

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

Richard & Jennifer Miller
6715 Nugget Dr.
Forest Hill, Ca.

Attention : Larry Farinha

Dear Commissioner,

Update : Foresthill Divide Community Plan

We are Richard & Jennifer Miller and reside @ 6715 Nugget Dr. Foresthill, Ca.
Parcel # 256 090 025

We have been patiently awaiting and participating with the progressive steps and phases of the Foresthill Community plan project in hopes that our voice could be heard and our request for a zoning change be known. We are desperately requesting the current zoning which is 20ac minimum be changed to allow our property to be split into four parcels at 4.6 ac minimum.

A

We thank you for the opportunity to present this written request and for all the efforts being made to improve our community hear in Foresthill.

Please let us know if anything else is needed of us.

Richard & Jennifer Miller
6715 Nugget Dr.
Foresthill, Ca.
95631

Parcel # 256 090 025

Letter 55: Richard and Jennifer Miller

Response 55-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.

GENERAL BUILDING CONTRACTOR

Uppendahl
CONSTRUCTION CO.
P.O. BOX 1187
FORESTHILL, CA 95631
(530) 367-3935

CA LIC. #234423

Feb 26, 08

Regarding the Foresthill Divide Community Plan
Our APN 64-09-77

Our wishes to divide this 59.2 A parcel into
two 20 A parcels and one 19'2 A parcel was presented
to the Foresthill Forum on April 5, 2005 and approved

on Nov 16, 05 a letter from the Planning Dept was sent
to the planning commission also approving this project.

At a later hearing in Foresthill by the Planning
Commission this project was approved.

Our concern at this time is that the Forum, the Planning
board and the Planning commission does not make any
changes that would stop this project.

Its time to get this plan completed.

A

Thank you



Delmar Uppendahl

RECEIVED

FEB 28 2008

ENVIRONMENTAL COORDINATION SERVICES

Letter 56: Delmar Uppendahl, Uppendahl Construction Co.

Response 56-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.

County of Placer
FORESTHILL FORUM
P. O. Box 207
Foresthill, CA 95631
County Contact: Administrative Aide (530) 889-4010



**Minutes – February 4, 2008
Foresthill Municipal Advisory Council**

Members Present:

Marty Vroege
Larry Jordan
Cynthia Wardleigh
Roy West
Mike Whittle

County Staff Present:

Debbie Hawkins
Lisa Buescher

Members Absent:

Keith Drone
Gail McCafferty

1. CALL TO ORDER

The regular meeting of the Forum was called to order at 7:05 p.m. A quorum of the board was present.

2. PLEDGE OF ALLEGIANCE

Larry Jordan led the Forum in the Pledge of Allegiance.

3. INTRODUCTION OF MIKE WITTLE – NEW MEMBER OF THE FORESTHILL FORUM

Larry Jordan introduced Mike Whittle to the Forum and the community. Mike addressed the assembly and stated that he was looking forward to serving his community and keeping Foresthill a nice place to live.

4. ELECT A NEW CHARIMAN FOR THE FORESTHILL FORUM

Larry Jordan nominated Marty Vroege as the new chair. Marty thanked Larry but declined the nomination due to work issues. Cynthia requested that Larry Jordan serve another year if the rest of the Forum helped. Larry agreed.

MOTION: Approve Larry Jordan as Chairman for the 2008 Foresthill Forum

WARDLEIGH/VROEGE/UNANIMOUS 5-0

5. ELECT NEW VICE CHAIRMAN FOR THE FORESTHILL FORUM

Cynthia Wardleigh nominated Marty Vroege as the Vice Chair.

MOTION: Approve Marty Vroege as Vice Chairman for the 2008 Foresthill Forum

WARDLEIGH/WEST/UNANIMOUS 5-0

6. APPROVAL OF THE MINUTES FROM DECEMBER 3, 2008

MOTION: Approve the minutes of the December 3, 2007 meeting as written

VROEGE/WEST/UNANIMOUS 5-0

7. APPROVAL OF THE AGENDA FOR FEBRUARY 4, 2008

Agenda was approved as written

Gail McCafferty came in late and joined the meeting.

8. PUBLIC COMMENT:

Sherry Wicks asked questions and wanted clarification on the Draft EIR for the Foresthill Divide Community Plan on the agenda.

Loren Clark with Planning responded that he would address the questions when he presented the item on the agenda to the community.

Kevin Taber, Roads Superintendent gave an update on the roads in relation to the icy conditions.

The members of the community thanked the County for the great job they were doing.

Supervisor Kranz announced that thanks to the County's helicopter that the two lost people in the Sierras had been found and rescued.

He also let Foresthill know that the County had taken equipment from Tahoe to deal with the unexpected excess of snow on The Divide.

- a. Foresthill High School – Sue Lunsford presented an update on the High School and announced that through the generosity of Foresthill Telephone and the Sebastian Family that the High School would be realizing "Friday Night Lights".
- b. Foresthill Volunteer Fire Assoc. – No Report
- c. The Cemetery District – No Report
- d. The Chamber of Commerce – Sean Salveson addressed a letter received by the Chamber from Roy West regarding restricting growth east of town. Sean encouraged people to attend the Chamber meetings that are held once a month.
- e. Middle Fork Update – No Report
- f. Trails Alliance – No Report

9. PUBLIC SAFETY REPORTS

1. Foresthill Fire Protection District/Fire Safe Council - Kurt Snyder updated the community and the Forum on the increase of calls due to the weather. He also reported that the Paramedic Scholarship Foundation Committee met and awarded two scholarships to Paramedic School.

