

Foresthill Residents for respOnsible Growth, Inc.

P. O. Box 568, Foresthill, CA 95631  
(530) 367-4803

March 3, 2008

APR 1 2008  
PLACER COUNTY  
COMMUNITY DEVELOPMENT  
RESOURCE AGENCY

Maywan Krach  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Ste. 190  
Auburn, CA 95603

Dear Ms. Krach,

Please accept this letter and its attachments as Public Comments to the Revised Foresthill Divide Community Plan Policy Document and Draft Environmental Impact Report (DEIR). We would like the response included in the Final Environmental Impact Report.

Our organization, as well as many Foresthill residents, have been requesting for the last two years a 90-day review period for the Revised DEIR because we felt that the Revised DEIR was going to be significantly different (i.e. a population change from 13,500 to 62,948) than the first DEIR thereby needing the additional review time. CEQA Section 15105 allows for a period longer than 60 days "under unusual circumstances".

- 1) We were informed in August, 2007, that there would be a 90-day public review period. (Attachment A)
- 2) The Notice of Availability (NOA) was mailed in December, 2007, indicating that the review period would be from December 5, 2007 -- ~~March 5, 2008.~~ (Attachment B)
- 3) The NOA was also published in both the Auburn Journal and the Foresthill Messenger ("a newspaper of general circulation in the area affected"). The Foresthill Messenger publication did not mention where copies of all documents (FHDCCP Policy Document and DEIR with Appendices) were located as required by CEQA Section 15087. (Attachment C)
- 4) Letters were given to the Board of Supervisors and the Placer County Planning Department stating that the full draft environmental impact report was not available for public review neither at the County's website nor the Auburn Public Library as indicated in the NOA. FROG requested that the environmental impact report be re-circulated. Public review of all documents is required by CEQA Section 15087. (Attachment D)

A

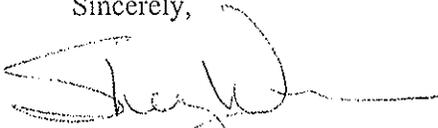
The County subsequently updated their website with the missing documents, indicated that they had forwarded copies to the Auburn Public Library and then sent a letter to FROG on January 7, 2008, that corrections were made but the public review period would remain in effect. (Attachment E)

- 5) A letter was sent by the Placer Group Sierra Club on February 26, 2008, stating that Appendices C-5, C-7 and F on the County's website would not open therefore were not accessible. Additionally, the environmental impact report documents were again not available at the Auburn Public Library. (Attachment F)

A cont.

Why wasn't the Foresthill Divide Community Plan Policy Document and Draft Environmental Impact Report re-circulated since a lack of full disclosure appears to be a violation of CEQA?

Sincerely,



Sherry Wicks, Chair  
29 Year Foresthill Resident

"Every man holds his property subject to the general right of the community to regulate its use to whatever degree the public welfare may require it."

*Theodore Roosevelt*

# Supervisor Kranz

Revised

Would like to let you know that the

## **2<sup>nd</sup> Administrative Draft of the Foresthill Divide Community Plan Policy Document Is Available**

Supervisor Kranz wants to insure that the community has input throughout the entire process and consequently the 2<sup>nd</sup> Administrative Draft Policy Document (also known as the Public Review Draft #1) is now available for public review.

There are free copies of the 2<sup>nd</sup> Administrative Draft Policy Document in CD format on the back table as well as a link on the County website.

<http://www.placer.ca.gov/Home/CommunityDevelopment/Planning/Projects/FDCP.aspx>

Hard copies of the 2<sup>nd</sup> Administrative Draft Policy Document are available at the front desk of the Planning Department at a cost of \$32.00 each

The review process for the 2<sup>nd</sup> Administrative Review Draft Policy Document will be open for 45 days (until September 12<sup>th</sup>, 2007) at which point it will go back to the Planning Department with the comments from the community and other affected parties. Then the Public Review Draft Community Plan Policy Document and Draft EIR will be released for public review for a 90 day review period. A Planning Commission hearing will be scheduled during the 90-day review period in order to receive public comment on the Draft EIR.

Future hearings will be held in Foresthill. We will notify you when the dates are set for these meetings.

As always if you have any questions please contact  
Lisa Buescher, Field Representative for  
Supervisor Kranz at  
530-889-4010 or lbueshe@placer.ca.gov

Attachment A



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

ENVIRONMENTAL  
COORDINATION SERVICES

Gina Langford  
Environmental Coordinator

**NOTICE OF AVAILABILITY OF A REVISED DRAFT EIR  
FOR PUBLIC REVIEW**

Placer County has released a Revised Draft Environmental Impact Report (EIR) and a policy document for the project listed below:

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

**PROJECT DESCRIPTION:** The proposed project consists of the adoption and implementation of the Foresthill Divide Community Plan (FDCP), which consists of the following elements:

- Community Development Element, including Population and Housing, Land Use, Community Design, Public Facilities, and Parks and Recreation
- Resource Management Element, including Natural Resources/Conservation/Open Space, Cultural Resources, and Air Quality
- Transportation and Circulation Element

The FDCP includes a land use and circulation plan for the Plan area. The proposed project also includes rezoning of properties within the Plan area as necessary and required to achieve consistency with the proposed FDCP land use designations.

The FHCP is intended to supersede the 1981 Foresthill General Plan in order to provide an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years.

The proposed Foresthill Divide Community Plan area encompasses approximately 109 square miles. The time horizon for the community plan is to the year 2030 and population projections based on growth trends indicated that the population at 2030 would be approximately 9,620 persons. Should the community grow at two percent over the next 20 years, this is the population that is anticipated for the Foresthill Community Plan area. This population represents 44 percent of the projected residential buildout for the plan area.

**PROJECT LOCATION:**      North Fork of the American River, Shirttail Canyon, the watershed of Sugar Pine Reservoir, and Elliott Ranch Road on the west and north; west branch of El Dorado Canyon on the east; North Fork of the Middle Fork American River and the Middle Fork American River on the south in Placer County

**REVIEW PERIOD:**              **December 5, 2007 – March 5, 2008**

**PUBLIC HEARING:** A public hearing to receive comments on the Draft EIR will be held at a date and time to be determined in Placer County Planning Commission Hearing Room, located at 3091 County Center Drive (corner of Richardson Drive and Bell Road in the Dewitt Center), Auburn. The purpose of the hearing is to discuss the project's EIR. Comments related to the merits of the project will be considered at a subsequent hearing to be held on the project's requested entitlement applications.



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The proposed Foresthill Divide Community Plan area encompasses approximately 109 square miles. The time horizon for the community plan is to the year 2030 and population projections based on growth trends indicated that the population at 2030 would be approximately 9,620 persons. Should the community grow at two percent over the next 20 years, this is the population that is anticipated for the Foresthill Community Plan area. This population represents 44 percent of the projected residential buildout for the plan area.

