 35: Gerda Percival

Response 35-A: The comment in support of the Forest Ranch Concept Plan component of the FDCP is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

FROM: Ralph E Roper Feb. 20-2007
230 ELECTRIC ST AUBURN CA 95603
530-885-4575

TO: Placer County Planning Dept
3091 County Center N. Auburn Ca.

SUBJECT; Foresthill divide Community Plan
PEIR 20070206

REFERENCE; Forks House site
Parcel # 064-110-037-000
063-270-029000

these parcels are zoned T.P.Z. and nothing
is mentioned in the subject plan

It is respectfully requested that this be
noted in the plan & stay T.P.Z.

this area of approximately 2.78 acres be
not changed

this area is used for timber harvest and
a small amount of Christmas trees.

We thank you for your consideration

Sincerely
Ralph E Roper

RECEIVED
FEB 22 2008

PLANNING DEPT.

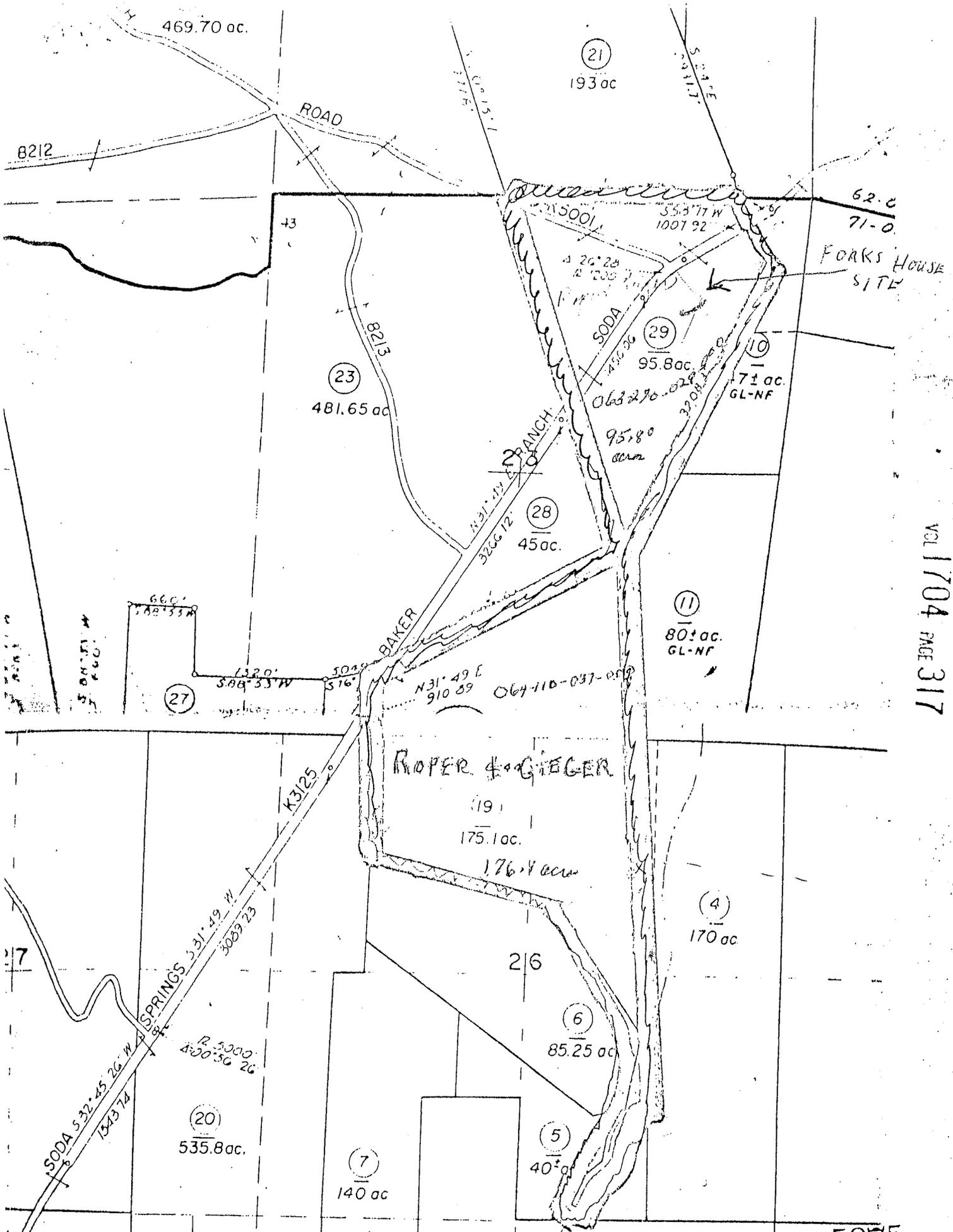


Ralph C Roper
230 Electric St
Auburn, CA 95603-4308

530-885-4575



Ralph C Roper
230 Electric St
Auburn, CA 95603-4308



VOL 1704 PAGE 317

F075

Letter 36: Ralph C. Roper

Response 36-A: The comment regarding property owner desire to retain the existing TPZ zoning classification of his property is noted. The FDCP does not propose to change the current zoning of the subject parcels.

Feb. 25, 2008

Placer County
Crystal Jacobsen, Staff Planner
3091 County Center Dr., Suite 140
Auburn, CA 95603

Re: Draft Environmental Impact Report Foresthill Divide Community Plan
February 28, 2008 hearing at 11:115am

Dear Crystal:

I have enclosed correspondence that we have had with Supervisor Kranz, regarding Placer Counties preparedness should a catastrophic event happen to Foresthill Bridge or a total failure of Foresthill road were to occur. We did receive a response from Lisa Buescher, Field Deputy, District 5, however the response did not answer our question.

A

Before more growth is allowed, we believe there should be an alternate route available for the residents of Foresthill.

Thank you,

Daryl & Bonnie Rosta
20275 Rim Rock Ct.
Foresthill, CA. 95631
29-year residents

April 11, 2006

Supervisor Bruce Kranz
175 Fulweiler Ave.
Auburn, CA 95603

Dear Mr. Kranz:

This letter is in regards to the collapse of a portion of Foresthill Road.

We are long time residents of Foresthill. We are extremely concerned about Placer Counties preparedness should a catastrophic event happen to Foresthill bridge or a total failure of Foresthill road were to occur.

I am sure you are aware that we basically live on what would be considered a cul-de-sac. One-way in and one-way out. Technically there are "escape routes" that could be used. Iowa Hill Road would be the only realistic way to get back and forth to our community. That would mean all of the daily commuters, supply vehicles, emergency personnel, equipment, etc., would all have to use Iowa Hill Road at the same time. Obviously there would be chaos. Getting basic services to our area would be extremely difficult if not impossible.

As our elected representative we would ask that you investigate what emergency plans our county has in place to address this issue.

Since moving to Foresthill in 1979, we have seen normal growth here until approximately the last 5 years. Ever since the improvements to Foresthill Road were completed there has been a dramatic increase in development.

We believe that any new development should be put on "hold", such as Forest Ranch until this issue has been addressed completely.

We would hope that an emergency plan would include how many cars and trucks Iowa Hill Road could safely handle during day light hours.

Your timely response is appreciated as Foresthill Road is failing as I am writing to you.

Sincerely,



Daryl & Bonnie Rosta
20275 Rim Rock Ct.
Foresthill, CA 95631
530 367-3374 or 530 889-8240

cc: Board of Supervisors of Placer County:

Bill Santucci
Robert Weygandt
Jim Holmes
Ted Gaines
Ed Bonner, Placer County Sheriff Dept.
Ken Grehm, Placer County DPW
Michael Johnson, Placer County Planning Dept.
Jan Cutts, U.S. Forest Service
Loren Snell, CDF
Rui Cunha, OES
Kurt Synder, Foresthill Fire Dept.
Jim Roberts, Foresthill Unified School Dist.
Bart O'Brien, Placer Union High School Dist.
Senator Sam Aamestad
Senator Dianne Feinstein
Senator Barbara Boxer
Rep. John Doolittle 4th District
Assemblymen Tim Leslie 4th District
Foresthill Forum
Foresthill Messenger
F.R.O.G.