Gary announced that the Fire Safe Council will hold a Fire Wise Awareness Program on April 10th and 11th.

2. Placer County Sheriff's Department – Art Thomas reported there were 278 calls last month they responded to 266 calls and there were 2 part one crimes.

Sgt. Thomas also addressed the issue of closing roads in the Foresthill Area due to the icy conditions. He stated that there are 800 roads in Foresthill and they have four Sheriff. They do not have the man power to close roads.

Cynthia gave accolades to the Sheriff's Department for taking people home that got stuck on the road. "It was above and beyond the call of duty."

3. CHP – Eric Karla stated that he had spent a good portion of his shift trying to get out of his driveway in Foresthill. The morning commute was good however, there were icy conditions in the shaded areas of the road.

They had one accident on Saturday when a driver heading to French Meadows in the snow storm lost control of his vehicle and slid off the road and down the hill. The driver was able to jump out of the vehicle before it went over the edge. He had to walk quite a while before he was able to get a ride.

10. COUNTY UPDATES – Supervisor Bruce Kranz

Supervisor Kranz announced that Larry Jordan had been appointed to the Ag Commission and introduced Brad Harris the new Fire Warden for Placer County. His roll is to be the voice for the Fire Chiefs to the Board of Supervisors and the CEO.

Brad Harris addressed the community and Forum. He stated that he has been in Fire Service for 31 years. He looks forward to working closely with the Foresthill Fire Protection District.

11. INFORMATIONAL/NON-ACTION ITEMS

Loren Clark and Crystal Jacobson requested comments from the community on the Foresthill Draft EIR. The following members of the community asked questions and/or submitted comments to the Planning Department for the Foresthill Draft EIR:
Sherry Wicks, Harry Schugar, John Laster, Bruce Emerson, William Hanson, Cynthia Wardleigh, Roy West, Doug Ryan, Neil Cochran, and Rose Perez

A

12. ACTION ITEMS

NONE

13. COMMUNITY REPORTS

1. OHV Trails Sub-Committee Report – Marty Vroege reported that the Friends of Foresthill OHV Trails received their non-profit status on November 27th.
2. Foresthill PUD Update – Roy West stated there was nothing to report this month.

14. CHAIRPERSON'S REPORT/CORRESPONDENCE – No Report

15. FUTURE AGENDA ITEMS

Community Achievement Award presentation

16. NEXT MEETING: March 3, 2008

17. ADJOURNED: 10:10 p.m.

Letter 57: Foresthill Forum, County of Placer, Foresthill Forum Minutes – February 4, 2008

Response 57-A: Foresthill Forum Meeting February 4, 2008 - The following persons commented on the proposed FDCP and FDCP DEIR:

Sherry Wicks - See Responses to Comment Letter Numbers 17 through 17F and Letter Number 46

Harry Schugar - See Responses to Comment Letter Number 39

John Laster – The commenter expressed curiosity about the developments proposed within the FDCP area. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

Bruce Emerson – The comments regarding opinions on canyon viewshed, defensible space around structures for fire protection and the percentage of land within the FDCP area that can't be built on are noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

William Hansson - See Responses to Comment Letter Number 27 and 27A

Roy West - See Responses to Comment Letter Number 43A through 43D

Doug Ryan - See Responses to Comment Letter Number 12

Neil Cochran - See Responses to Comment Letter Number 20

Rose Perez - The comment requesting that the FDCP be completed and adopted is noted. This comment does not raise a significant environmental issue that requires a response in this Final EIR.

COUNTY OF PLACER
PLANNING COMMISSION

MEETING

ITEM 5

DRAFT ENVIRONMENTAL IMPACT REPORT

FORESTHILL DIVIDE COMMUNITY PLAN

ORIGINAL

PLANNING COMMISSION CHAMBERS

3091 COUNTY CENTER DRIVE, SUITE 140

DEWITT CENTER

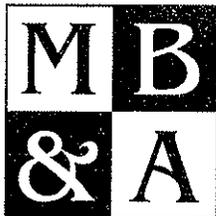
AUBURN, CALIFORNIA

THURSDAY, FEBRUARY 28, 2008

11:42 A.M.

REPORTED BY:

KATHRYN SWANK
CSR 13061, RPR



**Mary Bardellini
& Associates**

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APPEARANCES

COMMISSION MEMBERS:

- Larry Sevison, Chairperson
- Ken Denio, Vice Chairperson
- Gerry Brentnall
- Larry Farinha
- Richard Johnson
- Bill Santucci
- Mike Stafford

STAFF:

- Michael Johnson, Planning Director
- Crystal Jacobsen, Supervising Planner

ALSO PRESENT:

- Thomas Colliver
- Jan Cutts, Foresthill Ranger Station
- Will De Imp
- Ron Flodine
- Duane Frank
- Michael Garabedian, Friends of the North Fork
- William Hays
- Laura Sue Hicks
- Marilyn Jasper, Sierra Club
- Cheryl Lopez
- Kurt Reed, Foresthill Public Utility District
- Ralphe Roper

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APPEARANCES CONTINUED

Doug Ryan

Harry Shuger

Gregory Wells, Foresthill Divide Public Utility
Board of Directors

Roy West

Sherry Wicks, Foresthill Residents for Responsible
Growth

John Worton

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AUBURN, CALIFORNIA

THURSDAY, FEBRUARY 28, 2008

--o0o--

(Prior proceedings were held but
were not reported by the Certified
Shorthand Reporter.)