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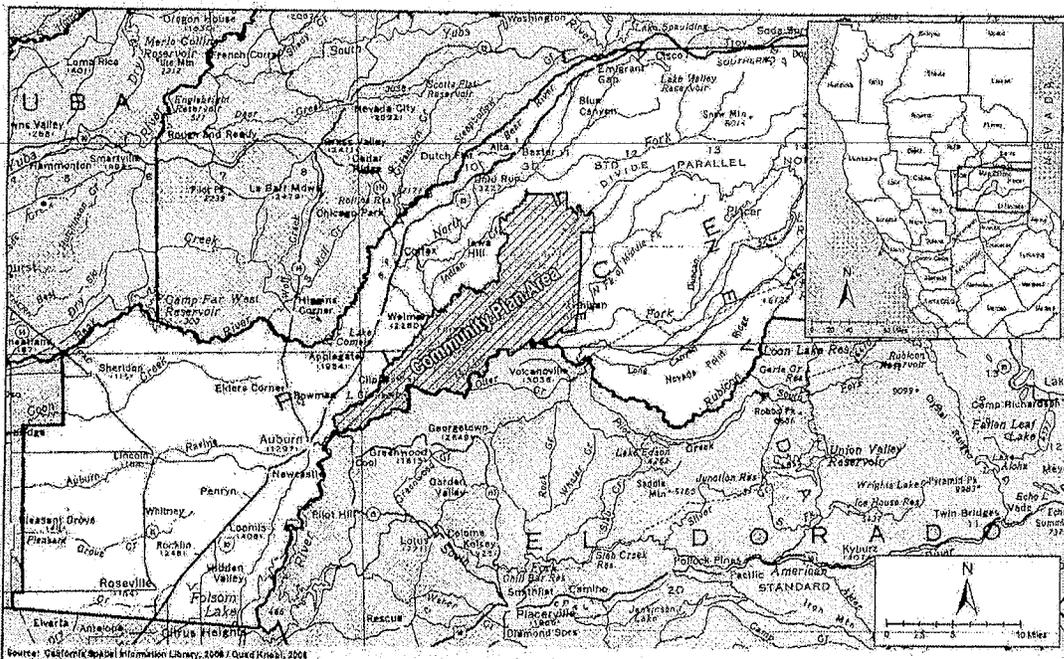
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**SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED:** Land use; aesthetics; geology, soils, and mineral resources; transportation and traffic; air quality; noise; biological resources; cultural resources; public services and utilities; safety; surface hydrology and water quality; cumulative impacts.

Comments regarding this Revised Draft EIR must be submitted to Maywan Krach, Environmental Coordination Services, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, by email at [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov), or by fax (530)745-3003 by 5:00 p.m. on March 5, 2008. Copies of the Revised Draft EIR and Technical Appendices are available for review at the Community Development Resource Agency public counter and the Foresthill Library and Auburn Public Library. It can also be accessed through the County's website at:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/Projects/FDCP.aspx>

Comments regarding the adequacy of the Revised Draft EIR not presented during the public review period may not be considered at subsequent hearings. Additional information may be obtained by contacting Crystal Jacobsen, Supervising Planner, at (530)745-3085 on Monday-Friday between the hours of 8:00 a.m. and 5:00 p.m.



**FORESTHILL DIVIDE COMMUNITY PLAN EIR  
LOCATION AND VICINITY MAP**  
Quad Knopf Figure 2-1

*Attachment C*





# COUNTY OF PLACER

Community Development Resource Agency  
John Marin, Agency Director

ENVIRONMENTAL COORDINATION  
SERVICES

Gina Langford  
Environmental Coordinator

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The FDCP is intended to supersede the 1981 Foresthill General Plan in order to provide an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years.

The proposed Foresthill Divide Community Plan area encompasses approximately 109 square miles. The time horizon for the community plan is to the year 2030 and population projections based on growth trends indicated that the population at 2030 would be approximately 9,620 persons. Should the community grow at two percent over the next 20 years, this is the population that is anticipated for the Foresthill Community Plan area. This population represents 44 percent of the projected residential buildout for the plan area.

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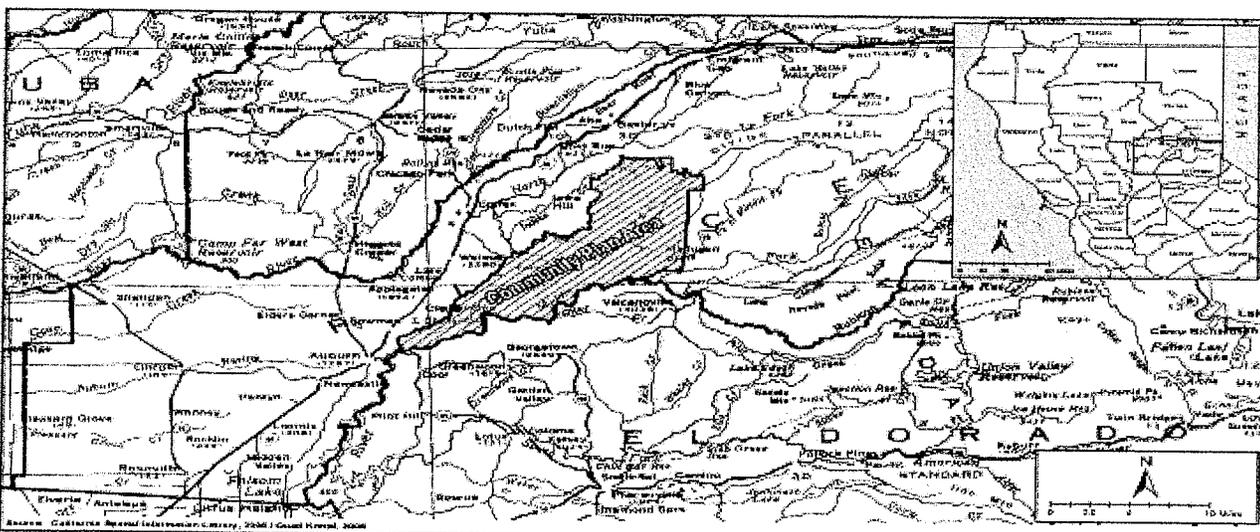
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Gina Langford Environmental Coordinator

3091 County Center Drive, Suite 190 Auburn, California 95603 / (530) 745-3132 / Fax (530) 745-3003 /

email: [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)



Quad Knopf

**FORESTHILL DIVIDE COMMUNITY PLAN EIR  
LOCATION AND VICINITY MAP**

Figure 2-1



# Foresthill Residents for respOnsible Growth, Inc.

P. O. Box 568, Foresthill, CA 95631  
(530) 367-4803

RECEIVED

JAN 08 2008

CDRA

January 7, 2008

COPY

Board of Supervisors  
County of Placer  
175 Fulweiler Ave.  
Auburn, CA 95603

Dear Board Members,

As you are aware, the Foresthill Divide Community Plan Amendment has been an on-going and convoluted project since its inception in 1992. A plan amendment was presented to the community in 2003 but some residents felt that the proposed plan was too much of an over-reach in density reduction. After several public Planning Commission hearings, the Planning Department went back to the drawing board to give the community a Revised Foresthill Divide Community Plan Amendment.

Because the project has become so complex with continually changing build-out populations ranging from 13,500 to 62,948; significant density increases; an option to include a 2,213 unit subdivision which would overwhelm the town of Foresthill; concern about infrastructure and the threat of future catastrophic wild fires, many concerned Foresthill residents had requested that the Planning Department allow for a 90-day Public Comment period. We were told several times that a 90-day Public Comment would be acceptable. There was relief and appreciation from Foresthill residents when the 90-day Public Comment period was published in the Notice of Availability because many knew it would be a struggle reviewing and understanding documents with which they were not familiar.