County of Placer Board of Supervisors

175 FULWEILER AVENUE
AUBURN, CALIFORNIA 95603
530/889-4010 • FAX: 530/889-4009
PLACER CO. TOLL FREE # 800-488-4308

BILL SANTUCCI
District 1

ROBERT WEYGANDT
District 2

JIM HOLMES
District 3

EDWARD M. "TED" GAINES
District 4

BRUCE KRANZ
District 5



April 10, 2005

Daryl & Bonnie Rosta
20275 Rim Rock Ct.
Foresthill, CA 95631

RE: Collapse of a Portion of Foresthill Road

Dear Mr. and Mrs. Rosta:

Thank you for your letter of April 11, 2006 regarding the collapse of a portion of Foresthill Road. Supervisor Kranz appreciates your concern regarding the Foresthill Rd. collapse. He has been in contact with Kevin Taber and Ken Grehm from the very beginning regarding the status of the road. Attached are our press releases regarding the Foresthill Road collapse and Placer County's State of Emergency due to an abnormal amount of rainfall this year as well as a couple of articles in the Auburn Journal addressing the issue of when the road will be repaired. Unfortunately we are unable to completely fix the problem until the rain lets up and the ground dries out.

You copied Ken Grehm on your letter and he is the correct person to contact. If you would like to contact Ken Grehm his number is 530-889-7500.

Please feel free to contact me on any concerns you may have.

Sincerely:

A handwritten signature in cursive script that reads "L. Buescher".

Lisa Buescher, Field Deputy, District 5
Placer County Board of Supervisors



COUNTY OF PLACER

PUBLIC INFORMATION OFFICE

ANITA YODER, Public Information Officer

175 Fulweiler Avenue, Auburn, California 95603

Telephone: 530/889-4012

Fax: 530-886-4635

www.placer.ca.gov

April 13, 2006

For immediate release

Contact: Anita Yoder, 530-889-4012 or Mike Fitch, 530-886-4515

FORESTHILL ROAD UPDATE: ROAD OPEN ONE LANE EACH DIRECTION

Placer County Public Works crews continue to focus on protecting the safety of the motorists while keeping Foresthill Road open with one lane in each direction, despite serious damage caused by recent rain storms.

Storm damage first appeared last week, including crumbling pavement and a slide that has increased in size in the eastbound lane south of Drivers Flat Road. There are also significant cracks in the pavement about 1,000 feet further down the road.

Staff is working to minimize damage to the roadway while keeping it open.

Ken Grehm, Placer County Public Works Director, announced today that repairing the storm-damaged road will take months, not days, and work on permanent solutions cannot begin until conditions dry out significantly and the roadway stabilizes.

However, Grehm noted the County has taken aggressive steps to be ready to design and implement permanent repairs as soon as it's possible.

"We have hired a private contractor and a private geotechnical engineer to assist our own road crews in managing the situation," he said. "Once conditions dry out, engineers will need to determine what caused the road bed materials to slip, and then to determine how best to make permanent repairs."

"Additionally, our crews are building a temporary lane in the westbound side opposite the problem areas, which will become available now as needed, but which will become essential when permanent repairs are being made this summer."

Motorists are asked to use extra caution when driving on Foresthill Road, because of lane restrictions, potential road obstructions such as limbs or rocks, and particularly, because road crews are working to protect public safety. Some lane restrictions will likely remain in effect until the permanent repairs are completed.

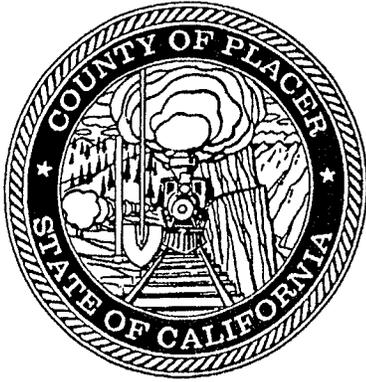
Foresthill residents are also reminded that keeping emergency supplies on hand remains essential, as storms have not ended and more road damage could further limit use of the road.