--o0o--

CHAIRPERSON SEVISON: The next item is a Draft
Environmental Impact Report, Foresthill Divide Community
Plan. This is a similar situation. We're just going to
receive comment on the Environmental Impact Report, not
on specific issues. So it's not a personal thing.
We're not going to go parcel by parcel.

Can we just take a second? We've lost a couple
folks.

(A break was taken in proceedings.)

CHAIRPERSON SEVISON: Crystal, would you like to
enlighten us?

SUPERVISING PLANNER JACOBSEN: Yes. Hello.
Crystal Jacobsen, Placer County Planning Department.

The item before you today is a Placer County
Foresthill Divide Community Plan Update.

Again, the purpose of this hearing is to take
public comment on the draft, the revised Draft

1 Environmental Impact Report, for the Community Plan
2 Update.

3 There is a sign-in sheet, again, I think, in the
4 back over here. And then we also have some sheets for
5 notes. If people want to provide written comments, they
6 can do so.

7 The Draft EIR and Community Plan was published
8 December 5th for a 90-day review.

9 CHAIRPERSON SEVISON: Let me interrupt you, just
10 briefly at this point. It's my understanding that they
11 have run out of staff reports for everyone, and that if
12 you sign up on the sign-up sheet, and note that, we'll
13 send you one. So that might save you all from
14 commenting on there's no staff report. But I guess they
15 just ran through them. So we'll mail you one if you
16 note it when you sign up on the sign-in sheet.

17 Thank you, Crystal.

18 SUPERVISING PLANNER JACOBSEN: Thank you.

19 So again, the public review period was 90 days.
20 It began on December 5th. And that's a 90-day public
21 review period, but 45 days is required by CEQA. We
22 extended that. It ends on March 5th, so this next
23 Wednesday at 5:00 p.m.

24 (An overhead presentation was
25 presented as follows.)

1 SUPERVISING PLANNER JACOBSEN: I want to give you
2 some history on the Foresthill General Plan, in the
3 process here. This was the Foresthill General Plan,
4 which is in place today. It was adopted in 1981. It
5 encompassed approximately 56 square miles in area. The
6 1981 population within the General Plan area was
7 approximately 2,650 people.

8 The plan allowed for a holding capacity of
9 approximately 14,400 people.

10 --o0o--

11 SUPERVISING PLANNER JACOBSEN: In 1995, the
12 County determined that the 1981 Foresthill General Plan
13 should be updated. At that time, the Board of
14 Supervisors appointed a team of Foresthill residents to
15 develop the community plan. After many public meetings
16 and conducting a community survey, the Community Plan
17 was then developed.

18 The Community Plan boundaries were expanded to
19 encompass the 1981 planning area as well the areas west
20 of the confluence, south of the Shirttail Creek, the
21 Sugar Pine Reservoir Watershed Area, the lands west of
22 El Dorado, and north of the American fork of the
23 American River.

24 The plan area now is approximately 109 square
25 miles.

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SUPERVISING PLANNER JACOBSEN: So the black outline that you see here is the new plan area, and the read area is the 1981 plan area. It's about double in size.

--o0o--

SUPERVISING PLANNER JACOBSEN: A draft Foresthill Divide Community Plan and Draft EIR for the plan were published in August of 2003. Since the release of those drafts, eight public hearings were held where the Planning Commission considered numerous property owners' requests and various plan densities.

The most recent public hearing before the Planning Commission for the initial -- that initial draft was held in November of 2005, whereafter considering property owners' requests, residential densities and the potential to incorporate the Forest Ranch Specific Plan Area, the project, into the plan, the Planning Commission then drafted staff to move forward with the documents that we have today.

The densities outlined in the current plan are of direct result of the Planning Commission's consideration, and directions were given to staff at that November 2005 hearing.

In addition, as a result of that direction,

1 Appendix E of the Community Plan identifies the Forest
2 Ranch Specific Plan Area Project, which may or may not
3 be incorporated into the Community Plan Update.

4 --o0o--

5 SUPERVISING PLANNER JACOBSEN: And then I want to
6 expand a little bit on the Forest Ranch. Again, the
7 Forest Ranch specific plan areas contained as Appendix
8 E, that was analyzed in the Environmental Impact Report.

9 I will note there is also an Appendix B, so this
10 can be kind of confusing for folks. There is an
11 Appendix B for Forest Ranch, and that contains
12 previously recognized zoning from the Planning
13 Commission, so the Planning Commission previously
14 recognized that zoning, which would have a potential
15 density of about 530 units.

16 The Appendix E, which is being presented today,
17 it includes the entire acreage of the Forest Ranch.
18 It's about 2600 acres as opposed to 1500 acres in
19 Appendix B, and a potential density of about 2,200.

20 I will note, too, that there's no separate
21 independent Forest Ranch project at this time. Instead,
22 if the Planning Commission chooses to incorporate the
23 Forest Ranch into the Community Plan, it would really be
24 policy level decisions that would be made.

25 There are no land use entitlements requested for

1 SUPERVISING PLANNER JACOBSEN: And then just to
2 talk a little bit about the horizon year build out of
3 those two different plans -- the 2003 and the 2007.