The Notice of Availability (NOA) was published both in the Auburn Journal on December 7, 2007, and the Foresthill Messenger on December 19, 2007, and indicated that the Public Comment period would be from December 5, 2007, to March 5, 2007. The NOA also indicated that access to the Policy Document, the Revised EIR and its appendices were available at four locations, i.e. the County website, the Foresthill Library, the Auburn Public Library, and the public counter at the Community Development Resource Agency.

On December 20, 2007, Foresthill Residents for respOnsible Growth (FROG) came to realize that not all documents were available at the locations indicated in the NOA. The appendices to the Revised EIR were not at the website and there were no documents available at the Auburn Public Library. We wrote a letter to the Planning Department on December 20, 2007 (see Exhibit 1), advising them of this error and asking that the Revised Foresthill Divide Community Plan

Amendment be re-circulated so that the full review period (90 days) would be available to Foresthill residents with access to all pertinent documents. The appendices to the Revised EIR are now available on the County's website (see Exhibit 2).

We are very concerned that Foresthill residents were not aware of the error and did not have access to all the necessary information needed to make their Public Comments. Because the proposed amendment could change Foresthill forever, we feel it's important that all information be made available in a timely manner.

It is with these concerns, and with all due respect to the Planning Department, that we are asking the Board of Supervisors to direct the staff to re-circulate the Revised Foresthill Divide Community Plan for availability and access for the full 90-day review period.

Sincerely,



Bill Hansson  
FROG Board Member

cc Anthony J. La Bouff, Placer County Counsel  
Michael Johnson, Placer County Planning Department  
Foresthill Forum  
John Marin, Placer County Community Development Resource Agency

# Foresthill Residents for respOnsible Growth, Inc.

P. O. Box 568, Foresthill, CA 95631  
(530) 367-4803

RECEIVED  
DEC 20 2007  
CDRA

December 20, 2007

County of Placer  
Environmental Coordination Services  
3091 County Center Drive, Ste. 190  
Auburn, CA 95603

Attn: Gina Langford, Environmental Coordinator

Dear Ms. Langford,

Based on the County's Notice of Availability of A Revised Draft EIR for Public Review (see attached) for the Foresthill Divide Community Plan (FHDCP), you have indicated that the timeframe for the Review Period for Public Comments was December 5, 2007 – March 5, 2008. Our group is very concerned that the proposed plan could be approved without adequate input from the community.

One of our supporters attended the Foresthill Forum meeting on December 3, 2007, and obtained a CD with what he thought was all the pertinent information that we needed for analyzing and making Public Comments. It wasn't until a week and a half later after reviewing the CD, downloading the FHDCP .pdf files from your website, printing all documents and using a complete set of manuals loaned to us by one of the Forum members for comparison purposes, did we realize that the Appendices to the Revised Draft EIR was not included in the CD received at the Forum meeting...nor available on your website (see attached webpage copies). Finally realizing the error, we purchased copies of both CDs from the County to get the complete documentation. The Appendices is a valuable part of the Revised Draft EIR since there are many references to it.

The cost of the hardcopy documents is \$100 each for a total of \$300...nearly triple the cost of the 2003 sets. Many of us cannot afford to purchase these documents. Because Foresthill residents use the internet with its fast DSL service, we are concerned that they, and others, might think they have the complete documents by visiting your website...but they won't.

To restate, your notification indicates that these documents (three) are available for Public Review and Comments at "the Community Development Resource Agency public counter and the Foresthill Library and Auburn Public

Library"...and also "accessed through the County's website at:  
<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/Projects/FDCP.aspx>."

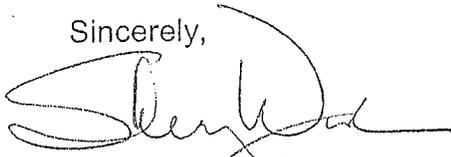
On Saturday, December 15, 2007, one of our supporters visited the Auburn Public Library to review the FHDCP documents but the clerk at the Information Desk explained that those particular documents were not at their site. The bookshelves, where other EIRs were located, were searched but no Revised FHDCP documents could be found. As mentioned above the Appendices are not available at the County's website as stated...and, additionally, none of the documents were available at the Auburn Public Library as stated.

The Foresthill Public Library does have one complete set of hard copy documents which cannot be checked out. They also have four sets of CDs. If more than four people wish to check out the CDs, then nothing is available for the other 3,500 +/- adult Foresthill residents.

There appears to be a real issue of inadequate disclosure of documents to the public for an amendment to the Community Plan that will affect this community for years to come. It has taken us almost two and a half weeks to determine this lack of consistency in disclosure, and we are asking that the errors be corrected, specifically access to the Appendices at your website, and the Revised FHDCP be re-circulated.

Thank you for your attention to this important matter.

Sincerely,



Sherry Wicks, Chairman

---

Attachments

cc Foresthill Forum



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

ENVIRONMENTAL  
COORDINATION SERVICES

Gina Langford  
Environmental Coordinator

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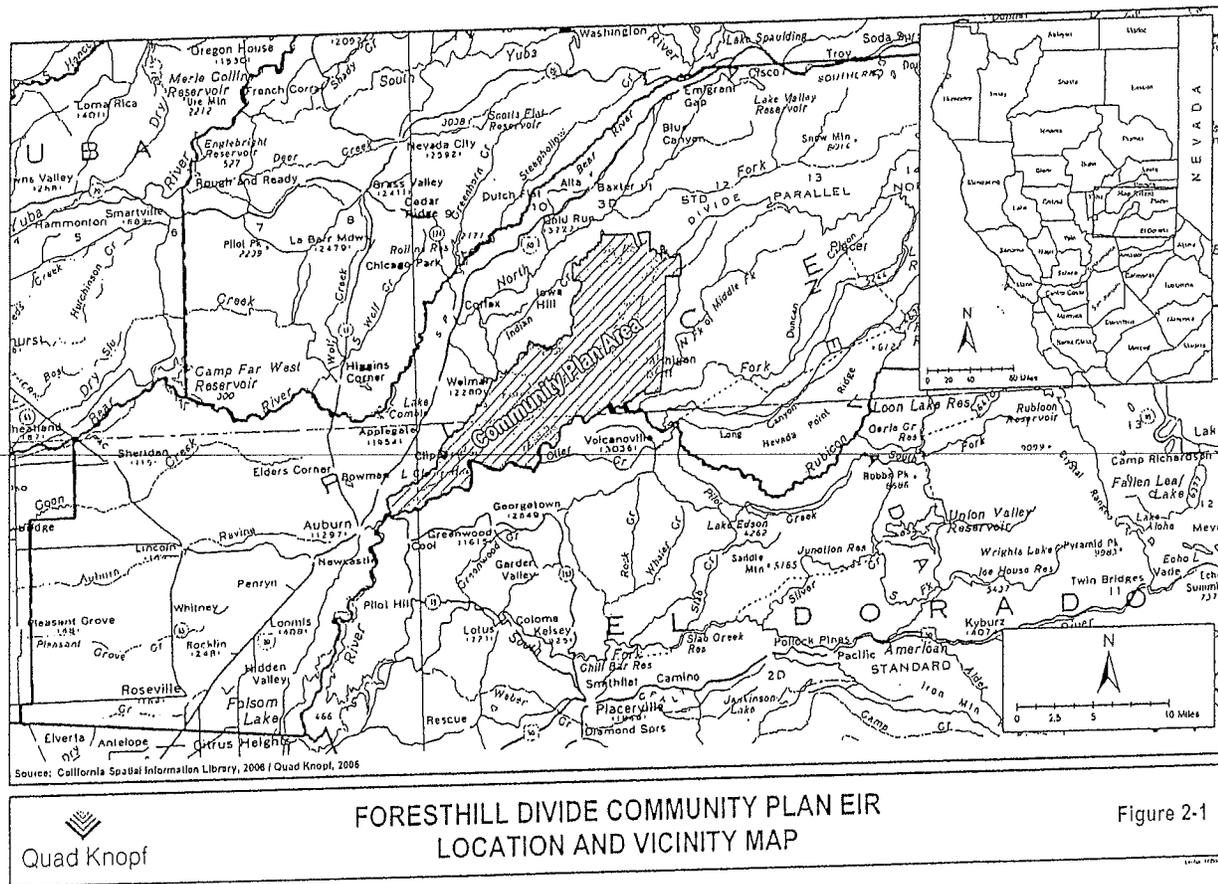
SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED: Land use; aesthetics; geology, soils, and mineral resources; transportation and traffic; air quality; noise; biological resources; cultural resources; public services and utilities; recreation & parks; safety; surface hydrology and water quality; cumulative impacts.

