

February 27, 2008

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

Mr. Kranz:

Per my conversation with Lisa Busher on February 26, 2008, enclosed please find all our correspondence regarding our concerns of the parcel in question for the Foresthill Project.

We have talked with Loren Clark, who referred us to Angel Rinker, who we did have a conversation with on February 25, 2008, with not really getting the same answers and walking away feeling that it doesn't matter what our concerns and issues are. We were then referred to Crystal Jacobsen, who has not returned any response to our 'e' mails or hand delivered letters.

~~Our major concern is that without getting adequate answers, we cannot give adequate descriptions of the issue we have. One of which and has been stated in several letters/e-mails is why, when this parcel has a prior agreement with the county as far as how many parcels this easement was granted to Jim and Linda Parshall may access, why has it even been allowed to be put into the community plan for a re-zoning change, in the anticipation of requesting of the re-splitting of this lot and adding more parcels that would have to use that deeded easement for access. There is the possibility of the large parcel next to the Parshall's that may have also been included in the re-zoning and would add even more access using that easement.~~

The agreement as we read it, should not allow this. Therefore, this parcel should not be allowed to piggyback on the Foresthill Community Project without first looking at the EIR and past agreements with this property owner and the county. No one has looked into the history of this property. This property is surrounded by at least seven property owners, maybe more, who will be impacted with this re-zoning. No one has been notified specifically by the county as to this property being added to the Community plan. How can properties be re-zoned with out proper EIR being required? No one has come out to look at what this property owner intends to do.

We all feel that consideration should be given in one of two ways: 1. This property be removed from the Foresthill Community Plan as far as their re-zoning request and a proper plan is submitted by the owners that shows their intentions. Their intentions that they have indicated to us, is to continue where the county easement ends and continue their driveway/road along the property line of four property owners coming within 20 feet of several homes to access their back lot after they, the Parshall's split. We know that he has not filed official plans with the county, as far as how he will develop this property. The problem with them being attached to the Foresthill Community Plan with his 2.3 acre split for each lot, leaves no property for a minor boundary adjustment with the property owners most affected. If the community plan is approved we will not be able to do the boundary adjustment because his minimum will be 2.3 acres and he has approximately 4.6 acres. He has made no indications that he is inclined to a minor boundary adjustment. If they are opened to a small change in his request to the county on the

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re-zoning of their 2.3 to 2.1 acres, this would not impact them in any way in splitting down the road and the roughly 4/10th of an acre would be used for minor boundary adjustment with the property owners most affected. It is not uncommon, nor unfair for property owners to do this when they request a re-zoning and split. However, if this property owner piggybacks on the Foresthill Community Plan we will not get the opportunity to do the minor boundary adjustment, because their lot size will be fixed at 2.3 minimum.

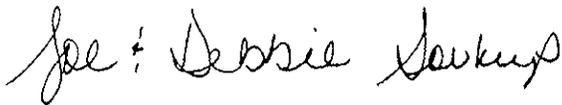
It must be noted that in the original agreement, (see attached) that when the county granted the Parshall's the new easement through county property, this easement did not meet county's own rules as far as set-backs to residence, which at the time was 50 feet. This easement that will access two parcels, and comes within 20 feet of a home owner next to us. It must also be noted that none of the property owners were ever notified of any meetings regarding this easement. When we did ask, we were told that no road/easement was being done. Only after the fact, we were given all the information and we were asked "why are you complaining now?" There seems to be incomplete mis-information over a long course of time regarding this issue. Our main concern is not to stop any one person from developing as long as that development does not overly impact others. We have to ask, how much one property owner is entitled to and at what expense to the surrounding property owners?

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If this is to go through, property owners will be ir-repairable impacted both in the value of their home, and the environmental impact on their homes.

Any help that you can provide on this issue would be greatly appreciated. All one has to do, is come out and stand in our yard and see the impact this will have.

Sincerely,



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

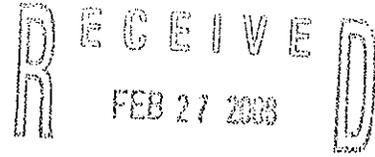
enclosures

cc: Michael Johnson/Planning Director, C. Jacobsen/Planning Dept., L. Clark/Planning Dept.,
A. Rinker/Planning Dept., Jim & Linda Parshall, Braulio & LeVerne Escoto, Otis & Kay Haslop

Letter 40: Joe and Debbie Soukup

Response 40-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.



Date: February 25, 2008

To: Angel Rinker

From: Joe Soukup

cc: C. Jacobsen, L. Clark

Re: **FORESTHILL COMMUNITY PLANNING PROJECT**

1. What in the Community Planning project applies to the Parshall's property?
 - They have indicated at the community meeting to re-zone and split. Is this true?
 - Who allowed the Parshall's to have this put on the planning map? County?
2. If this property is to be re-zoned/split, we have been told that an EIR report pertaining to the surrounding property owners would be required? (we were given a fee schedule for that).
3. Previously their property was granted an easement through a County property (pond area) to develop specifically for "one" parcel. If the parcel was used in a different way than what the two parties agreed to; the Parshalls and the County, this easement would be forfeited back to the county?
4. What more needs to be done to go on record against this parcel being included in the Community plan for any other use than the Parshall's agreed to when granted this easement deed?
5. If a minor boundary adjustment can be done, what needs to be done for the three property owners most affected?

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Letter 40A: Joe Soukup

Response 40A-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.

February 25, 2008

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

Dear Ms. Jacobsen,

We are severely concerned to the negative impact that the Foresthill Community Plan will have on our properties, in particular by allowing the re-zoning of private lots to increase density.

We do not feel that there has been any consideration given to the environmental impact of these re-zonings and it appears no consideration is being given to the long time property owners that will be affected.

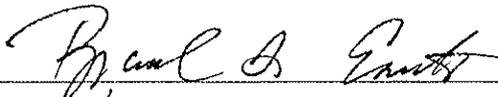
We do not understand in particular how one parcel, owned by the Parshalls, that borders multi-parcels, that this property owner had a prior agreement with the county to buy an easement to change their access and it states that that access would be solely for one parcel, not two. If this property is allowed to be re-zoned and eventually and possibly split, then this is in conflict with the original agreement.

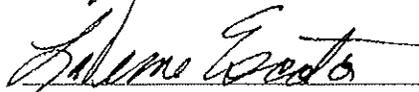
In closing, we feel that these re-zonings should not be allowed in the Foresthill Community Plan as it is now proposed.

Please feel free to contact anyone of us at any time regarding our concerns.

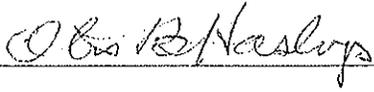
Sincerely,

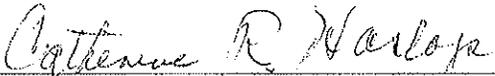
Braulio and LeVerne Escoto
5129 Crestline Drive
Foresthill, CA 95631
phone # 530-367-4301
parcel # 257-080-018-000





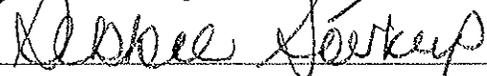
Otis and Kay Haslop
5139 Crestline Drive
Foresthill, CA 95631
phone # 530-367-3704
parcel # 257-080-021-000





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





hard copy to follow with signatures
cc: L. Clark/Placer County
A. Rinker/Placer County

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BCC: B. Kranz . M. Johnson

Letter 40B: Braulio and LeVerne Escoto, Otis and Kay Haslop, and Joe and Debbie Soukup

Response 40B-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.