4 The 2003 provided for direction for future growth
5 to the year 2022, which is known as the horizon year.
6 That horizon year has now been extended for the '07
7 plan, and it's now 2030.

8 Build out for the '03 plan was approximately
9 13500. There was no projected build out date for that.
10 Build out for the '07 plan is approximately 22,000
11 people. And again, no projected build out date for
12 that.

13 --o0o--

14 SUPERVISING PLANNER JACOBSEN: Some more
15 differences between the two plans. Since this is a
16 revised plan, I wanted to provide you with this
17 information.

18 Again, the build out changed; it's gone on up.
19 The plan did not include zoning.

20 The 2003 plan did not include zoning with the
21 combined PD designations. The new plan, it keeps the
22 existing PD designations, so that's a big point.

23 In the '03 plan, downtown and canyon mixed use
24 residential densities were at 4 dwelling units per acre.
25 And then, of course, the plan did not include the

1 potential to incorporate the increased Forest Ranch
2 property densities, which was being separately processed
3 at that time as an EIR.

4 The '07 plan, again, the PD designations remain.
5 Also, the plan, this plan, incorporates multiple
6 property owners, zone change requests, and this
7 increased residential densities throughout the plan
8 area.

9 The downtown and canyon mixed use residential
10 densities now allow for 15 dwelling units per acre, so
11 they went from 4 to 15. There's an increase there. And
12 then of course the plan includes the potential to
13 incorporate the additional Forest Ranch densities known
14 as Appendix E.

15 --o0o--

16 SUPERVISING PLANNER JACOBSEN: Here's the new
17 zoning map for the Community Plan of '07.

18 --o0o--

19 SUPERVISING PLANNER JACOBSEN: And then just to
20 note a little bit on growth projection build out and the
21 holding capacity, the growth projection is, for the '07
22 plan, based upon a 2000 U.S. Census and has a population
23 of 5,702 in the plan area. And then, of course, the
24 growth rate of 2 percent. And then the projected
25 population, based on that, for 2030, is 9,620.

1 districts, where those densities really cannot be
2 achieved due to infrastructure and environmental
3 constraints. So slope and lack of on-site -- or lack of
4 sewer, publicly treated sewer.

5 --o0o--

6 SUPERVISING PLANNER JACOBSEN: And then just to
7 talk about the next steps here, again, we're still
8 taking public comment here. It ends 5:00 p.m. on
9 March 5th.

10 The Planning Commission is not being asked at
11 this time to take action on the community plan or the
12 Draft EIR at this time.

13 And we are just taking public comment today;
14 we're not prepared to answer questions relative to the
15 merits of the project.

16 Staff does recommend that the Planning Commission
17 receive comments and then direct staff to respond to all
18 written and oral comments in the Final EIR.

19 Planning Commission hearings on the Final EIR and
20 Community Plan are anticipated to occur in late spring
21 and early summer, where, again, the Planning Commission
22 would forward their recommendation to the Board of
23 Supervisors for final action.

24 And I would be happy to answer questions.

25 CHAIRPERSON SEVISON: Any questions of Crystal at

1 this time?

2 MEMBER JOHNSON: I have one.

3 CHAIRPERSON SEVISON: Richard?

4 MEMBER JOHNSON: Crystal, with regard to the
5 Forest Ranch, and as far as what's approved with this
6 general plan -- or this plan amendment, you know,
7 there's discussions of the plan about things like
8 restricted community and those types of things. So
9 would those be approved with this plan, or would that be
10 with a specific plan?

11 SUPERVISING PLANNER JACOBSEN: That in itself
12 would not be approved. What would be approved would be
13 the potential for that density. So we would be
14 recognizing that the zoning, the density -- what it
15 would have, it would have a DR zoning designation over
16 the property. What that means is development reserve.
17 They would be required to come forward with a specific
18 plan project. And at that time, we would do analysis on
19 the project itself and all of the different details
20 related to that project, the variables that you just
21 mentioned.

22 MEMBER JOHNSON: Thank you.

23 CHAIRPERSON SEVISON: Okay. I think that's it,
24 if there's no other questions, Crystal.

25 Thank you.

1 I was led to believe that either it has happened
2 or shortly will happen. Another, I think, 50 of the
3 staff reports will be brought in, so there will be soon
4 an adequate supply of those.

5 Who would like to be first?

6 Please come forward, and don't forget to sign in
7 when you either begin or conclude your presentations.

8 Good morning.

9 MR. WELLS: Gregory Wells, president of the
10 Foresthill Divide Public Utility Board of Directors.

11 Just got a few comments this morning focusing on
12 erroneous water supply assumptions contained in the
13 draft EIR. We just completed a water system master plan
14 last year that contains up-to-date data of water supply
15 within the direct. We strongly suggest that this
16 information is incorporated into the draft EIR.

17 We've got four examples -- I want to just point
18 out today -- that we feel that should be looked at and
19 corrected. The first is on page 3-67 that concerns
20 water supply, paragraph 4. This information is not
21 correct, according to our latest data.

22 Page 3-93, paragraphs 1, 2, and 3, the same
23 situation. We need to revisit our master plan and
24 correct those deficiencies.

25 Page 3-197, the last paragraph, it's regarding

1 supplies of water at Sugar Pine Dam, and the discussion
2 about expanding the dam supply. These figures are also
3 inaccurate.