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Foresthill Messenger  
December 19, 2007

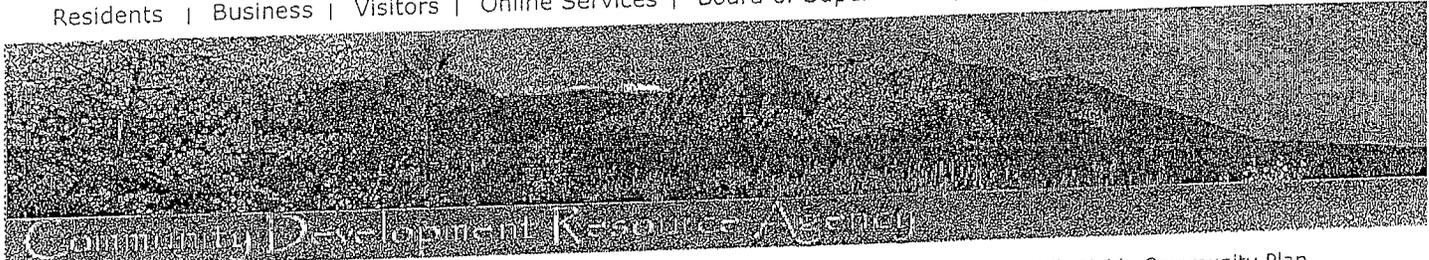
Auburn Journal  
December 7, 2007





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### Foresthill Divide Community Plan

- " Policy Document
- " Revised Draft EIR

Placer County has released a [Notice of Availability](#) for a Revised Draft Environmental Impact Report (EIR) and policy document for the **Foresthill Divide Community Plan** (Placer County file #: PEIR T20070206, State Clearinghouse #: 2001092094).

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**PUBLIC REVIEW PERIOD: December 5, 2007 – March 5, 2008**

Additional information may be obtained by emailing [Crystal Jacobsen](#), Supervising Planner, or by phone at (530)745-3085.

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**Placer County**  
California

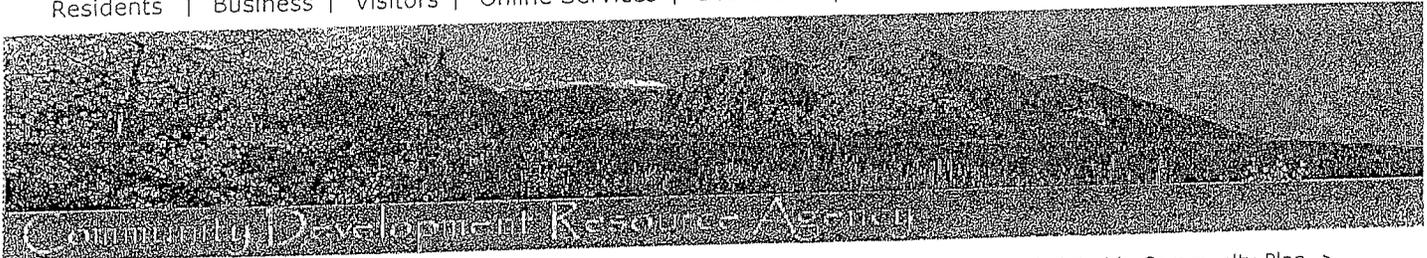


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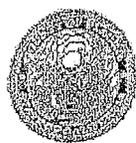
## Foresthill Divide Community Plan - Policy Document

The Placer County Planning Department has released a Revised Draft Environmental Impact Report (RDEIR) for the Foresthill Divide Community Plan update, along with the Policy Document (available below). These pages from the Policy Document are available in portable document format (pdf):

Pages [1-40](#), [41-71](#), [72-100](#), [101-220](#) and [221-348](#)

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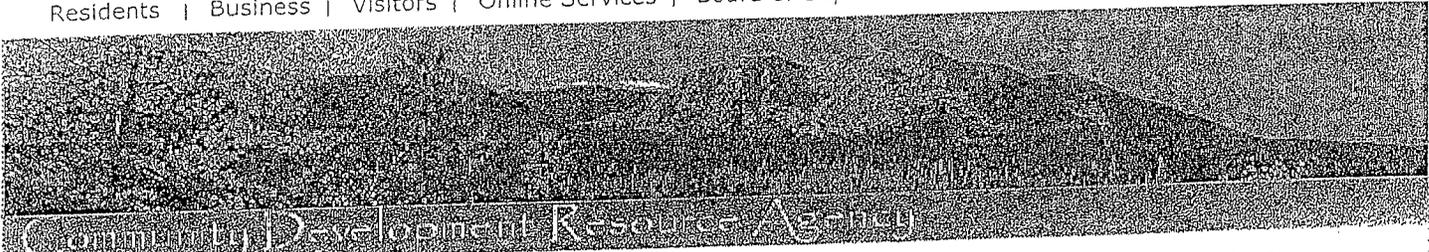


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### Foresthill Divide Community Plan - Revised Draft Environmental Impact Report (RDEIR)

The Placer County Planning Department has released the Revised Draft Environmental Impact Report (RDEIR) of the Foresthill Divide Community Plan for public review. The [Notice of Availability](#) has also been posted and includes the project description and a location map.