PUBLIC COMMENT

to: Crystal
Jacobson
Karen Clark

Name: Joe & Debbie Soukup Address: 5149 Crestline Dr.
Email: teamzed@f1cnet.net Foresthill

RECEIVED

Representing:

Resident Developer

Agency Organization

This is in regard to the Foresthill Project. We feel that the plan lacks credibility when included in the report is a build out figure of over 62,000 residents. Even though it is stated that this figure cannot be attained, why is it in a report that we are supposed to take seriously. Even if it cannot be attained, including it, it implies that anyone who wants to and has the time, money and resources can try and achieve this number. The plan includes no infrastructure additions by Placer County to address the many issues related to any large number population increase to the Foresthill Divide. The Foresthill Road is the only viable way in and out of the Foresthill Community. We have seen in the past year how easily a mud slide can take out a road, the only major road in and out. It was not too long ago that the old Foresthill road also had a mud slide down by Mammoth bar that took at least two years to be re-established. Since no funding is not available from Placer County, the State or Federal government to address the infrastructure issues, this entire plan should go back to committee and people with a little more foresight in what is going to be needed prior to any large scale population increase to the Divide. The Foresthill Divide community cannot be compared to communities down along the I-80 corridor. There are many things unique to the Divide which cannot be changed and must be taken into consideration in any community plan development.

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Letter 40C: Joe and Debbie Soukup

Response 40C-A: Comment noted. The theoretical buildout population of 62,000 is described in Section 3.2 Land Use of the DEIR in the first paragraph of page 3-18 as follows:

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

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

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 related to a property issue that has been included into the Foresthill Community Project that is coming up for a vote. The property owners have indicated that they have already been given permission with the acceptance of this community plan to re-zone and split their lot. In checking with the County Planning Department, I have found no records of any environmental impact report that would allow this and is required for such a re-zoning and split. I do not believe that any property owners should be given any consideration in the Foresthill Community Project to be able to circumvent the normal rules and regulations as they apply to this issue.

The lot at issue belongs to: Jim and Linda Parshall, 5177 Crestline Drive, Foresthill, CA 95631, parcel number 257-080-017-000, our lot number is: 257-080-022-000.

Their plans as they have indicated would be a huge environmental impact on our lot and others. The zoning now allows for one home to be built that would not impact the surrounding parcels. If zoning is changed and no consideration is taken into account for the environmental impact to my property and others, my privacy, quality of living and property value would all suffer greatly.

Their plan without taking into consideration the impact of the surrounding lots included putting a road/driveway over 700 feet long right next to my property and others within 20 feet of three homes. If a small boundary adjustment was made the impact would certainly be lessened. This would in no way keep them from asking for the re-zoning and split of their lot.

Ten years ago The Parshall's were given permission to purchase county property to change their access to their property in order to build their one home, the originally access was off of Happy Pines Drive. In building of my home, I have tried to keep and maintain as much privacy as possible, knowing that someday one home might be built behind me. I have just finished a major room addition taking into account their property as zoned. Now if they are allowed without a minor property line adjustment, we will have a view of traffic from every room in our home, within 20 feet of one of our bedrooms. It is not uncommon, nor unfair for minor property boundary adjustments to be made when a homeowner asks for a re-zoning of their property in order to split their lot differently.

I have approached The Parshall's on a couple of occasions for the possibility of a minor boundary adjustment. They have not indicated that this has been a possibility included in their plans. We are not against property owners who wish to re-zone and split as long as the environmental concerns are

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addressed as part of the proposal.

Page: Two

At some point, one has to ask how much is one property owner entitled to and at what expense to the other surrounding property owners?

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.

A cont.

In closing, we feel that allowing individual property owners to use the Foresthill Community Project in anyway to by pass the current system of checks as it pertains to environmental impact is wrong and none of these properties should be allowed to do so.

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

Sincerely,

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

Letter 40D: Joe and Debbie Soukup

Response 40D-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.

March 3, 2008

Loren Clark
Assistant Planning Director
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

Dear Loren:

I am writing to express my concerns on two interrelated subjects in the Revised Foresthill Divide Community Plan (FDCP) and FDCP EIR. The issues are 1) the deletion from the FDCP of the parallel road network and 2) lack of analysis in both the Plan and EIR related to emergency access on the Divide.

All previous versions of the FDCP included two future roadways parallel to Foresthill Road – Patent and Powerline Roads. In the Revised Foresthill Divide Community Plan, November 2007, the Circulation Diagram does not include Patent and Powerline Roads as future roadways. A traffic study addendum, conducted in 2007, determined that elimination of these roadways would have little impact on levels of service for Foresthill Road under the 2030 and Buildout with or without Forest Ranch scenarios. The Draft EIR has determined that all traffic impacts are Significant and Unavoidable with mitigation, meaning that Levels of Service all along Foresthill Road would be below County standards.

The previously recommended Patent and Powerline roads would provide additional circulation options for the community and are necessary to provide sufficient emergency access throughout the Community Plan area. The Community Plan and Draft EIR do not address this issue. Although the traffic study addendum found that these roadways would have little impact on levels of service, the County has not demonstrated that provision of these roadways is infeasible. CEQA requires that all feasible mitigation measures be adopted, even if they are not sufficient to reduce the impact to a less than significant level. No reason is given in the EIR or Community Plan for removal of these previously-recommended roadways. It is my understanding, from a conversation with County Transportation Division staff, that the decision to eliminate these future routes was based on 1) assumed costs to construct these improvements and for right-of-way acquisition, and 2) issues with connection points to downtown Foresthill with Powerline Road.

To eliminate both these potential alternate circulation routes in a mountain community that has essentially one road does not seem reasonable in a “planning” document and is not consistent with CEQA requirements to adopt all feasible mitigation measures. Patent Road does have substantial topographic challenges, and I understand from

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County staff that very little right-of-way is currently available. However, these reasons are not sufficient to eliminate the potential for this roadway to be constructed in the future.

Powerline Road is located "on top" of the Divide and is relatively flat for construction purposes. A gravel roadway exists for most of Powerline Road. In addition, the County already has easements over the majority of the roadway. Powerline Road would provide a more direct route to downtown Foresthill from the Spring Garden area, where there is significant development potential. Consistent with current County development standards, development that would benefit from this connection could assist the County in funding completion of this roadway. Connection to Foresthill Road from Powerline Road could occur through existing roads in the old mill site or through school district property west of the high school. In previous meetings with County Transportation Division staff, the high school district committed to providing a connection to Foresthill Road through their property. Since the school district is seeking residential zoning on some of their property, it would seem the opportunity for this connection is available.

A cont.

In addition to the planning reasons I have cited, I am concerned about emergency access and circulation on the Divide. This issue is critical to all current and future residents. The Plan and EIR give very little attention to this critical issue. I live off of Thomas Street, and in an emergency situation, particularly a fire, my family and I are to proceed to a fire-safe zone. The closest safe zone is at the high school. It makes absolutely no sense to require my family and the families of the 70+ other homes that use Thomas Street to compete with other residents and emergency vehicles on Foresthill Road to get to a safe zone. Construction of Powerline Road between Thomas Street and the high school would provide emergency access for the families living off of Thomas Street. If Powerline Road were planned from Spring Garden Road to Foresthill Road, it could also provide emergency access for other existing and future residents.

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Goal 5.A.2, Policies 5.A.2-2 and 5.A.2-3 in the Circulation Element attempt to address the issue of emergency access and actually cite several area roadways that should be opened for emergency and recreation purposes, including Powerline Road. I can not find any implementation measures in the Community Plan that would achieve these objectives. Also, there is no discussion of emergency vehicle circulation in the EIR. I can only find a discussion of emergency access related to traffic calming. With the numerous significant and unavoidable traffic impacts anticipated under the 2030 scenario and from buildout of the Plan, it follows that an impact discussion on how Foresthill Road would function under emergency operations on the Divide should be included in the EIR. Perhaps Policy 5.A.2-3 could provide some mitigative relief if there is some real way to implement this policy.