"I have had detailed conversations with the Department of Public Works about the problems with the road," said Bruce Kranz, the Board of Supervisors member who represents the Foresthill area. "Staff is out there working right now. I am confident that Ken Grehm and his staff understand the priority of keeping the public safe and keeping the road open."

The Placer County Office of Emergency Services declared a local emergency on Tuesday in response to storm damages that have occurred since late March, and are asking the Governor

to proclaim a state of emergency, so local government agencies can get state help in dealing with storm-related damages.

Placer County roadways in the unincorporated area have been significantly damaged by the rain and mudslides. Road crews have been working extended hours in response to roadway obstructions. Costs to public agencies continue to be rise.



COUNTY OF PLACER

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ANITA YODER, Public Information Officer

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Telephone: 530/889-4012

Fax: 530-886-4635

www.placer.ca.gov

For immediate release

April 12, 2006

Contact: Anita Yoder, 530-889-4012 or

Mike Fitch, 530-886-4515

PLACER COUNTY DECLARES LOCAL EMERGENCY BECAUSE OF STORMS

Michael J. Boyle, assistant director of emergency services for Placer County, has declared a local emergency in response to storm damages that have occurred since late March.

The declaration has been forwarded to the Governor's Office of Emergency Services. Placer County is asking Gov. Arnold Schwarzenegger to proclaim a state of emergency in the county so local government agencies can get state help in dealing with flood-related damage.

Placer County roadways in unincorporated areas, particularly Foresthill Road and Ophir Road, have been significantly damaged by the rain and mudslides, which threaten the safety of people and property.

"Our road crews have been working extended hours to respond to a variety of roadway obstructions at all hours of the day and night," said county Office of Emergency Services Program Manager Rui Cunha. "Naturally, this adds to our costs as well."

Costs to public agencies continue to be reviewed, but so far appear to top \$1 million.

The Placer County Board of Supervisors will be asked to ratify the emergency declaration during their meeting on Tuesday, April 18.

#####

Repairs to Foresthill Road planned today

Traffic reduced to one lane in area of crumbling section

By Loryll Nicolaisen
Journal Staff Writer

Motorists traveling on Foresthill Road should expect delays today as work crews build up the shoulder of the road.

Expect delays from 7 a.m. until around 4 p.m. today as vehicle traffic narrows down to one lane on Foresthill Road south of Drivers Flat

See Road



Motorists who travel on Foresthill Road in the vicinity south of Drivers Flat Road should expect delays today as road crews build up the shoulder of the road that has eroded from all the rain.

KARINA WILLIAMS/
AUBURN JOURNAL

Road: Slow speeds, caution

Road. Traffic after 4 p.m. should open up to two lanes, according to Kevin Taber, road superintendent of Placer County.

Cracks in the roadway are cause for concern in an area about 1,000 feet away from a crumbling section of Foresthill Road. Saturated soil and wet conditions are to blame for the cracks and for the fallen section of the road.

"It's still a serious situation," Taber said Tuesday afternoon.

An earlier plan to build a rock buttress at the base of the slope was nixed Tuesday by Baldoni Construction of Newcastle, the contractor hired on an emergency basis to secure the road and adjacent slope.

"He told us you might open Pandora's Box if you do," Taber said Tuesday afternoon.

Taber suggested slow speeds, cautious driving and some patience for local motorists.

"The commuters will have to put up with this inconvenience," he said. "They'll have to bear with us while we get this done. It is a serious situation and one that Foresthill residents have to be cognizant of."

Road crews have to hold out for warmer, drier weather before proceeding with more permanent traffic lane repairs.

Call (530) 889-7565 for more information about traffic restrictions.

Loryll Nicolaisen can be reached at lorylln@goldcountrymedia.com.