The below sections of the Revised Draft EIR are available in portable document format (pdf):

- Table of Contents
- Chapter 1
- Chapter 2 (Pages 1 thru 8, 9 thru 18)
- Chapter 3 (Pages 1 thru 100, 101-200, 201-300, 301-369)
- Chapter 4
- Chapter 5
- Chapter 6
- Executive Summary (Table)
- References
- Report Contributors
- Persons Contacted

#### FIGURES

- 2-1, 2-2, 2-3, 2-4, 2-5, 2-6
- 3.6-1 and 3.6-2
- 3.9-1, 3.9-2, 3.9-3, 3.9-4, 3.9-5, 3.9-6, 3.9-7, 3.9-8
- 3.10-2 and 3.10-3
- 4-1, 4-2, 4-3, 4-4

No EIR Appendices

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Placer County  
California



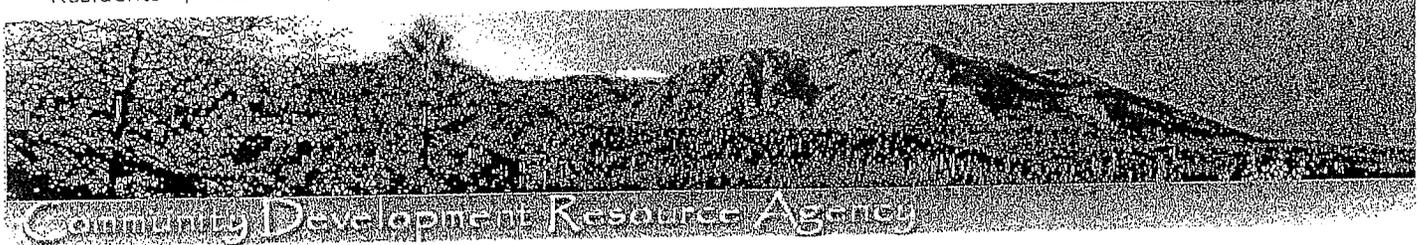
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Home > Departments > Community Development > Planning Department > Projects > Foresthill Divide Community Plan > Revised Draft EIR

## Foresthill Divide Community Plan - Revised Draft Environmental Impact Report (RDEIR)

The Placer County Planning Department has released the Revised Draft Environmental Impact Report (RDEIR) of the Foresthill Divide Community Plan for public review. The [Notice of Availability](#) has also been posted and includes the project description and a location map.

The below sections of the Revised Draft EIR are available in portable document format (pdf):

### Table of Contents

- Chapter 1
- Chapter 2 (Pages 1 thru 8, 9 thru 18)
- Chapter 3 (Pages 1 thru 100, 101-200, 201-300, 301-369)
- Chapter 4
- Chapter 5
- Chapter 6
- Executive Summary ( Table)
- References
- Report Contributors
- Persons Contacted
- Appendix A.1
- Appendix A.2
- Appendix B.1
- Appendix B.2
- Appendix C.1
- Appendix C.2
- Appendix C.3
- Appendix C.4
- Appendix C.5
- Appendix C.6
- Appendix C.7
- Appendix C.8
- Appendix D
- Appendix E
- Appendix F
- Appendix G
- Appendix H
- Appendix I
- Appendix J

### FIGURES

- 2-1, 2-2, 2-3, 2-4, 2-5, 2-6
- 3.6-1 and 3.6-2

Exhibit 2

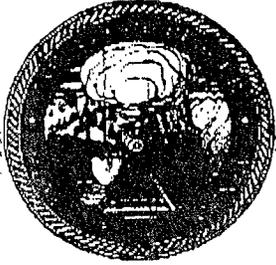
3.10-2 and 3.10-3

4-1, 4-2, 4-3, 4-4

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**COUNTY OF PLACER**  
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

January 7, 2008

Sherry Wicks, Chairman  
Foresthill Residents for Responsible Growth, Inc.  
P.O. Box 568  
Foresthill, CA 95631

**Subject: Foresthill Divide Community Plan Draft EIR**

Dear Ms. Wicks:

Thank you for your letter regarding the Foresthill Divide Community Plan Draft EIR. We have updated the County's web site to include the appendices for this document as noted in your letter.

We have also sent additional hard bound and CD copies of the Draft EIR, including appendices, to the Auburn and Foresthill Libraries as requested.

We provided each member of the Foresthill Forum copies of the hardbound Draft EIR, including appendices, as part of the original distribution of the Draft EIR.

The public review period for the Foresthill Divide Community Plan Draft EIR is from December 5, 2007 thru March 5, 2008. Because this already exceeds the minimum public notice standards required by County Code and the California Environmental Quality Act, the public review period noted above will remain effective.

Enclosed please find a CD copy of the subject document for your use. Please feel free to call me at (530)745-3025 if you have any questions.

Sincerely,

Gina Langford  
Environmental Coordinator

Enclosures

cc: project file





SIERRA  
CLUB  
FOUNDED 1892

PLACER GROUP  
P.O. BOX 7167, AUBURN, CA 95604

Sent via Email and Fax

February 26, 2008

Attn: Maywan Krach  
Environmental Coordination Services  
Placer County Comm Dev Resource Agency  
3091 County Center Dr, Ste 190  
Auburn, CA 95603

Ladies and Gentlemen:

RE: Request for **Extension of Comment Period** for Foresthill Divide Community Plan  
Environmental Impact Report (DEIR)

We request an extension of the public comment period on the Foresthill Divide Community Plan (FDCP) Draft Environmental Impact Report (DEIR). Currently, comments on the FDCP DEIR are due Monday, March 5, 2008. We hereby request that a new comment date be set to allow a full 90 day public review of the entire FDCP DEIR, since the entire document is currently **not** available, unless one is willing to purchase it at the county (at considerable expense) and/or go to the Placer County offices during office hours to view it on site. This unavailability places an unreasonable demand on citizens. A full 90-day review period on **all** documents would resolve the issue. Our request is based on the following.

The Notice of Availability states that copies of the "Revised Draft EIR and Technical Appendices" are available for review at the Auburn Library and can also be accessed through the County's website. However, **no** copies of the FDCP DEIR are available at the Auburn Library (confirmed by reference librarian today and other citizens who have tried to view it), and the website will **not** open Appendices C-5, C-7, or F. Thus, without the hard copy, and without the full documentation on the website, the public cannot review to make educated, pertinent comments.

The County of Placer must maintain a complete record available for public review of the documents referenced by the DEIR including all reports, studies and communications used in the CEQA process. Public Resources Code section 21092.1 states the public notice that was issued by the County informing the public of the comment period on the DEIR must provide the address where "all documents referenced in the draft environmental impact report...are available for review."

In contacting the County about the lack of availability at the library, the advice was to try again (done, to no avail) and/or to come up to the DeWitt Center to use the county computers there to review. This requires a bit of a drive, and although it is possible, it certainly is not an easily accessible venue for reviewing a DEIR of this magnitude. More time is needed for the public to adequately review this DEIR.

Attachment F

Secondly, this DEIR relies on proposed amendments to community plan designation of the existing Foresthill General Plan and associated rezoning to accommodate a proposed 2,615-acre development referred to as "Forest Ranch" for which a Draft EIR was prepared. The Forest Ranch (FR) project was being processed in a parallel but separate process from the FDCP DEIR; however, even though it is stated that the FR is included in the County's update of the FDCP, the public still needs to have access to the FR documents for necessary review to grasp the FR "Concept Plan." Unfortunately, these documents are NOT readily available for public review either.

Public participation is an essential part of the CEQA process." [CEQA Guidelines, §15201.] An EIR may incorporate by reference all or a portion of another document which is 1) a public record and 2) generally available to the public. [CEQA Guidelines, §15150, subd. (a).] However,

"where part of another document is incorporated by reference, such other document shall be made available to the public for inspection at a public place or public building. The EIR or negative declaration shall state where the incorporated documents will be available for inspection. At a minimum, the incorporated documents shall be made available to the public in an office of the lead agency in the county where the project would be carried out or in one of the more public buildings such as county offices or public libraries if the lead agency does not have an office in the County. [CEQA Guidelines, § 15150 subd. (b).]