There also does not appear to be any discussion of emergency planning in the Public Facilities section of the Plan or EIR. Given the limited access we currently have on the Divide and the growth that the Plan anticipates, the Community Plan should include goals and policies regarding safety under emergency conditions. Accordingly, the EIR should address the effects of implementation of the "safety" policies and evaluate the adequacy of the circulation network in emergency conditions.

B cont.

In conclusion, both the Community Plan and the EIR must address the emergency access, safety, and circulation issues outlined above. In addition, I request that reconsideration be given to inclusion of the parallel roads (Powerline and Patent Roads) in the Plan. The FDCP is the planning tool that will be used to guide development and other activities on the Divide for many years. If these roads are not shown on the Circulation Diagram for the FDCP, we relinquish an opportunity for improving circulation and safety. It makes no sense that these roadways were removed at this late date in the planning process.

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Thank you for consideration of my comments. I look forward to your response.

Sincerely,



Cathy Spence-Wells
P. O. Box 832
Foresthill, CA 95631

cc via email:

Crystal Jacobsen, Supervising Planner
Maywan Krach, Environmental Coordination Services
Richard Moorehead, Senior Engineer

Letter 41: Cathy Spence-Wells

Response 41-A: The comment addresses issues related to inclusion of two parallel roadways (Patent Road and Powerline Road) in the FDCP circulation system. Based on the results of the traffic study addendum, which found that these two roadways are not needed to maintain the desired level of service in the FDCP area (LOS D), Placer County staff decided not to include these roadways in the FDCP transportation plan. The comment refers to a CEQA requirement to adopt all feasible mitigation measures. However, these roadways are not considered mitigation measures. Instead, they would provide traffic circulation options for Foresthill residents. As noted in the comment, County staff determined that construction of the two roads is not feasible due to construction and right-of-way acquisition costs as well as physical constraints associated with the roadway alignments.

Response 41-B: The comment also refers to the need for improved emergency access. As noted in the comment, this issue is addressed through FDCP Goal 5.A.2 (“Provide for safe emergency access and alternative routes onto the Foresthill Divide . . .”) as well as Policies 5.A.2-2 and 5.A.2-3.

Response 41-C: See Responses 41-A and 41-B.

Crystal Jacobsen

From: Leslie Warren [lwarren@wizwire.com]
Sent: Tuesday, March 04, 2008 12:03 PM
To: mcrach@placer.ca.gov; Crystal Jacobsen
Subject: Fw: Foresthill Divide Community Plan EIR

(Please substitute this version rather than the one i sent a few minutes ago. I just corrected a few typos. Thanks.)

Subject: Foresthill Divide Community Plan EIR

Dear Maywan and Crystal:

Please accept these comments on the Draft EIR and provide responses:

Population and Housing: This section of the EIR inadequately addresses the issues and obstacles to development of workforce and affordable housing. Although the Foresthill Community Plan provides zoning for multi family housing which might serve community members of low or moderate income, the elderly etc.; it is really unrealistic to assume that this workforce or affordable housing could ever be built because of the cost of land, cost and space demands for sewage disposal. The Plan describes a goal for workforce and affordable housing but has no implementation mechanism to ensure that such housing will indeed be built. In recognition of this fact, I would like the EIR on the Community Plan to address how provisions for workforce and affordable housing will be implemented. Is the County legally required to include workforce and affordable housing in any development project requiring a subdivision map? I feel that is incumbent and socially responsible for the County to ensure that all income levels in this community are able to secure safe and sanitary housing and that our subdivisions be inclusive of all income groups. Please explore alternative scenarios and case studies from other communities to demonstrate how affordable and workforce housing can be guaranteed as Foresthill Community Plan is built out. State law provisions for mixed income and affordable housing should be explored. In addition, the County Board of Supervisors plan for ~~inclusionary housing has been stalled in Committee hearings for many months/years.~~ What is the time line for County enactment of an ordinance to ensure that all income levels are integrated in subdivisions?

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Air Quality, Traffic and Tree Removal: The issue of climate change is inadequately addressed in the EIR. More than half of all fossil fuel emissions come from transportation. In contrast, electricity generation represents 26 percent of fossil fuel CO2 in the region -- only about half of the emissions from the transportation sector. If the region is to reduce its emissions of CO2 gasses, it will have to start dealing with transportation as soon as possible. Yet the Foresthill Community Plan creates a community where fossil fuel consumption and emissions will increase. What is the projected emissions impact of transportation of workers, service, construction and related support needs for projected new residents with Foresthill Plan at build out? How will the CO2 and other emissions from transpiration on climate change and air quality be mitigated?

B

Air Quality will also be impacted by tree removal. Our growing understand of the impact of tree removal on green house gas emissions demands that the tree loss projected with new housing development be addressed in the EIR. How will the CO2 emissions be affected with the removal of trees necessitated by new housing, road construction etc? In addition to tree removal for construction, please also include the cumulative impact on CO2 and greenhouse gas levels of tree harvesting to provide lumber necessary for construction of new homes. Please also evaluate how much of the trees removed from development sites will make their way into the firewood market and how the burning of these trees for heat will affect CO2 and greenhouse gas emissions. What are the public health consequences? Much of the lumber harvested for development in California comes from Canada's boreal forests which have been determined to provide essentials reserve "sinks" of CO2 consuming biomass (necessary to mitigate CO2 emissions worldwide). How will development in the Foresthill Community contribute to global, regional and local greenhouse gas and climate change.

B cont.

The issue of tree removal for development is not unlike the impact of tree removal for planting of biofuels. How does tree removal comparable to impacts of clearing for biofuel production?

Two new studies published in the journal *Science* conclude that growing and burning biofuels actually increases net greenhouse-gas emissions and exacerbates climate change. The new research calls into question the assumptions of many earlier studies. When land-use changes are taken into account, it turns out that plowing up rainforests and grasslands to make way for biofuel crops tips the balance, making biofuels more problematic than helpful. Biofuels proponents, including the powerful U.S. ethanol lobby, have for years cited figures asserting that biofuels made from crops like corn release about 20 percent fewer emissions overall than gasoline and that fuel from switchgrass emits about 70 percent less. One of the new studies, however, found that due to the impact of plowing up new fields, corn-based ethanol nearly doubles greenhouse-gas emissions compared to gasoline and that fuels made from switchgrass increase emissions by about 50 percent.

C

Water supply and Water Quality: While we are not quite at the point of calling it a thing of the past -- but it sure looks to become scarce in the U.S. West according to a new study in the journal *Science*. It's not natural weather variability or volcanic activity, say researchers, but quite clearly climate change that is leading to swiftly declining snowpack in Western mountains, which leads to rivers running dry, which leads to towns and cities short on what had been a consistent supply of power, irrigation, and thirst-quenching H2O. Climate change makes "modifications to the water infrastructure of the Western U.S. a virtual necessity. Mother Nature is going to stop being our water banker. How are water supplies on the Foresthill Divide projected to change with climate change. Using data from the various scientific research sources - please evaluate climate change and impact to water supply, availability and impacts in the short and long term.

D

Natural Resources, Economy, Population, Housing and Cultural Resources, Aesthetics -

The Draft EIR should address the threat to the American River Canyon of development in the view shed, to water quality, tourism and regional economy and wildlife. The EIR should evaluate the potential for implementing a viewshed protection ordinances to mitigate these potential impacts. What are enforceable mechanisms to protect the river Canyon's natural resources and open spaces. The natural, cultural, recreational, economic and scenic assets of the river corridor can be severely damaged by encroaching, inappropriate development along the

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canyon. In as much as the river canyon is a vital and irreplaceable economic asset to the community (tourism, recreation etc), what are the potential costs and impacts to the County as a whole should canyon viewshed development degrade of the wilderness values of the Canyon?