4 And the final paragraph on page 3-198, the second
5 paragraph, this deals with additional surface and
6 groundwater supplies on the divide. We feel that they
7 are nonexistent, so we need to revisit those issues.

8 We provided a copy of the master -- of the water
9 system master plan to the County in the fall, after we
10 had it prepared by our consultants, and we feel that the
11 County should have included this new information with
12 this document.

13 We do have a hard copy of the master plan and an
14 electronic version for you review to look at it, and
15 hopefully you will plug it into the document.

16 CHAIRPERSON SEVISON: Okay, thanks Gregory.

17 Good point. You can give it to Kathi here.

18 MR. WELLS: Thank you.

19 CHAIRPERSON SEVISON: Is there anyone else?

20 I'll bet.

21 MS. JASPER: Good morning. My name is Marilyn
22 Jasper. I'm speaking on behalf of Sierra Club Placer
23 Group.

24 I set aside some time to comment on this draft
25 EIR and found that some of the pages were missing on the

1 Web site, which I must admit I started my commenting
2 earlier this week, or last week, actually. But I sent a
3 request in to extend the comment period. And I think it
4 would behoove the commission to consider extending the
5 deadline.

6 It is my understanding that the missing pages,
7 appendixes, may have been corrected, but they weren't on
8 there. And I think my letter went in yesterday --
9 yesterday or the day before, asking for a time
10 extension. And I think it would be very appropriate to
11 give an extension.

12 Thank you.

13 CHAIRPERSON SEVISON: Thank you.

14 What would be the answer to that? Should we, in
15 fact, consider extending this? This is more of a
16 technical question than the EIR itself.

17 PLANNING DIRECTOR JOHNSON: At this point in
18 time, we have received a letter from the Sierra Club,
19 and we're taking that under advisement, and staff will
20 be looking at this issue with county counsel.

21 CHAIRPERSON SEVISON: Okay. There's your answer.
22 Anyone else? This guy's got a big picture.

23 MR. COLLIVER: And we have a big problem.

24 Good morning or good afternoon. Foresthill
25 thanks you, gentlemen, for your selfless contributions

B cont.

C

1 to the board of supervisors and to the county.

2 I've met a few of you before. And for those of
3 you I haven't met, I'm Thomas Colliver, Foresthill
4 resident, proud member of Foresthill Residents for
5 Responsible Growth.

6 My concern is Forest Ranch, which for reasons
7 never clarified, have been strapped to the Community
8 Plan.

9 Regarding the Foresthill Divide Community Plan
10 and the Draft EIR, you will hear about traffic problems,
11 fire safety concerns, and water issues. As important is
12 the credibility of the developers.

13 And I promise you, I won't discuss the merits of
14 Forest Ranch because I don't feel there are any merits.

15 Now, I respect landowners' rights. But this
16 isn't a minor setback issue nor is it a variance on a
17 building code. This isn't just a single family home,
18 but a major development and a direct assault on the very
19 reasons that we Foresthillians moved to the area in the
20 first place. Forest Ranch surrounds Foresthill on three
21 sides with a 4.1-square-mile intrusion on the quality of
22 our life.

23 To give you an idea of how overwhelming the
24 proposed Forest Ranch is, it's only 3.2 miles from here
25 to Highway 80. Downtown Foresthill is a wee bit larger

C cont.

1 than the building we're in right now.

2 This is the proposed Forest Ranch development.
3 This, gentleman, if you will reposition your electronic
4 scanning microscopes, this microdot here is Foresthill.

5 Over 1,000 Foresthill residents have signed a
6 petition protesting Forest Ranch. The landowners are
7 not credible experienced developers. There is nothing
8 in their past that they have made public to indicate
9 that they have the knowledge or experience to overcome
10 the myriad details involved in chopping of the land and
11 building over 2,000 homes and the related
12 infrastructure. These landowners have no track record.

13 I will be one minute.

14 CHAIRPERSON SEVISON: I'm not worried about your
15 time. I'm worried about the text of the your comments.
16 You're getting into a specific project and we're trying
17 to avoid that.

18 We just want to comment on the EIR itself, the
19 document.

20 MR. COLLIVER: This is just as important.

21 CHAIRPERSON SEVISON: I know it's important, and
22 you will get a chance to speak to those issues at some
23 point. But right now, we're trying to hear comments on
24 the EIR, in fact, if there's any --

25 MR. COLLIVER: Forest Ranch was included in the

C cont.

1 Community Plan. I think this is just as important and
2 should be included.

3 MEMBER SANTUCCI: Give him three minutes and he
4 can say what he wants to say in three minutes.

5 MR. COLLIVER: I will be done in 60 seconds.

6 CHAIRPERSON SEVISON: All right.

7 MR. COLLIVER: I will continue with these
8 landowners having no track record. We don't even know
9 if they as individuals have ever even built an addition
10 to their houses. And the book, "Major Subdivisions for
11 Dummies" just doesn't cut it.

12 Of course they will hire contractors. The
13 contractors go over time and over budget all the time.

14 We in Foresthill are asked to accept this
15 proposed city, yet we have heard nothing of the Forest
16 Ranch Business Plan.

17 Do the developers have the financing, the credit,
18 and business acumen to put together a \$1 million plus
19 10- to 15-year deal?

20 The most vocal advocate of Forest Ranch is a
21 traffic school instructor. If financing drives up,
22 we're left with a crater in the middle of a forest.
23 This is not good planning.