We request:

- (1) the county make ALL hard copies of ALL pertinent and related documents available at a minimum at the Auburn Library, but preferably at other libraries as well;
- (2) that the county correct the deficiencies on the County's website, by either correcting any reference errors or making all listed Appendices easily viewable; and
- (3) once the above two conditions are met, THEN, from that point in time forward, provide the public with a full 90-day comment period.

Thank you for considering our request.

Sincerely,

Marilyn Jasper, Chair

Letter 46: Sherry Wicks, Chair, Foresthill Residents for respOnsible Growth, Inc.

**Response 46-A:** The comment pertaining to the 90 day public review period that occurred for the FDCP DEIR between December 5, 2007 and March 5, 2008 is noted. Although Placer County web site technical difficulties resulted in portions of the DEIR appendixes containing technical models used for conducting analysis pertaining to traffic and noise not being accessible for a short period of time during the 90 day review period (this situation was remedied when brought to the attention of the county), the entire text of the DEIR and the majority of studies presented in the DEIR Appendix was available to the public at all times. Likewise, copies of the entire document were available at least two of the four locations indicated in the Notice of Availability (NOA) published in the Auburn Journal throughout the entire 90 day review period. It is the opinion of Placer County that the Section 15087 of the CEQA Guidelines was complied with, precluding the necessity of re-circulation, in that (1) pursuant to Section 15087 (a)(1) the NOA was correctly published in the newspaper of largest circulation from among the newspapers of general circulation in the FDCP area, (2) The DEIR was available in it's entirety at least two locations throughout the entire 90 day public review period, a period of time exceeding the legally required 45 day review period by 45 days.

# COMMENTS

2<sup>ND</sup> ADMINISTRATIVE DRAFT REVISED

## FORESTHILL DIVIDE COMMUNITY PLAN

Name: William Bennett Address: 6705 Nugget DR.  
John Morrow Foresthill UA  
Email: \_\_\_\_\_

Representing:

Resident

Developer

916 206-5885

Agency

Organization

We have 20 acres and  
all we want is to split in to  
10 acres parcels so we can each  
build a house. Most areas  
around us are smaller parcels.  
Let's get this community plan  
done with in 2007-

A

MIKE WELLS

THANK YOU

March 7, 2005

William and Sandra Bennett  
And John Morrow  
5885 Coldsprings Dr.  
Forest Hill, CA 95631  
Home: 530-367-2970  
Parcel No. 79-180-08-00

Fred Yeager  
Planning Director  
And Michael Wells  
Senior Planner  
Placer County Planning Department  
Auburn, CA 95603

This letter is a follow-up to a conversation with Fred Yeager on January 27, 2005 at Forest Hill Memorial Hall concerning the above indicated parcel and the new Foresthill General Plan. We request that the new plan zoning for this 20 acre parcel be rezoned at 4 parcels at 4.6 acres each. This parcel on the original plan was at 20 acres land it's new zoning was a major consideration in our purchase of this property which has an access road through the middle of the property.

Thank you very much for your time with this matter.

Sincerely,  
William Bennett  
Sandra Bennett  
John D. Morrow

Placer County Planning Commission  
3091 County Center  
Auburn, Ca. 95603

Attention : Larry Farinha

Dear Commissioner,

Update : Foresthill Divide Community Plan

In March 2005 we took a letter to Fred Yeager requesting our parcel currently zoned at 20 ac. minimum be rezoned to allow for four 4.6 ac minimum parcels. We are still requesting the same zoning as our letter stated in March of 2005.

Thank you and please call if you need anything else from us.

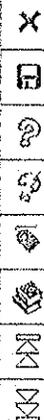
916-206-5885  
916-206-0897

William Bennett  
Sandra Bennett  
John Morrow

6705 Nugget Dr.  
Foresthill, Ca.  
95631

Parcel # 256 090 024

Owners | Zoning | Struct | Establ | Flags | Geo Area | Permits | RFS | Legal | Parcel Attr



APN: 256-090-024-000 | NO ADDRESS ON FILE

Planning Area: FORESTHILL | Foresthill Community Plan  
 Genl Plan Use: 231 | Forest Residential 4.6 - 20 Ac. Min.  
 Detail Plan Use:  
 Comment:

Current Zones	Description	Origin	Ordinance	Ord Date	GIS Code
1146	RF-B X 20 AC. MIN. PD = 0.22	2C	4669-B	24-AUG-1994	

Zone History	Description	Origin	Ordinance	Ord Date	GIS Code

Zoning Code / Adopted Code & Uses: [Detail](#)

Letter 47: William Bennett and John Morrow

Response 47-A: Comment noted. This letter is a property owners request for rezoning. Rezoning requests made after November 2005 have not been recognized by the Placer County Planning Commission for inclusion into the Community Plan and Implementing Precise zoning. Therefore, such requests are not reflected in the Revised Community Plan and the densities associated with the rezoning requests have not been analyzed in the Revised DEIR/FEIR. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

**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](mailto: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 04 2008

ENVIRONMENTAL COORDINATION SERVICES

- Please attach additional pages if more space is needed.

SIRS:

I am in receipt of your letter of Nov 16 2005 showing your recommendations of a RF D-X 160 zoning on my property from a F.O.R-160. You stated in your letter the surrounding properties is also 160 and similar in size. My closest neighbor is zoned for RF-D-X 20 and is 156 acres. The address is 8001 German Ranch Road, where zoning has been such for several years that I am aware of. I have inclosed one of the maps from your Nov 16<sup>th</sup> letter, the others were all marked

A

Your Name David DeShaw 916 952 8922  
 Mailing Address Box 466 Foresthill  
 City Foresthill State CA Zip 95731

Similarly, any other parcels I could see  
are past Mesquite Ridge Road going South about  
on the river. That is some very rough country  
where as vehicles to be close to 50-60  
degrees. So where they may be close to  
average they are no where as desperate as  
8001 or more is.

I've asked now because everything else being  
done so may as well do now what I'll do in  
a few anyway it's more convenient for all.

I've asked for 20's because of their flexibility  
to make bigger if wanted or not have to  
be there. Going to 40's would be a  
easy and I would likely be back asking for  
a 20 here and there anyway. Doing this  
will make it convenient with my  
children or grandchildren in just a few  
short years to come. I hope you can

reconsider this matter or great for 20's  
I feel it would bring me in line with  
existing reasonable parcels.