The canyons of the North and Middle Forks of the American River are among the most scenic and spectacular in the entire Sierra Nevada Range. From their headwaters on the Sierra crest above Lake Tahoe to their confluence in the canyon below the city of Auburn, these rivers run through deep, rugged and beautiful canyons.

The North Fork American River is both a federal and state designated wild and scenic river for its first 38.3 miles; the balance of the North Fork (approximately 25 miles) from Iowa Hill Bridge to the high water mark of Folsom Lake flows through the Auburn State Recreation Area.

Most of the American River Canyon's ridges are in their natural state. But some areas closer to Auburn and Foresthill are becoming dotted with custom homes. As the proposed community plan for the Foresthill area would allow for increased development along the canyon, these issues must be addressed. While the County is interested in regulating development on steep slopes, hillsides, and ridgelines, natural resource and land use chapters of General Plans and Community Plans do not list definite rules and regulations for home building on them. In addition, visual impacts are often subjective, and standards have proven difficult to implement. Due to the size of the watershed and multiple jurisdictions, there are inconsistent policies throughout the canyon. How will these impacts be mitigated?

Preservation of ridgelines has been a struggle. Private property rights must be balanced with preservation of our natural resources and habitats. PARC's approach is to engage the public and stakeholders early and throughout the process in order to create effective and adoptable guidelines by local jurisdictions. Concurrent with Plan adoption, the EIR should include creation and adoption of building and site design practices that incorporate sustainable development techniques while promoting the protection and enhancement of sensitive resource areas. What is the action and implementation template for the American River watersheds and community?

Ridgeline development can go horribly wrong and there are increasing examples of less than spectacular developments occurring along the American River canyon in both Placer and El Dorado Counties. As the second-home market continues to expand in California, and urban areas spread into the urban/forest interface, protecting our river courses becomes important not only along the American River, but along rivers throughout the Sierra Nevada.

Finally - what is the cost to provide fire protection services to outlying ridgeline homes as compared to smart growth communities. Do property tax schedules fairly assess homeowners for the cost of fire protection or are smart growth communities subsidizing fire protection services to

E cont.

F

G

communities such as envisioned in the Foresthill Community Plan?

G cont.

Cultural Resources: The Foresthill Divide's Native American Community has developed a cultural site on Bureau of Land Management Land west of the town center. Preservation of the Native American Heritage in Foresthill is intricately linked with preservation and enhancement of this site. The Community Plan and EIR does not adequately provide for protection of this site from urban encroachment. Nor does it include specific provisions for support of the cultural preservation needs of the Native Community. What commitment will the Foresthill Community make toward build out of the Cultural Site and how will this be funded in the long term? A plan developed for the Sierra Economic Development District in 2004 and adopted by the Todds Valley Maidu Miwok Cultural Foundation addresses these issues but is not represented in the EIR. The EIR should include reference to and analysis of the Economic Development Strategy for the Maidu Miwok Cultural Foundation.

H

The provisions for cultural preservation are identified as goals in the Foresthill Community Plan. As build out progresses, how will these preservation goals be enforced and implemented? Because cultural and burial sites may be unknown and property owners ignorant of issues surrounding cultural and burial sites, what methodology will be implemented to ensure that cultural resources are provided the respect and preservation they require? What are potential impacts to cultural and historical sites if specific methodologies are not implemented?

Thank you for the opportunity to comment.

Sincerely,

Leslie Warren

Letter 42: Leslie Warren

Response 42-A: The comment regarding the cost of land and provision of sewage disposal systems as an impediment to provision of workforce and lower income housing within the FDCP area is noted.

The need for workforce and affordable housing is a growing countywide concern. Accordingly, the County is continuing to work on several programs to address the issue.

California law requires that the County adopt a Housing Element as part of its General Plan. The Housing Element guides the County in its development of affordable housing opportunities. Unlike other Elements, the Housing Element must be certified by the State and it must be updated every five years. Placer County, as well as other local jurisdictions is currently in the process of updating its Housing Element in 2008.

California law further requires that the County provide an adequate inventory of sites (multiple-family zoned parcels) that are available for the development of affordable housing. It also requires that the County identify and reduce or eliminate constraints to the development of affordable housing. Finally, the County must develop policies and programs that encourage the construction of affordable housing. State law, however, does not require that the County include workforce or affordable housing upon the approval of a subdivision map.

The current Housing Element, adopted in 2003, describes a number of policies and programs to encourage the development of affordable housing, including density bonuses, reduced fees and reductions in requirements for certain development standards. It also requires the provision of workforce housing for commercial development in the Tahoe/Sierra area. The 2003 document also included a policy requiring the County to prepare and consider an inclusionary housing ordinance. The result of that effort by County staff led to the formation of the stakeholder's working group, described below, by the Board of Supervisors. The Board's intent was to attempt to settle the difference of opinions held by the disparate interested parties.

Staff initiated the update of the Housing Element in August, 2007. Many of the policies and programs contained in the 2003 Housing Element have been retained in the draft document. In addition, the Draft Housing Element proposes increasing incentives to developers building affordable housing. It also includes a program to continue work on an affordable housing program for the area of the County that is below 5000 feet in elevation. The Tahoe/Sierra requirement for workforce housing is retained, but a program has been added to implement a study that would improve on the former policy, based upon a number of years of experience in its implementation.

With a state-certified Housing Element, the County may be competitive in its application for state grants and other funding sources for infrastructure improvements that might be required to develop higher density housing. As appropriate projects are identified, the County works toward identifying and securing funding for the improvement.

For the last two years, County staff has met with a stakeholder's working group to discuss affordable housing issues (for the area of the County below 5000 feet in elevation). The group studied how other jurisdictions have approached this challenge and many options were considered. A progress report was presented to the Board of Supervisors in November of 2007. At that time, the Board recognized the group's progress to date and recommended a continuation of those discussions.

Because of limitations on the availability of staff while the Placer County Housing Element update is prepared, those discussions have been postponed. The discussions will be resumed following adoption of the Housing Element update, anticipated to be completed by fall 2008. Once the process is resumed, a timeline will be established for the group's continued effort toward the development of a comprehensive affordable housing program.

To more appropriately describe the anticipated affordable housing requirement of the County that would apply within the Forest Ranch Concept Plan component of the proposed FDCP, mitigation measures 3.1-3a and 3.1-3b found at page 3-13 of the DEIR are modified as follows:

- 3.1-3a Each tentative subdivision map and multi-family housing project within the Forest Ranch Concept Plan area ~~shall comply with the Placer County~~ shall include an affordable housing component subject to approval by the County and/or comply with any adopted County affordable housing program ~~Inclusionary Housing Ordinance~~ in effect at the time each project is proposed. The Specific Plan submitted for the project site shall specify the mechanism that will be implemented to require that 1,700 of the 2,213 units will be age-restricted.

- 3.1-3b Alternatively, the developer shall submit for County approval of a comprehensive inclusionary housing plan affordable housing program for the entire Forest Ranch Concept Plan area that demonstrates compliance with any adopted Countywide affordable housing program ~~the Inclusionary Housing Ordinance~~ in effect at the time it is submitted.