Home Depot hearing delayed

The Placer County Planning Commission's hearing on Home Depot Thursday has been cancelled due to the lack of a quorum.

The meeting was scheduled for 1:30 p.m. Thursday at 2900 Richardson Blvd. but was cancelled Tuesday after several planning commissioners notified the county planning department that they would not be able to attend.

"Because it was Easter week, we had one (commissioner) on vacation, another at a family event and another recovering from surgery. We were waffling on having four commissioners there when the fourth notified us of being sick," said Senior Planner Gary Winegar Tuesday. "It was just bad timing and with the Home Depot hearing, we would rather have all seven (commissioners) there anyway."

The hearing will be held on April 27 at a time not yet determined.

"Anytime we can delay anything to do with this project, it's good," said Dale Smith, vice-chairman of the Friends of Placer County Communities, which opposes the project.

The group, which had spread the word on the project to concerned citizens, will now have a little more time to prepare for the hearing, Smith said.

"We've been at this for nine years," he said. "I can use the time to get ready for the meeting, so it's fortuitous there was not a quorum."

— Michelle Miller

Repairs to Foresthill Road will take months, not days

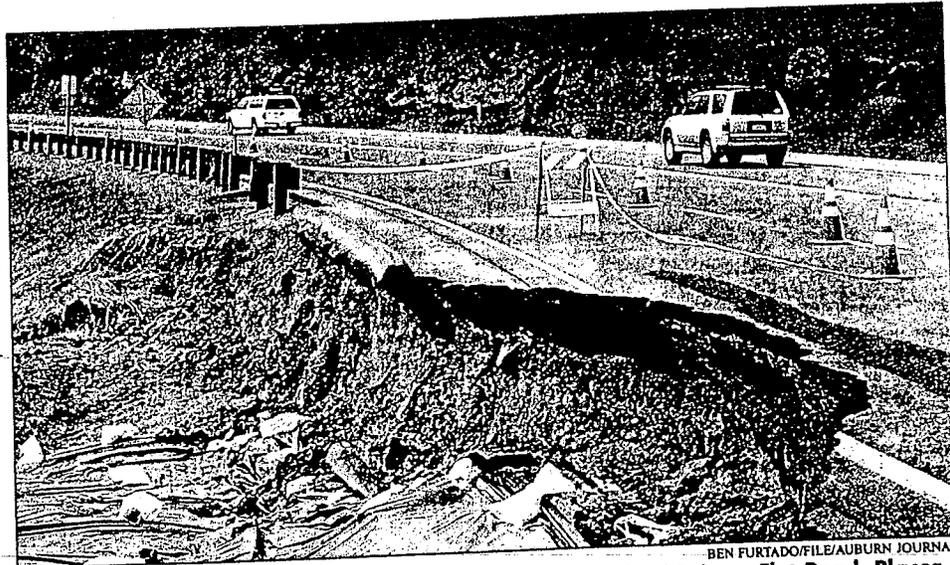
Repairing storm-damage on Foresthill Road will take months, not days, according to Ken Grehm, Placer County Public Works director.

Public Works crews are currently keeping one lane open in each direction on the damaged lanes, near Drivers Flat Road.

Storm damage first appeared last week, including crumbling pavement and a slide that has increased in size in the eastbound lane south of Drivers Flat Road. There are also significant cracks in the pavement about 1,000 feet further down the road.

Staff is working to minimize damage to the roadway while keeping it open.

Grehm announced today that repairing the storm-damaged road will take months, not days, and work on permanent solutions cannot begin until conditions dry out sig-



BEN FURTADO/FILE/AUBURN JOURNAL

Despite crumbling pavement in the eastbound lane south of Drivers Flat Road, Placer Public Works crews work to keep Foresthill Road open. Currently, one lane in each direction are passable.

nificantly and the roadway stabilizes.

However, he noted the County has taken steps to be

ready to design and implement permanent repairs as soon as possible.