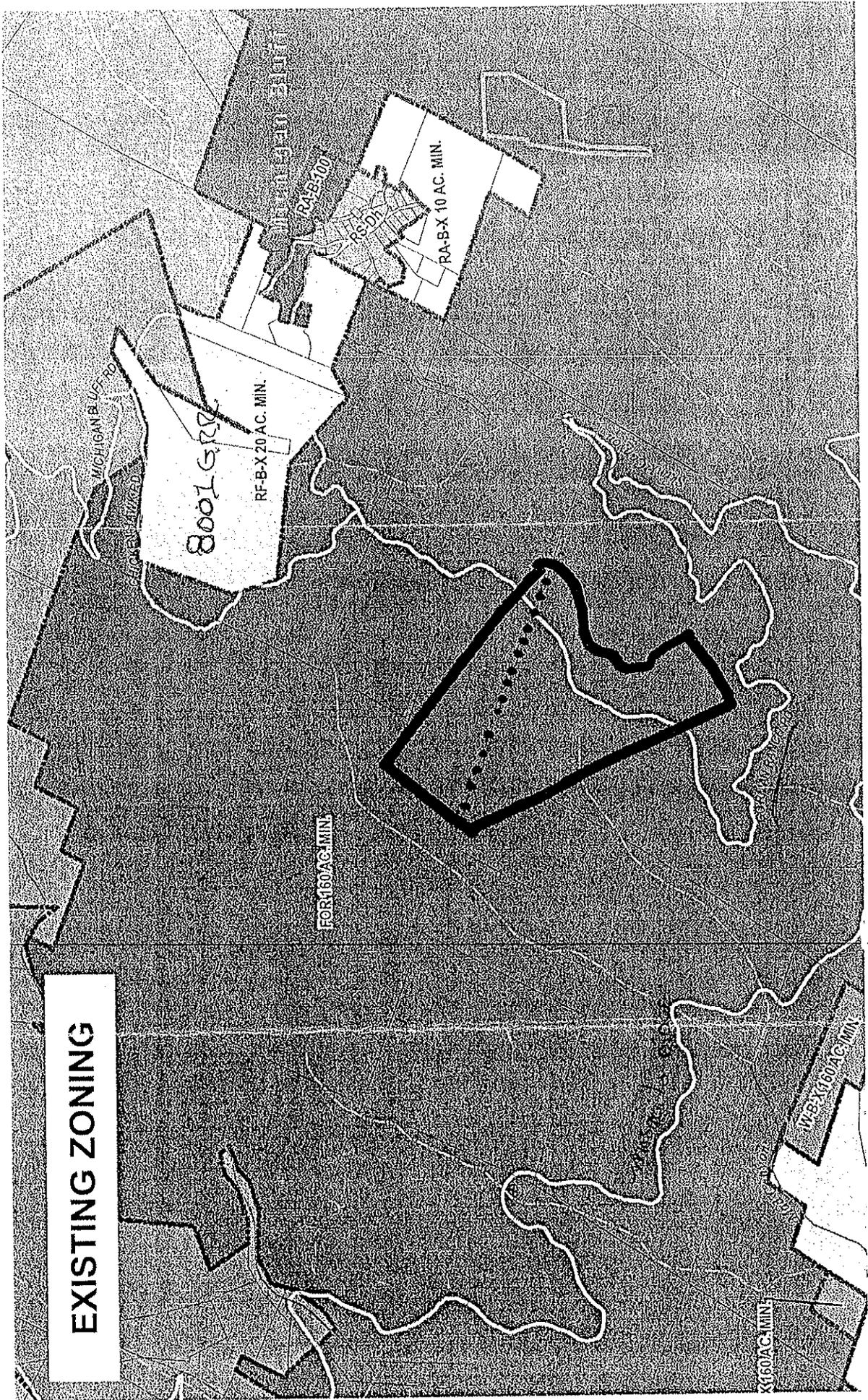
Thank you

Joe DeShaw  
P.O. Box 466  
Wresthill Ca 95731

916 956 8922

A cont.

**EXISTING ZONING**



Letter 48: David DeShou

**Response 48-A:** Comment noted. This letter is a property owners request for rezoning. Rezoning requests made after November 2005 have not been recognized by the Placer County Planning Commission for inclusion into the Community Plan and Implementing Precise zoning. Therefore, such requests are not reflected in the Revised Community Plan and the densities associated with the rezoning requests have not been analyzed in the Revised DEIR/FEIR. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

RECEIVED

FEB 15 2008

ENVIRONMENTAL COORDINATION SERVICES

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.

A

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 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

Braulio D. Escoto  
LeVerne V. Escoto

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

Otis Haslop  
Catherine R. (Kay) Haslop

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

Joe Soukup  
Debbie Soukup

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

cc: Loren Clark  
County of Placer  
Planning Department

Letter 49: Braulio and LeVerne Escoto, Otis and Kay Haslop, and Joe and Debbie Soukup

**Response 49-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.

**Crystal Jacobsen**

**From:** Fara Eskandari [faresk@sbcglobal.net]  
**Sent:** Thursday, February 28, 2008 9:31 AM  
**To:** cjacobsen@placer.ca.gov  
**Subject:** Request/Input Notice, 22945 Foresthill Rd, Foresthill, CA

We received notice of meeting, Draft Environmental Impact-Foresthill Divide Community Plan:

We own 22945 Foresthill Road, Foresthill, CA. APN: 007-045-036-000

Presently, we are requesting that we be allowed to do a minor land split. We made the same request, during the last Foresthill Divide General Plan, some years ago for same, higher density or commercial zoning, as this seemed to be the planned usage for properties around us.

A

Please consider the above request as notice, if applicable and the correct venue for our request. Thank You

F. & S. Eskandari (530) 823-6857

Letter 50: F. and S. Eskandari

**Response 50-A:** Comment noted. This letter is a property owners request for rezoning. Rezoning requests made after November 2005 have not been recognized by the Placer County Planning Commission for inclusion into the Community Plan and Implementing Precise zoning. Therefore, such requests are not reflected in the Revised Community Plan and the densities associated with the rezoning requests have not been analyzed in the Revised DEIR/FEIR. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

3 March 2008

Crystal Jacobsen, Staff Planner  
Placer County Planning commission

RE: Foresthill Parcel #258-130-056-000, 21925 Sluice Box Road

We would like to request a consideration to rezone our property in Foresthill for the above mentioned parcel. This parcel is 24.4 acres in size and is currently zoned at 20 acre minimum for development. The property has a granted easement which cuts the property in an approximately 1/3 and 2/3 portions which would lead itself to smaller parcels for development of the land. The surrounding parcels to our property are, with the Foresthill Divide Community plan now under discussion, targeted for a 4.6 acre zoning. We want to file for the same consideration for zoning for this parcel.

A

Thank you,

  
David and Agnes Glover  
3720 Meadow Brook Ct  
Auburn, Ca 95602  
530.823.3914

RECEIVED  
MAR 03 2008  
PLANNING DEPT.

Letter 51: David and Agnes Glover

Response 51-A: Comment noted. This letter is a property owners request for rezoning. Rezoning requests made after November 2005 have not been recognized by the Placer County Planning Commission for inclusion into the Community Plan and Implementing Precise zoning. Therefore, such requests are not reflected in the Revised Community Plan and the densities associated with the rezoning requests have not been analyzed in the Revised DEIR/FEIR. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

RECEIVED  
JAN 29 2007

Dear Ms. Jacobson,

My name is Craig Hill  
PLANNING DEPT

I have 3 parcels in the Foresthill area that I would like considered for rezoning consistent with the neighboring parcels.

My parcels are "064-141-035-000; 064-141-034-000; 064-141-032-000."

Please consider my letter of

recommendation for the following reasons.

- 1) Virtually no impact on the current plan
- 2) Rezoning to 10 acre minimums are not inconsistent with the adjacent parcel rezoning.

See parcel # 064-141-022-000 + 064-141-021-000

- 3) Every property on Sequia & Ridgeview use an easement ~~at~~ through my property to access their homes and lands. Therefore I would like the zoning consistent.

A

The soil on these properties ~~are~~<sup>is</sup> very  
potable for septic, and the wells are good.