Table S-1 of the Executive Summary is also amended at pages ES-5 and ES-6 of the DEIR as follows:

Table S-1 Summary of Impacts and Mitigation Measures

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
3.1-3	Development of the Plan area in accordance with the FDCP would not comply with the Housing Element of the Placer County General Plan and would not meet housing needs in the Plan area.	LS		<u>None required</u>	LS
		PS	3.1-3a	Each tentative subdivision map and multi-family housing project within the Forest Ranch Concept Plan area shall comply with the Placer County <u>shall include an affordable housing component subject to approval by the County and/or comply with any adopted County affordable housing program</u> Inclusionary Housing Ordinance in effect at the time each project is proposed. The Specific Plan submitted for the project site shall specify the mechanism that will be implemented to require that 1,700 of the 2,213 units will be age-restricted.	LS
		PS	3.1-3b	Alternatively, the developer shall submit for County approval of <u>a comprehensive</u> inclusionary housing plan <u>affordable housing program</u> for the entire Forest Ranch Concept Plan area that demonstrates compliance with <u>any adopted Countywide affordable housing program</u> the Inclusionary Housing Ordinance in effect at the time it is submitted.	LS

Response 42-B: The comment regarding global climate change is noted. Estimated generation of greenhouse gases from implementation of the FDCP has been provided in the context of total estimated statewide emissions at pages 5-17 through 5-19 of the DEIR. Although more precise models for determining greenhouse gas emissions are currently being developed, it is not currently possible to accurately project the effect of removal of an unknown number of trees from within the FDCP to accommodate future development that may occur in accordance with the land uses proposed by the FDCP as requested by the commenter. Likewise, public health consequences of greenhouse gas emissions and the greenhouse gas emissions based on an unknown quantity of firewood that may be produced and burned within the FDCP area in the future would be highly speculative at best.

Mitigation of greenhouse gas emissions will be on a statewide, nationwide and worldwide scale as determined by developing state, federal and global policies and regulations. Mitigation of greenhouse gas impacts generated within the FDCP area will be accomplished in accordance with these mandates as they develop.

Response 42-C: The comment regarding emerging studies pertaining to biofuel crop production as it relates to greenhouse gas emissions is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Response 42-D: Page 5-19 of the DEIR is amended after the third paragraph as follows to provide perspective regarding the potential effect of global climate change on FDCP area water supplies.

Although it is clear that the Foresthill Divide Community Plan's net contribution of CO₂ to global climate change will be less than estimate above, a great deal of uncertainty exists regarding what the net CO₂ emissions would actually be. In addition, it is uncertain how current regulations might affect CO₂ emissions attributable to the project and cumulative CO₂ emissions from other sources in the state. Also, as described previously, it cannot be determined how CO₂ emissions associated with the Foresthill Divide Community Plan might or might not influence actual physical effects of global climate change.

EFFECTS OF GLOBAL CLIMATE CHANGE ON WATER RESOURCES

Based on the conclusions of current literature regarding California's ability to adapt to global climate change, it is reasonably expected that, over time, the State's water system will be modified to be able to handle the projected climate changes, even under dry and/or warm climate scenarios (DRW 2006). Although coping with climate change effects on California's water supply could come at a considerable cost, based on a thorough investigation of the issue, it is reasonably expected that statewide implementation of some, if not several, of the wide variety of adaptation measures available to the state, will likely enable California's water system to reliably meet future water demands.

Although California could potentially experience an increased number of single-dry and multiple-dry years as a result of global climate change, based on current knowledge, it is reasonably expected that such increase would not significantly affect the ability of the Foresthill Public Utility District (FPUD) in concert with privately owned domestic wells to reliably meet FDCP future water demands. As described by the January 2008 FPUD Water System Master Plan (Appendix A to the FDCP Final EIR), implementation of measures contained within the Master Plan will ensure that there is adequate water supply to reliably meet all the projected FDCP service area demands, even under single-year and multiple year drought conditions.

In addition, FPUD's surface water supply entitlements are unlikely to be affected by global climate change because, as indicated by preliminary results from DWR (2006), water supply impacts from climate change would be largely reflected in reduced south-of-Delta exports, while existing Delta water quality requirements would continue to be satisfied. It is therefore reasonable to consider that global climate change may have relatively less effect on the Placer County water supply because the FPUD's surface water supplies are based on existing water rights and contract entitlements for in-basin use above the Delta.

Based on current knowledge, global climate change is also not expected to significantly impact groundwater supply for the FDCP area. Although there is still a great deal of uncertainty in respect to impacts of climate change on future groundwater availability in California, in view of the high reliability of FDCP surface water supplies long-term average groundwater pumping is not reasonably expected exceed existing re-charge capabilities within the FDCP area. The impacts of global climate change on groundwater in the FDCP area is, therefore, reasonably considered less than significant.

For these reasons, impacts of global climate change on water supply within the FDCP area are considered less than significant.

In consideration that, at worst case, Buildout of the FDCP is anticipated to generate only .033% (without inclusion of the Forest Ranch Concept Plan) or .037% (with inclusion of the Forest Ranch Concept Plan) of statewide total GHGs, the potential impact of GHG emissions resulting from FDCP Buildout is considered less than significant.

Response 42-E: The comment regarding viewshed and resource impacts to the canyons of the North and Middle Forks of the American River within the FDCP area is noted. Review of the proposed FDCP land use map shown as Figure 2-3 after page 2-4 of the DEIR reveals that the American River North and Middle Fork canyons are not planned for development that would pose a threat to the scenic values or natural resources inherent in these canyons. These canyons are predominantly planned for Timberland, Open Space and Water Influence uses with some Rural Estate 4.6 to 20 acre minimum lot size land uses found north of the Community of

Foresthill in the North Fork canyon where terrain would accommodate the proposed extremely low density residential uses.

Response 42-F: The comment regarding ridgeline preservation and design controls within the FDCP area is noted. Pages 3-44 through 3-57 of the DEIR provide an in depth overview of existing policies and implementation techniques employed by Placer County, as well as FDCP proposed policies, to ensure that appropriate design concepts and location criteria are employed in new construction. Compliance with these measures and mitigation measures included in the DEIR at pages 3-58 through 3-63 will also reduce potential ridgeline and design related impacts within the FDCP area.

Response 42-G: The comment regarding the cost of fire protection services and property owner tax assessment related to fire services from the perspective of geographic location within the FDCP area is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Response 42-H: The comment regarding preservation and protection of Native American historical resources within the FDCP area is noted. This area of concern has been addressed in depth by the Heritage Resource Element, Foresthill Divide Community Plan found as Appendix B.1 of the DEIR and the Heritage Resource Study, “Previously Circulated” Forest Ranch DEIR found as Appendix B.2 of the DEIR. Additionally mitigation measures found at pages 3-241 through 3-242 will ensure preservation and protection of Native American historic resources with the Forest Ranch Concept Plan component of the FDCP.

PUBLIC COMMENT

DATE: February 28, 2008
 NAME: TAMRA WEST, Resident
 ADDRESS: 25543 Foresthill Rd., Foresthill, CA 95631
 MAIL: P.O. Box 292, Auburn, CA 95604-0292
 RE: FORESTHILL DIVIDE COMMUNITY PLAN EIR

The Foresthill Divide Community Plan Survey dated October 1, 1996 asks a number of questions of resident's on the Foresthill Divide. Question #35 asks "Should the new Foresthill Divide Community Plan provide for:

- a. more residential capacity? 293 YES 360 NO
- b. less residential capacity? 247 YES 188 NO
- c. about the same capacity? 561 YES 66 NO

In 2005 a petition was circulated (copy attached) regarding the Foresthill Divide Community Plan requesting four (4) specific requirements of which #3 reads:

#3. "The recommendations of the Foresthill Divide Community Plan Team with respect to the Forest Ranch (Pomfret Estae) property are incorporated into the final plan."
 The Foresthill Divide Community Plan Team recommended that Forest Ranch be limited to its current zoning of 591 homes.