24 It's possible that once the zoning changes, they
25 will sell the product to -- the project to a developer,

1 take the money and run, and there's their prerogative.

2 I understand that lawsuits are occurring right
3 now within the partnership of Forest Ranch Associates.
4 One of the principals has recently filed suit against
5 Foresthill PUD. The tangibility of this called Forest
6 Ranch is questionable from the very beginning.

7 Forest Ranch associates currently have approved
8 zoning for 500-plus homes. I encourage your
9 recommendations to the Board of Supervisors that they
10 stick to the original agreement already approved by the
11 Board in 1981.

12 If that works out, the consideration might be
13 given for rezoning at a later time that would be -- and
14 that would be prudent planning. You are all encouraged
15 to visit www.saveforesthill.com.

16 Thank you.

17 CHAIRPERSON SEVISON: Okay. Who's next?

18 Did you sign the sign-in sheet, Thomas?

19 MS. WICKS: Good morning or good afternoon.

20 CHAIRPERSON SEVISON: Good afternoon.

21 MS. WICKS: I would like to make a statement for
22 the record. My name is Sherry Wicks. I'm a 29-year
23 resident of Foresthill, and I am the chairperson of
24 Foresthill Residents for Responsible Growth, known as
25 FRRG.

D cont.

E

1 We are a nonprofit organization that provides
2 facts and information to Foresthill residents on
3 developing issues this will affect their daily lives.
4 Originally, we organized an opposition to the Forest
5 Ranch project, which proposed 2,200 homes because we
6 felt that it would overwhelm and adversely impact the
7 town of Foresthill.

8 Once we became aware that Forest Ranch would be
9 included as an option in the revised Foresthill Divide
10 Community Plan, we refocused our efforts to look at the
11 hill as a whole.

12 We have provided you with a narrative which gives
13 you an overview and highlights of the areas of concern.
14 We feel that the revised Foresthill Divide Community
15 Plan with its proposed land use diagram does not reflect
16 the recommendations made by the Foresthill Forum in
17 November 2004. Those recommendations were sent to both
18 the Planning Commission and the Board of Supervisors at
19 that time. We have also provided a copy of that
20 document for your review, and that's what I just gave
21 you.

22 The recommendations made by the forum represent a
23 compromised -- represents a compromised agreement with
24 the community leaders and the residents, suggesting
25 that -- suggesting which direction the Foresthill Divide

E cont.

1 Community Plan should take.

2 We support the recommendations made by the
3 Foresthill Forum, which include retaining the existing
4 1981 Foresthill General Plan zoning and land use outside
5 the downtown area, allowing the Forest Ranch Project
6 approximately 553 single family residential units,
7 allowing the Raintree Project a maximum development of
8 34 single family residential units, and accepting the
9 recommendations made by the forum for the landowner --
10 for the landowner requests.

11 Thank you.

12 CHAIRPERSON SEVISON: Thank you.

13 Who might be next?

14 MR. WEST: Hello. My name is Roy West. I'm a
15 six-year resident of Foresthill.

16 And it is difficult to know what specific issues
17 apply to the EIR since there are so many appendixes and
18 all kinds of other things. It is difficult to even know
19 what we're reading sometimes.

20 So I am going to mention the Forest Ranch
21 project. I don't want to belabor the details of it too
22 much, other than water is the major issue that I want to
23 touch on. President of Foresthill PUD spoke earlier
24 about the, I guess, discrepancies between their master
25 plan and the County's documents that should be updated.

E cont.

F

1 And I would like to encourage you to check into that and
2 see that they are.

3 Two main things that I want to touch on are the
4 future water supply. And as we all know, water is the
5 new goal of California. It's very important. And we
6 have to not only manage what we have but plan for the
7 future on how to basically store mere. You know,
8 whatever the rainfall's going to be, that's what it's
9 going to be.

10 We've got one dam up there, which creates Sugar
11 Pine Reservoir. My understanding is, it holds roughly
12 7,000 acre-feet of water. Foresthill Public Utility
13 District is the major supplier of water for the entire
14 divide. There are other smaller ones, like Baker Ranch
15 and things.

16 Their districts, if my numbers are right, are
17 roughly 21 square miles, and they serve roughly 5500
18 people and businesses and three schools up there, and on
19 roughly -- using roughly 1200 acre feet.

20 Well, it sounds like you've got a whole bunch of
21 surplus. If you say the lake holds this much, we only
22 use this much, then look how much we've got left to plan
23 for. Now, obviously, it's not that simple. You've got
24 downstream fisheries releases; you have got to consider
25 the history of drought years, use all that in planning.

1 I still don't understand 10-, 25-, and a hundred-year
2 drought events, but that's what they tell me that they
3 use in their calculations.

4 As this all comes back to pertaining to Forest
5 Ranch, they know that water is an issue, and they have,
6 somewhere in the EIR or one of the appendixes -- I can't
7 cite the specific spot -- but somewhere in there, it
8 talks about storage ponds, and it also mentions raising
9 the level of the Sugar Pine Reservoir 20 feet. And the
10 dam apparently was built with the option of adding
11 radial gates 20 vertical feet to raise the level of the
12 dam.

13 Again, that sounds simple; well, we'll just add
14 more storage capacity. But again, it's not a simple.
15 There are so many considerations to be taken into
16 account.