"We have hired a private

contractor and a private geotechnical engineer to assist our own road crews in managing the situation," he said. "Once

conditions dry out, engineers will need to determine what caused the road bed materials to slip, and then to determine how best to make permanent repairs.

"Additionally, our crews are building a temporary lane in the westbound side opposite the problem areas, which will become available now as needed, but which will become essential when permanent repairs are being made this summer."

Motorists are asked to use extra caution when driving on Foresthill Road, because of lane restrictions, potential road obstructions such as limbs or rocks, and particularly, because road crews are working to protect public safety. Some lane restrictions will likely remain in effect until the permanent repairs are completed.

Foresthill residents are also reminded that keeping emer-

gency supplies on hand remains essential, as storms have not ended and more road damage could further limit use of the road.

"I have had detailed conversations with the Department of Public Works about the problems with the road," said Bruce Kranz, the Board of Supervisors member who represents the Foresthill area. "Staff is out there working right now. I am confident that Ken Grehm and his staff understand the priority of keeping the public safe and keeping the road open."

The Placer County Office of Emergency Services declared a local emergency on Tuesday in response to storm damages that have occurred since late March, and are asking the Governor to proclaim a state of emergency, so local government agencies can get state help in dealing with storm-related damages.

Letter 37: Daryl and Bonnie Rosta

Response 37-A: Comment regarding alternative routes in lieu of the Foresthill bridge is noted. The third paragraph at page 3-68 of the DEIR is amended as follows to provide additional perspective regarding catastrophic event 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.

From: Dotti
To: Placer County Environmental Coordination Services;
Subject: Foresthill planning
Date: Tuesday, February 19, 2008 9:59:12 AM

Dear Ms Jacobsen,

Just a note to let you know where we stand on the extensive growth of Foresthill

Developers come in not caring what they do to a community but what they can do to put the dollars in their pockets

The Ranch came in by a different name and we turned it down, like we don't have enough smarts to know that a rose (skunk) by any other name is a rose.

If anyone would survey the older people as to why they are moving off the hill, they would find it is because of the snow and the need to be nearer the hospitals. So this new tactic to build is wrong because most will be seeking a warmer climate.

I know this to be true as we have had friends move off the hill not because they didn't love it here but for the reasons I mentioned.

Then of course there is the One Way Out Road and if they were to build another route who will end up paying for that, Not the Developer but the tax payer. And there is the water, each will pay for them coming in. I really cannot think of one good thing such a big development could bring our community.

With so many cars, 2 to a household, the next thing would be stop lights. Lovely in our quaint mining town. Not.

I have much more to write, but I think you get my drift.

Thank you

Mr and Mrs Gene Rush

5965 Happy Pines Dr Foresthill

@>---- Thy word have I hid in my heart that I might not sin against Thee
Ps 119:11

God never asks about your ability just your

availability

A

Letter 38: Mr. and Mrs. Gene Rush

Response 38-A: The commenter opinion on the Forest Ranch Concept Plan component of the FDCP is noted. With exception of concern expressed regarding potential traffic and circulation impacts this comment does not raise a significant environmental issue that requires a response in this Final EIR. In regard to the comment addressing the Forest Ranch Concept Plan component of the DEIR related to traffic volume and ingress/egress within the FDCP area, a *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.

From: Dotti
To: Maywan Krach;
Subject: Foresthill planning
Date: Friday, February 29, 2008 11:26:42 AM

Hi

2nd letter

I just wanted to say that we agree with Taumas Colliver in the Journal

"I won't discuss the merits of Forest Ranch because I don't think there are any merits"

Maybe it should be on the next ballet and let the people of Foresthill decide what we want instead of just a few people saying what the whole should do, because it concerns each and every person on the hill.