In April 2006 I circulated a petition asking the Placer County Board of Supervisors and the Placer County Planning Commission to OPPOSE the Forest Ranch Project's proposed increase in density from 500 to 2,213 homes. The petition states the following:

- 1. We do not have enough water to supply a project of this size!
- 2. We do not want the increase in traffic that this project would bring to Foresthill's one (1) road!
- 3. We do not want to become a part of any sewer assessment that will have to be considered for a project of this size!
- 4. ~~We do not want to become another City of Lincoln!~~

I have 1,009 signatures of Foresthill residents who want the Ryan Family Property kept at its current zoning. They are currently zoned for 500+ homes within the Foresthill Public Utility District boundaries, the remainder of their land is apparently zoned "forest" and is NOT in the Foresthill Public Utility District boundaries.

There are 3,486 registered voters on the Foresthill Divide, my signatures of 1,009 represent 29% of the registered voters who do not want this MONSTROSITY BUILT!!!

FOREST RANCH SHOULD BE KEPT AT THEIR CURRENT ZONING OF 500+ HOMES AND NOT BE ABLE TO RUIN THE TOWN OF FORESTHILL BY DOUBLING THE POPULATION WITH 1 SUBDIVISION. Slow steady growth of our areas is more desirable.

A

Letter 43: Tamra West

Response 43-A: The comment in opposition to 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.

PUBLIC COMMENT

DATE: February 28, 2008
NAME: ROY & TAMRA WEST, Residents
ADDRESS: 25543 Foresthill Rd., Foresthill, CA 95631
MAIL: P.O. Box 292, Auburn, CA 95604-0292
RE: FORESTHILL DIVIDE COMMUNITY PLAN EIR

The Foresthill Chamber of Commerce is interested in promoting growth east of Foresthill. The idea is that it would enhance businesses in downtown Foresthill since people would have to go through town as they go down off the hill.

On November 1, 2007 a letter was sent by the Foresthill Chamber of Commerce to Michael Johnson, Placer County Planning Director stating that they support "New residential growth located east of the historical business district, only".

There was also a "Foresthill Historic Districts Workshop" at the Placer County Community Development Agency on December 18, 2007. The agenda for this meeting had given items for consideration. Item #3 reads as follows "3) Review Restricting Residential Growth to East of Historic District ONLY".

We understand the business dynamics of Foresthill and that growth will be important to the future economic viability of the community; however, we take exception to the request to restrict growth to ONLY EAST OF TOWN. Growth needs to be planned evenly and fairly across the entire "Plan Area". Taking away private property rights from the resident's WEST of town is not the answer to the economic struggles that downtown Foresthill has. We have no problem with growth east of town at the current zoning.

WE DO NOT WANT FOREST RANCH TO GET SPECIAL CONSIDERATION JUST BECAUSE THE BUSINESS COMMUNITY BELIEVES THEIR DEVELOPMENT WILL SAVE THE TOWN!!

A

Letter 43A: Roy and Tamra West

Response 43A-A: The comment regarding an even distribution of growth within the FDCP area is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

PUBLIC COMMENT

DATE: February 28, 2008
 NAME: ROY WEST, Resident
 ADDRESS: 25543 Foresthill Rd., Foresthill, CA 95631
 MAIL: P.O. Box 292, Auburn, CA 95604-0292
 RE: FORESTHILL DIVIDE COMMUNITY PLAN EIR

Forest Ranch is being presented as an option alongside of the Foresthill Divide Community Plan EIR. The Ryan family is asking for a General Plan Amendment and Rezoning for approximately 1,700 acres of land in Foresthill. My understanding is that the California Supreme Court handed down a decision on this type of development seeking approval without first PROVING that they have an adequate source of water to supply the project (Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova (February 2, 2007, S132972).

- An EIR cannot ignore or assume a solution to the problem of supplying water to a land use project. (Santiago County Water District v. County of Orange (1981) 118 Cal.App.3d 818.)
- An adequate environmental analysis cannot be limited to the water supply for the first stage or the first few years. (Santa Clarita Organization for Planning the Environment v. County of Los Angeles (2003) 106 Cal.App.4th 715.)
- Water sources must bear a likelihood of actually proving available, and speculative sources or unrealistic amounts ("paper water") will not be sufficient bases for decisions under CEQA. (Santa Clarita Organization for Planning the Environment v. County of Los Angeles (2003) 106 Cal.App.4th 715.)
- When a full discussion leaves some uncertainty regarding future water sources, then CEQA requires some discussion of possible replacement sources or alternatives, and any environmental impacts from those contingencies. (Napa Citizens for Honest Government v. Napa County Board of Supervisors (2001) 91 Cal.App.4th 342.)

A "Land Use Blog" by Abbott & Kindermann LLP does point out further discussion of certain aspects of planning concluding that "The lead agency need not demonstrate with certainty that the future water supply would balance with demand. Rather, the EIR must show 'a likelihood [that] water would be available, over the long term, for this project.' "

As I understand the proposal by the "Forest Ranch" partners in the currently considered EIR, they claim that future water needs can be met by "on site storage" in the form of large ponds or the installation of "Radial Gates" on the dam at Sugar Pine reservoir. I have talked extensively with the general manager of the Foresthill Public Utility District (FPUD), Kurt Reed and neither of these proposals seems to be feasible or even likely to be approved by the FPUD, LAFCO, CEQA or the Federal or State governments. The Ponds that Forest Ranch talks about would not likely pass the scrutiny of the government on several grounds: water quality, environmental impact, wildlife migration etc....

A

PAGE—2

PUBLIC COMMENT

DATE: February 28, 2008
NAME: ROY WEST, Resident
ADDRESS: 25543 Foresthill Rd., Foresthill, CA 95631
MAIL: P.O. Box 292, Auburn, CA 95604-0292
RE: FORESTHILL DIVIDE COMMUNITY PLAN EIR

The radial gates sound simple enough but the end result of water storage increase at Sugar Pine reservoir is not as simple a calculation as it sounds. Also, the process of getting approval is very complicated and may actually result in LESS available water due to the likelihood of “downstream interests” such as other water districts, cities or even environmental groups concluding that there is a “new” source of water in Foresthill and would not be shy about suing for their “fair share.”

I do not believe that the Forest Ranch partnership has shown that there is a “likelihood” of future adequate water supply for their project. The Foresthill Public Utility District is legally obligated to provide water for all residential and commercial zoning WITHIN district boundaries; much of the Ryan Family (Forest Ranch partnership) property is NOT within current Foresthill Public Utility District boundaries. This “Developer” should put forth a proposal to build to their current available zoning. Much more study needs to be done before they are allowed to increase zoning on the remainder of their land.

In my opinion Planning Commission should reject the Ryan Family’s request for a General Plan Amendment and Rezoning for their property.

A cont.

Letter 43B: Roy West

Response 43B-A: Water supply is discussed on page 3-67 and pages 3-92 through 3-94 and pages 3-148 and 3-149 as well as 3-197 through 3-198 of the Draft EIR. The Draft EIR is a Program EIR that includes an analysis of the General Plan Amendment and re-zoning that could potentially allow for the development of the Forest Ranch Concept Plan project. This analysis is not for approval of the actual project or approval of a Specific Plan which was the case in Sacramento County for the Sunrise Douglas project. Upon adoption of the Specific Plan and EIR can be written so that no additional environmental review would be required for the future residential development. Additionally, this Draft EIR meets the requirements under CEQA by disclosing the actual amount of water available, the amount of water required to serve the Forest Ranch Concept Plan project and the methods that could be utilized to deliver the water. This analysis is also distinct from the analysis for the Sunrise Douglas project since there is an existing contractual agreement that specifies the Foresthill Public Utility District has water rights that could be exercised that would allow sufficient water to serve the Forest Ranch Concept Plan project. The issue, as discussed in the Draft EIR, is not a matter of whether there is sufficient water to serve the project or whether the District has the right to develop additional supplies, it is an issue related to the lack of adequate storage and conveyance facilities.