While I have no plans to sub divide  
who knows what will happen in 20 years or more.

A cont.

Thank you for your time  
if you would like to contact me  
my number is; (530) 367 5655

Mailing address is PO Box 583

Foresthill Ca 95631

My Email has a link on my website  
which is "www.hiltcommunications.com"

It is under construction but I do have the  
Email link there.

Thank you again

Craig Hilt

Letter 52: Craig Hilt

**Response 52-A:** Comment noted. This letter is a property owners request for rezoning. Rezoning requests made after November 2005 have not been recognized by the Placer County Planning Commission for inclusion into the Community Plan and Implementing Precise zoning. Therefore, such requests are not reflected in the Revised Community Plan and the densities associated with the rezoning requests have not been analyzed in the Revised DEIR/FEIR. This letter is a property owners request for rezoning. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Maywan Krach

---

From: teri james [homesbyteri@gmail.com]  
Sent: Wednesday, March 05, 2008 3:56 PM  
To: Maywan Krach  
Subject: Re: Parcel number: 064-090-076-000

On 3/5/08, teri james <homesbyteri@gmail.com> wrote:

> To whom it may concern,  
>  
> I'm the owner of Parcel number 064-090-076-000 and I'm putting in a  
> request for rezone on this parcel. The current zoning is 160 acers  
> and my parcel is 61.22 acers and I'm looking to have the parcel to be  
> included in the new land use proposal and have it rezoned to the  
> 4.6-20acer min lot size. Can you please include me in on the rezoning  
> and zone this parcel to 4.6-20acer min? I can be reached at (530)  
> 520-2602 . Please send any correspondence to 13088 Peninsula Dr.  
> Auburn 95603. Please do not send any correspondence to parcel number 064-090-076-000.

A

>  
>  
> Thank you.

>  
> Mary Ann Jones  
> (530) 520-2602 Cell  
> 13088 Peninsula DR.  
> Auburn 95603  
>

Letter 53: Mary Ann Jones

**Response 53-A:** Comment noted. This letter is a property owners request for rezoning. Rezoning requests made after November 2005 have not been recognized by the Placer County Planning Commission for inclusion into the Community Plan and Implementing Precise zoning. Therefore, such requests are not reflected in the Revised Community Plan and the densities associated with the rezoning requests have not been analyzed in the Revised DEIR/FEIR. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Letter 54

William and Shirley Massey  
2665 Silverado Drive  
Pinole, CA 94564-1209

February 29, 2008

FAX 530 745-3003

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

Subject: Foresthill Divide Community Plan

We are requesting a change to the zoning on 19.5 acres located in Section 17/13/10, APN 256-090-006.

The existing zoning is RF B 20 PD .22 and we would like that zoning changed to RF B 4.6.

~~Enclosing a parcel map to show the exact location of the property.~~

Sincerely,

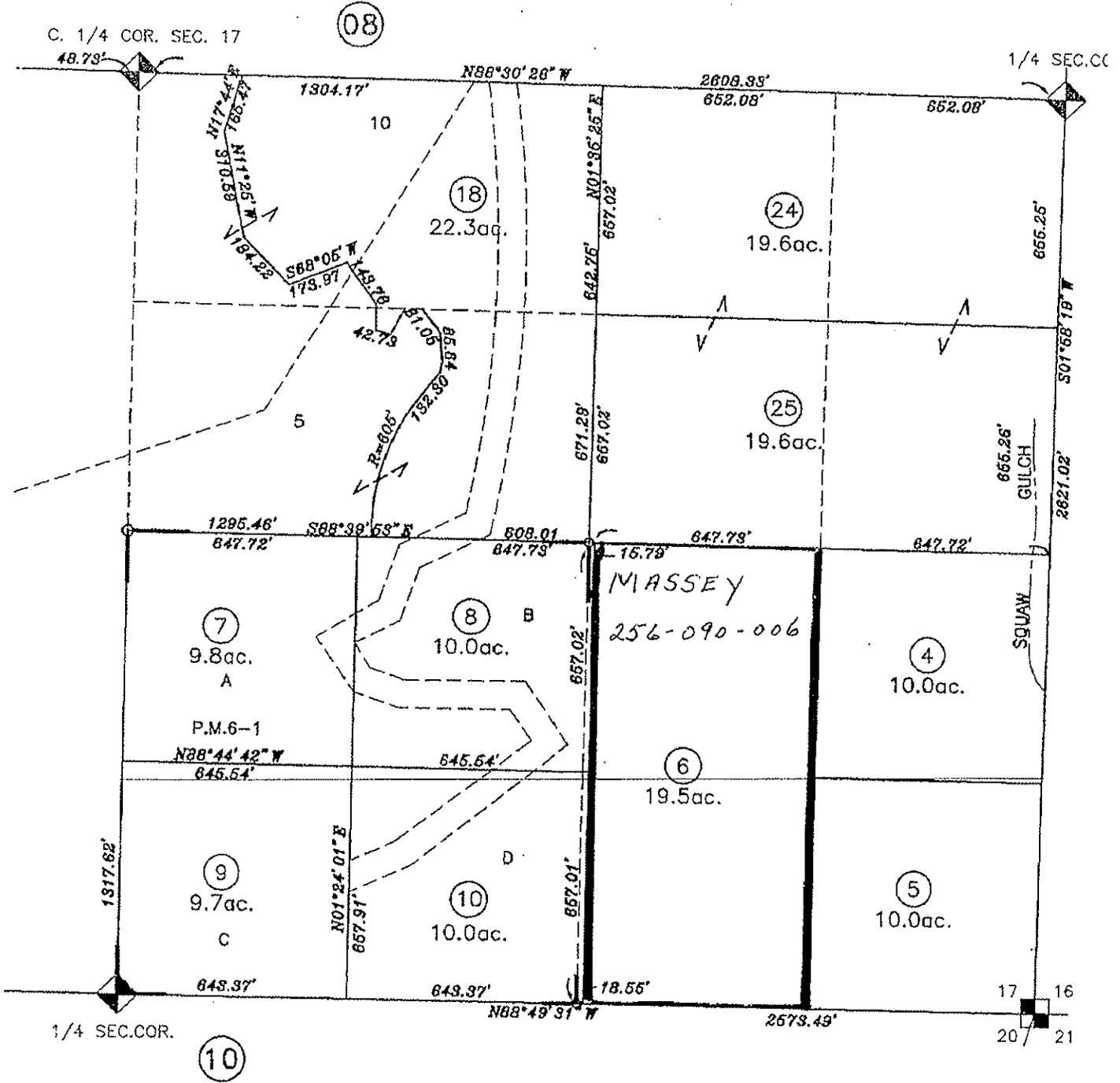
*William Massey*

William Massey

A

M.

M.O.R. Bk. 6, Pg. 01.P-70876



NOTE

This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE

Assessor's Block Num  
Assessor's Parcel Num

ford measurements.

Letter 54: William Massey

Response 54-A Comment noted. This letter is a property owners request for rezoning. Rezoning requests made after November 2005 have not been recognized by the Placer County Planning Commission for inclusion into the Community Plan and Implementing Precise zoning. Therefore, such requests are not reflected in the Revised Community Plan and the densities associated with the rezoning requests have not been analyzed in the Revised DEIR/FEIR. This comment does not raise a significant environmental issue that requires a response in this Final EIR.