17 The federal government at every bureaucratic
18 level, you can imagine, would become involved. And
19 there's always a possibility that downstream interests,
20 a red flag would go up for them. You can't help to look
21 at all of a sudden, we've got all this extra water up
22 there. And you might see lawsuits from down in the
23 valley or from environmental groups or whoever going
24 after a perceived increase in water availability.

25 And I notice Kurt Reed's here. He's the general

F cont.

1 manager of the Foresthill Public Utility District. He's
2 got all these numbers much more clearly than I do. He
3 can tell you how it works to calculate what the actual
4 water supply would be. And I encourage you to invite
5 him up here to ask him some questions on that.

6 Forest Ranch has not, as far as I know, even up
7 until today, ever showed the public utility district in
8 Foresthill what their water needs -- presumptions are
9 going to be. So there's really no basis that the
10 utility district can use to say, okay, you're going to
11 need this much water. Can we provide that?

12 Another aspect of Forest Ranch is that I believe
13 it's about two-thirds of their property is not even in
14 the public utility district boundaries; they are out in
15 the sphere of influence area. A part of the 500-plus
16 units that Crystal mentioned earlier, apparently, are
17 within the district boundaries, and public utility
18 district is obligated to provide water for those.

19 What's outside the district, they are not
20 obligated to provide water for. They need to be annexed
21 in. Well, to date, they have not even applied to be
22 annexed in. What they have done is gone and approached
23 the State of California to try to change water law so
24 that it would take the power away from small utility
25 districts such as ours and put it in the hands of

F cont.

1 counties and cities who are not experts in water and
2 shouldn't be making those decisions. They should be
3 getting the input of the districts who serve these
4 utilities. And that didn't work for them. That was
5 shot down, so they weren't able to change the water law.

6 And the latest thing -- I believe it was on
7 February 14th of this year -- the Forest Ranch partners
8 have filed a lawsuit against the district, which is
9 effectively filing a lawsuit against the community of
10 Foresthill. All of us ratepayers are, you might say,
11 shareholders in that whole infrastructure up there.

12 So I can't help but talk about those issues and
13 Forest Ranch as a project. But however that shakes out,
14 I encourage you to deny -- I would use the word --
15 integrating Forest Ranch into the plan. I don't know if
16 that's the right phrasing or not. But you get my point.
17 And that's all I have.

18 Thank you.

19 CHAIRPERSON SEVISON: Okay. Thank you, Roy.

20 Anybody else?

21 MS. CUTTS: Good afternoon. My name is Jan
22 Cutts. I'm the district ranger on the American River
23 Ranger District of the Tahoe National Forest.

24 And the American River Ranger District is the
25 unit of the Tahoe National Forest that administers the

F cont.

G

1 land, the national forest lands, that are within and
2 adjacent to the eastern portion of this project.

3 We will be submitting more detailed comments.
4 However, I just want to be on the record of saying that
5 we are interested in the Draft EIR and the Plan, and
6 there are a couple of general interests that we have.

7 One is the information about the national forest
8 resources, the land, and the activities on it. I found
9 that the Draft EIR is pretty inaccurate; there's quite a
10 bit of inaccuracies, some significant. I did bring a
11 copy of our Tahoe National Forest Land Resource
12 Management Plan as amended in 2005, and I will submit
13 that before I leave today. And also I have my business
14 card, and I am available if you would like to talk about
15 what we do up there on the national forest.

16 The other pieces -- just to make sure in this
17 planning effort, that in the Draft EIR, that the Draft
18 EIR is accurately considering some of issues that we're
19 concerned about, and that includes the wildland-urban
20 interface issues, fire, and fuels and forest health,
21 water quality issues, and current and future
22 recreational activities. I didn't see an accurate
23 representation -- or an adequate representation of those
24 concerns.

25 And thank you for the opportunity to comment

G cont.

H

1 today.

2 CHAIRPERSON SEVISON: Thank you, Jan.

3 Don't forget to sign in.

4 MR. ROPER: Good afternoon, gentlemen.

5 My name is Ralphe Roper, and I come from the city
6 of Auburn, and I have a property up in Foresthill. And
7 we have a partner in there, and that is Lois Geiger and
8 my wife and myself. That encompasses approximately 278
9 acres, and we have it listed as the Tahoe preserve zone,
10 and I think sometimes you refer to it as the national
11 preserve zone, which I think is one and the same.

12 I did spend some time going through your report
13 at the library. I spent approximately three hours. I
14 scanned it. And I find that there was nothing mentioned
15 about this property in question, this Tahoe preserve
16 zone, and that is the forest house site. And that
17 enters right on the end of Elliot Ranch Road.

18 Now, also, I just wanted to remind the group here
19 that many years ago, when Albert Geiger and I bought
20 this property, that Elliot Ranch Road was only a wagon
21 trail. And they kept on making it wider, so we appeared
22 before you guys here and it was decided that it should
23 be a wagon trail, was not wide enough, which should be
24 12 feet. And we would like to see it kept the same,
25 because that goes right through our property.

1 Our property runs from Elliot Ranch Road and
2 forest house site on down to the William Mine. And we
3 have developed it twice, all according to Forest
4 Practice Act, which I'm very proud of. We've done very
5 well. And what I -- my request here is that you put
6 this at the point of record, and we would like to see it
7 stay the same, and that if any development comes in,
8 they don't run over the top of us. Because we have a
9 caretaker there now -- that's my son, Steven -- and he
10 takes area of the property to see to it that it's taken
11 care of, and we're thinning the trees and culturing our
12 trees.