The Draft EIR does not ignore or assume a solution to the problem of supplying water to the project. The analysis correctly concludes that with the current storage and conveyance facilities, there is not sufficient water to serve the Forest Ranch Concept Plan project. The analysis notes options to provide the storage facilities and contains a number of mitigation measures designed to ensure that detailed plans are in place prior to approval of the Specific Plan. In addition, mitigation measures also require that those facilities are actually in place prior to recordation of a Final Subdivision Map. Unlike the case for the Sunrise Douglas project, a Specific Plan will still need to be approved by the County for the project and a full environmental review will be required for that Specific Plan.

The Draft EIR also does not limit the water supply analysis to the first few years of the project. The SB 610 analysis was undertaken for the Forest Ranch Concept Plan project in its entirety. The water supply does not constitute paper water, since the water rights given to the District are based on actual flow of the stream and the amount that can be withdrawn without affecting downstream water rights.

It is highly speculative to make a determination that storage ponds on the Forest Ranch Concept Plan site would not be approved and not pass the scrutiny of various government agencies. There is no specific proposal for those ponds at this time and any impacts related to water quality and other environmental impacts would not be known until a specific proposal that would include size, location and other critical factors were known. Mitigation measure 3.4-2a requires that detailed plans for the future water supply be included in the proposed Specific Plan for the Forest Ranch Concept Plan project. The adoption of the Specific Plan will be subject to environmental review.

The concept of installing radial gates at the existing Sugar Pine reservoir has been explored in the most recent Water Supply Master Plan adopted by the Foresthill Public Utility District.

Although the District did not include this as a future project, they did not determine that it would be infeasible. The approval process may be complicated; however, the District already holds the rights to the additional water so it is unclear why the commenter has stated that there may be less water available if a project of this nature went forward.

The request that the Planning Commission reject the request for a General Plan amendment and a rezone is a comment on the merits of the project that will be considered by the County when they consider project approval.

PUBLIC COMMENT

RECEIVED
MAR 04 2008

DATE: February 28, 2008
 NAME: ROY WEST, Resident
 ADDRESS: 25543 Foresthill Rd., Foresthill, CA 95631
 MAIL: P.O. Box 292, Auburn, CA 95604-0292
 RE: FIRE DANGER -- FORESTHILL DIVIDE COMMUNITY PLAN

PLANNING DEPT.

Forest Ranch is being presented as an option alongside of the Foresthill Divide Community Plan EIR (FDCPEIR). The Ryan family is asking for a General Plan Amendment and Rezoning for approximately 1,700 acres of land in Foresthill. I understand that this is an option and could be included into the FDCP by the Planning Commission and the Board of Supervisors. My firm belief is that this development should not be allowed as part of this community plan. You as a Planning Commission/Board of Supervisors cannot rightly pass the details of this HUGE impact that this size of development would cause to the community of Foresthill.

The Community plan should be finalized without Forest Ranch and their current zoning should be kept as is (530 +/- homes).

On page 3-69 of the Revised Foresthill Divide Community Plan (FDCP) paragraph 1 states "The urban-wildland interface occurs where development abuts wildlands, and is particularly susceptible to wildfires. Risk of hazard is increased with steep slopes, windy areas, and a hot, dry climate". These two sentences perfectly describe the Foresthill Divide. We have all of the above mentioned geographic features and climate patterns. To add 1700 more homes, an RV park, an equestrian center, golf course and 28 acres of commercial zoning would be completely irresponsible. We only have one (1) road that serves as an entrance and an exit to the Foresthill divide, the Ryan family states that we could use Yankee Jim's Road or Iowa Hill Road, I have traveled both roads and it took me 1 1/2 hours to go 15 miles (as a crow flies). This was traveling in a non-emergency scenario; can you imagine the chaos of trying to evacuate even part of the panicked, confused, residents and visitors on a one lane, EXTREMELY WINDING mountain road, where you CANNOT even back up, let alone turn around. In reality, a fire behind the line of traffic could easily spread to an area in front of the line of traffic in the process trapping those who are trying to escape. The local fire district has talked about designated shelter areas where they could supposedly protect large numbers of people. Now for planning purposes we have to assume the worst case scenario which would mean that at some time in the future they would have to have enough room to adequately protect upwards of 14,000 people, at least temporarily. Obviously this is an untenable plan.

A

The only obviously workable plan is to NOT ALLOW overly large housing/business developments on the Foresthill Divide in the first place. IF THE DEVELOPER were required to re-build either Yankee Jim or Iowa Hill Road to allow two lanes of traffic

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PUBLIC COMMENT

DATE: February 28, 2008
NAME: ROY WEST, Resident
ADDRESS: 25543 Foresthill Rd., Foresthill, CA 95631
MAIL: P.O. Box 292, Auburn, CA 95604-0292
RE: FIRE DANGER – FORESTHILL DIVIDE COMMUNITY PLAN

both ways, then they should be allowed their General Plan Amendment and rezone. But that needs to be etched in stone before this happens. The developer should have to pay ALL COSTS to do this, not the taxpayers of the divide.

My main point is you cannot allow this level of increased zoning assuming that future administration will iron out the wrinkles. Time and again Planning Commissions/Board of Supervisors have rubber stamped huge new developments and THERE IS NOT THE INFRASTRUCTURE TO SUPPORT THEM!!!! Quite honestly, if you allow Forest Ranch's General Plan Amendment and Rezone to go thru, you should be held PERSONALLY LIABLE!!!!

A cont.

Letter 43C: Roy West

Response 43C-A: The comment in opposition to the Forest Ranch Concept Plan component of the FDCP is noted.

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.

DATE: January 29, 2008

RE: FORESTHILL DIVIDE COMMUNITY PLAN
GROWTH EAST OF TOWN

FORESTHILL
JAN 31 2008
PLACER COUNTY DEPT.

To Whom It May Concern:

Growth east of Foresthill is regularly offered up as the knight in shining armor that will ride in and save the "Business community." In fact I was recently made aware of a letter that was sent to Mike Johnson at the Placer County Planning Department from the Foresthill Divide Chamber of Commerce dated November 1, 2007. The letter has the usual description of Foresthill being one of the "Unique" historic towns with the implication that Foresthill's needs are also "Unique". Economic development is the basic theme of the letter and there are specific "Requests" listed that the Foresthill Divide Chamber of Commerce believes the County can help with.

Let me quote the letter: ".....; we request the following items be adapted within the Foresthill plan:

1. Location of Future Growth: The Chamber of Commerce supports new residential growth located east of the historical business district, only." Then there is some explanation of why they request this.

On December 18, 2007, there was a "Foresthill Historic Districts Workshop" at the Placer County Community Development Agency; the agenda for this meeting had five items for consideration.

Item #3 reads as follows: "3) Review Restricting Residential Growth to East of Historic District ONLY".

Now I am pretty good at math and it seems to me that if someone is making a request that the Government "Restrict residential growth" to East of town, that adds up to advocating the taking away of the property rights of someone that lives West of town. Not a very customer friendly business community.

In reality, there is a pretty fair amount of EXISTING zoning east of town. The Ryan Family has current zoning for 500+ homes, the Glover family has zoning for 200 + homes, I believe there is a mixed use parcel near Bath Road with current residential zoning of around 120. So "Restricting" landowners west of town is not really justifiable.

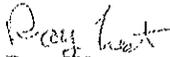
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PAGE—2 Letter dated January 29, 2008
Foresthill Divide Community Plan
Growth East of Town

I know that some will read this letter and conclude that Roy West is anti business and does not respect the local business community; or worse. Not so! I am just tired of listening to complaining without any viable solutions being offered by the "business community." I have heard some good ideas of how to improve the businesses from several people but nobody in the "business community" seems to be asking them. Maybe they need to START asking!!!

A cont.