Thank you

Mr and Mrs Gene Rush
5965 Happy Pines Dr
Foresthill

A

@>---- Thy word have I hid in my heart that I might not sin against Thee

Ps 119:11

God never asks about your ability just your

availability

Letter 38A: Mr. and Mrs. Gene Rush

Response 38A-A: The commenter opinion on the Forest Ranch Concept Plan component of the FDCP is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

3/4/08

To: Placer County Planning Commission

RE: Foresthill Divide Community Plan (s)

RECEIVED

MAR 06 2008

ENVIRONMENTAL COORDINATION SERVICES

Gentlemen,

I would like to call your attention to what I believe to be four major problems with the proposed plan (s) . They are:

1. Fire

A. 95% of all fires are caused by humans. Double, Triple or Quadruple the population on the Divide and we will be that much more likely to have a catastrophic wild fire. Everyone that lives here understands that it is not **IF** it will happen, but **WHEN** will it happen. A mass influx of individuals not used to dealing with HIGH FIRE conditions would greatly increase the danger to the lives and property of Divide residents. You CANNOT mitigate conditions caused by the human mind.

A

B. Road

Foresthill Road , our only **PAVED** road in and out of Foresthill, is already a LOW class C to D . (3-259/260) This is the lowest class allowed by county unless it is within ½ mile of a main thoroughfare such as I80 or Hwy 49. Any increase in traffic counts will further degrade this classification. With a build-out of the estimated 14,400 as proposed,(up from the current 5,600) where will the funding come from to bring FH RD. up to standards..... In case of emergencies, inadequate consideration and planning could cause MAJOR problems. You just cannot mitigate an extra 4,000 extra vehicles out of existence... What is acceptable ?.

B

C. Water

The FHPUD does a very excellent job of maintaining an adequate and top quality water supply for Divide residents. Will that still be the case if LARGE scale developments are allowed to come in and upset the natural balance of supply and demand ? I am sure others with more knowledge than mine can better address this problem. I do know you cannot live without water and that water is a finite necessity. How can you mitigate for or against mother nature and a finite necessity ?

C

D. Community, History and Culture

The town of Foresthill has a varied and checkered History. It went from a MINING boom town in the 1850s and almost becoming the state capital, to being a MAJOR logging area with its own mill. Even though the logging has all but stopped and the mill has closed, we still have the USFS Forest Genetics lab and seed orchard above town.. There are still many Native Americans residing in the area with their own cultures. Foresthill is still somewhat of a close knit town. It still takes care of its own, and its residents are very generous when called upon to help. If the Forest Ranch project is approved as currently written with its increased commercial land use , (from 5 ac. to 28 ac.) , it will destroy the historic downtown of Foresthill . As one resident put it, "You might as well call it RYANVILLE and issue it a new ZIP CODE ...

D

Conclusion:

A team of dedicated Foresthill Residents spent many years and countless hours on a Community Plan that had Foresthills' best interests at heart.. It was modified by the Foresthill Forum and then submitted to Planning. If this plan was used as a guide in molding the "new" community plan, it would solve a lot of the above problems.

E

Please let me know how the Planning Department chooses to resolve these Difficulties.... They are surely going to arise

Thank You
P.O. Box 1067 Foresthill Ca., 95631

Harry Shuger
20 yr. resident



Letter 39: Harry Shuger

Response 39-A: Gradual increase in population within the FDCP from the existing population of approximately 5,987 to 19,272 in the year 2170, a 160 year time span, will allow for a very gradual assimilation of new residents within the 109 square mile FDCP area. The commenter assumption that this gradual assimilation of new residents will pose a fire hazard due to new residents lack of familiarity with HIGH FIRE conditions does not raise a significant environmental issue that requires a response in this Final EIR.

Response 39-B: 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 39-C: The issue of water capacity related to the FDCP and 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 quality in the plan area is maintained at existing levels. The following information will be added to the third paragraph on page 3-93 of the Revised DEIR:

Development of the Forest Ranch Concept Plan residential units not currently accounted for in the water demand figures for the existing 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 SB 610 analysis, 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. The January 2008 Water System Master Plan prepared by the Foresthill Public Utility District contains updated information on water supply and demand.

This information is included as Appendix A of this Final EIR.

Response 39-D: The commenters opinion on the Forest Ranch Concept Plan component of the FDCP is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Response 39-E: Comment noted. See Responses 39-A through 39-D above.