Sincerely,


Roy West
Foresthill resident
rwest@ftcnet.net

Cc: Placer County Supervisors: Bruce Kranz, Robert Weygandt, Rocky Rockholm,
Kirk Uhler and Jim Holmes.
Placer County Planning Commissioners: Larry Farinha, Bill Santucci, Ken Denio
Richard Johnson, Mike Stafford, Larry Sevison and Gerald Brentnall
Michael Johnson, Planning Director
John Marin, Community Development Resource Agency Director
Placer County Economic Development Board: Dave Snyder – Director
Foresthill Divide Chamber of Commerce
Foresthill Forum
Foresthill Messenger
Auburn Sentinel
Auburn Journal

Letter 43D: Roy West

Response 43D-A: The comment regarding an even distribution of growth within the FDCP area is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

PUBLIC COMMENT

DATE: February 28, 2008
NAME: LOY R. WILSON, Resident
ADDRESS: 23930 Foresthill Rd., Foresthill, CA 95631
MAIL: P.O. Box 396, Foresthill, CA 95631
RE: FORESTHILL DIVIDE COMMUNITY PLAN EIR - TRAFFIC

I am writing on my concerns about the Foresthill Divide Community Plan EIR as it relates to traffic. The population of Foresthill is approximately 5,000 +/- at this time. As you know, Foresthill is a "Bedroom community" and has been since the lumber mills closed down in the 1990s. By reading through the Plan documents, I see that the planners, consultants, County departments and engineers etc....conclude that this "Bedroom community" status is not likely to change in the foreseeable future. Due to the reality of Foresthill's location, the town is not likely to attract a large employer such as a manufacturing company; therefore Foresthill residents will continue to commute down the hill to work.

An out of area developer is proposing the Forest Ranch project with a population that amounts to almost as much as the current population of the whole Foresthill Divide. The idea that the Forest Ranch project will have a large percentage of "older" (over 55) residents and that this will lessen the traffic impact on the roads doesn't add up since the true driving and activity patterns of the over 55 crowd is not as sedentary as this developer would have us believe. I am 73 years old and I know a lot of "old" people like me and I can tell you of a certainty that we don't just ride our golf carts around the course all day or sit in some "center" doing what the activities director says. People of all ages are very active and very mobile these days and will be on the roads; and not just after the commute hour is over.

The reality is that Foresthill will have growth and this is good but it needs to be moderate growth that the area and community will be able to handle as new people properly assimilate into this area. Forest Ranch should be rejected as a project and the developer should be limited to the zoning that they currently have.

A

Letter 44: Loy R. Wilson

Response 44-A: The comment in opposition to 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. 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.



PUBLIC COMMENT

KRBWZ
Fax 889-4009

745-3088 (1)
Planning

Name: Cheryl Wilson Stevens Address: 6100 Sierra View Lane
Email: CherylWSB@gmail.com Faerthill, Ca 95631

Representing:
 Resident 3.B.8-3 Developer
 Agency Organization

Comments on Historic Mixed Use Area. As an active participant years ago thru the Master Plan Review Committee meetings, I concur with letters from the Chamber of Commerce of Faerthill that commercial development be kept + augmented within carrying capacity limits in the historical-core downtown area identified areas outlying as Every Run + Martelade Baker Ranch should certainly maintain their uniqueness + commercial/residential status. I would imagine over the next 20-30 yrs even Michigan Bluff + "Yankee Jim" area would could have a need for some basic commercial as in the town of Iowa Hill.

Faerthill as other previous gold mining towns will always be limited in it's residential, commercial + flow thru - carrying capacity traffic due do environmental health issues with the number of old gold mine shafts thru out the area, septic systems, and location on a "divide" between two rivers - the



PUBLIC COMMENT

Pg ②

Name: Cheryl Wilson Stevens Address: 6100 Sierra View Lane
Email: CherylWSB@gmail.com Foresthill, CA 95631

Representing:

- Resident
- Developer
- Agency
- Organization

N. + Middle Fork of the American River.

3. B. 8-5

Foresthill is a unique community as all seem to appreciate - how can that be embelished, in a manner amicable to current + future residents + needs?

The town was uniquely self-sufficient years-decades ago as many long-term residents have discussed in public meetings, through letters + "messenger" articles, and privately.

3. B. 8-6 As a nation we'll have inc fuel costs + greater need for utilization of local resources.

The tenor of this plan is based on an earlier national + local concept of "max development + growth is better" + people will drive long distances + goods can be transported long distances to outlying areas.

3. B. 8-7 The historic area can be artistically + tastefully augmented as the plan proposed delineates; however there needs to be max specific adjustment of

3. B. 8-8 development requirements + needs - i. Blaylocke Ind.

A cont.

B

C

D

E



PUBLIC COMMENT

Pg (3)

Name: Cheryl Wilson Stevens Address: 6100 Sierra View Lane
Forest Hill

Email: _____

Representing:

- Resident
- Developer
- Agency
- Organization

requirement for an extensive "100% sidewalk" as in Roseville massively hinders redevelopment in the historic area also. Verbal written requests have been made to planning to reevaluate and adjust such requirements for Forest Hill & other small towns in Placer Co. Hopefully progress is being made on this issue and it can be incorporated in the plan if appropriate.

Perhaps some outside "grant or historical funding" can be procured to offset financial requirements or needs of current residents & property owners to create pedestrian & cycle circulation paths as well as equestrian? in rear areas. When such costs are required of individuals cost of any embellishment or "remodeling" a building on vacant land becomes prohibitive.

I've had many discussions with Auburn PG&E and the hi-voltage power lines running over buildings is a town that fails during power outages from storms.

E cont.

F



PUBLIC COMMENT

Page ①

Name: Cheryl Wilson Stearns Address: 6100 Sierraview Lane
Email: _____

Representing:
 Resident Developer
 Agency Organization

I would strongly encourage the Co. to divert PG&E funds to K&M for restoration of the road underlain + sinking - under granting of permit lines as soon as Master Plan implementation allows a perhaps before as the road is now redone. Also - restorations are needed NOW.

F cont.

A request, we believed was to be incorporated from the Committee years ago - for allowable composting toilets + gray water as is allowable in adjacent countries if a particular resident so desired. Such allowance would reduce septic tank pollution issues + run off to the rivers.

G

Some of these remarks may be more appropriate for other departments, but it was told that they (pages) would be forwarded if necessary. Thank you for your consideration of my concerns.

Letter 45: Cheryl Wilson Stevens

Response 45-A: The comment regarding emphasis on locating new commercial development in the historic downtown core of the Foresthill Community while achieving an even distribution of growth within the FDCP area is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Response 45-B: The comment regarding uniqueness of the Foresthill Community and the self sufficiency of the Foresthill Community in years past is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Response 45-C: This comment address policy included in the FDCP Policy Plan, not the DEIR, and does not raise a significant environmental issue that requires a response in this Final EIR.

Response 45-D: This comment address policy included in the FDCP Policy Plan, not the DEIR, and does not raise a significant environmental issue that requires a response in this Final EIR.

Response 45-E: This comment address policy included in the FDCP Policy Plan, not the DEIR, and does not raise a significant environmental issue that requires a response in this Final EIR.

Response 45-F: The comment regarding PG&E power lines and Foresthill Community roadway conditions is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Response 45-G: The comment regarding allowance of composting toilets and grey water re-use within the FDCP area is noted. Placer County Environmental Health Services does not currently allow composting toilets for use in residential, commercial, industrial or rural applications because there are no regulations or mechanisms to ensure the toilets are adequately maintained and meet health standards. The County only allows gray water to be diverted, and disposed of, into a septic tank and a shallow disposal field meeting the requirements of the State Gray Water Law. This comment does not raise a significant environmental issue that requires a response in this Final EIR.