13 I did write a letter to the commission. I was
14 very brief.

15 And also, the other little thought, I am a little
16 concerned about the septic tank bit up there. You know,
17 it's going to spoil all the little seepage wells around
18 there. We have one. And I think something else should
19 be done. I don't know what.

20 But anyway, that's the extent of what I have to
21 say. And I thank you for your time.

22 CHAIRPERSON SEVISON: Ralphe, a question.

23 MEMBER JOHNSON: Yeah. I think probably what you
24 are referring to is timber preserves though?

25 MR. ROPER: Yes. Well, you refer to that as NBC.

I cont.

1 MEMBER JOHNSON: TBC.

2 CHAIRPERSON SEVISON: Thank you.

3 Good afternoon.

4 MR. FLODINE: Good afternoon. My name is Ron
5 Flodine. I'm an eight-year resident of Foresthill.

6 It's very difficult to talk about this EIR
7 without talking about what I call the 800-pound gorilla,
8 which is the Forest Ranch. And that's why you are
9 hearing everybody discuss this. It's such an overriding
10 issue that it's difficult.

11 But I want to talk a little bit about the fire
12 protection, which is in Section 3D6. And I would like
13 to address it in terms of the fact that there are
14 several bullet points, and they talk about the local
15 fire department and the Fire Safe Council. We'll work
16 with the County, quote, unquote, on various issues
17 pertaining to fire.

18 That, to me, doesn't indicate a whole lot of
19 substance in the EIR about a very real danger, which I
20 perceive, up in our area.

21 If I can, I would like to read a little bit of
22 what I wrote on this. The Foresthill Fire Safe Council
23 has done an excellent job of preparing the community for
24 a wildfire on the divide.

25 However, what happens when we let an additional

1 200 dwelling units per year for the next five or ten
2 years be built? At what point does the current plan
3 become obsolete and perhaps downright dangerous?

4 Fire evacuation plans are fortunately done mostly
5 in a vacuum, and we haven't have had a conflagration up
6 there since the early '60s.

7 Do we continue to say that we'll have evacuation
8 centers up on the divide and that no one will be allowed
9 down Foresthill Road to get off the divide if there is a
10 catastrophic wildfire? That's the current plan.

11 I was with my son and family last October when we
12 were in northern San Diego County, when we were with
13 1 million evacuees when the wind-driven fires raced down
14 those canyons of dry brush.

15 Are we confident enough with our current plan to
16 allow an additional four to five thousand people in one
17 development without requiring a serious look at the fire
18 protection plans that need to be, in my view, in this
19 EIR? A point -- at what point does it come from simple
20 neglect to being criminally negligent?

21 I sent a letter to the Board of Supervisors last
22 December on this topic and received a letter back from
23 Board Chairman Holmes.

24 In the letter, I mentioned a lack of substance in
25 his Draft EIR on fire evacuation measures. His letter

K cont.

1 back to me, he agreed with that statement, but then he
2 said that Placer County is addressing this issue
3 overall, and listed various policies and programs
4 currently in place of the new development.

5 These are all important steps, and the County
6 should be commended for being proactive. However, when
7 nature's fury, as I saw it in Southern California, with
8 a-hundred-mile-an-hour winds driving catastrophic
9 wildfires directed at a relatively remote, heavily
10 forested community such as Foresthill, no amount of
11 preventive measures is going to protect every dwelling
12 in its path.

13 I believe an evacuation plan with routes out of
14 area needs to be in place and needs to be addressed in
15 this EIR.

16 That is not a revision in the current plan. And
17 if we allow an increase of population up to 80 percent
18 over the next few years, we're inviting life threatening
19 trouble.

20 It's interesting that Ms. Cutts was just talking
21 here from the U.S. Forest Service.

22 I have a quote that I thought was interesting
23 from the *Wall Street Journal* last October about the
24 California wildfires. And it says, quote, "Local
25 officials continue to allow people to build in these

1 areas because they know that if a threatening fire storm
2 does occur, the Feds will pick up the tab."

3 It goes on, "The U.S. Forest Service is tasked
4 with combating fires in national forests, but most of
5 the agency's time and resources are spent protecting
6 adjacent private property in what as known as
7 wildland-urban interface."

8 And lastly, it says, "Since 1992, the Forest
9 Service fire expenditures have gone up by 450 percent,
10 and well over half of that has been spent protecting
11 private property next to public land."

12 I would like to think that a consideration, at
13 least some consideration, be given to this when the
14 decision making process goes forward.

15 I think Foresthill Divide can sustain a modest
16 growth given time to enhance infrastructure such as
17 roads and modifications to fire evacuation plans to
18 account for the increase in population.

19 The Draft EIR has two appendixes, B and E, which
20 are the two options for Forest Ranch. And again, I'm
21 sorry, I'm back to that.

22 But I urge you to adopt Appendix B, which keeps
23 the zoning and land use designations currently approved,
24 from what I understand, for the 533 dwelling units; and
25 rejecting the other that is four times that number, as

K cont.

L

1 having too great a negative impact on the whole
2 community.

3 And I thank you for your time. And I would like
4 to leave you copies of my little talk.

5 (Applause.)

6 MR. GARABEDIAN: Good afternoon. I'm Michael
7 Garabedian representing Friends of the North Fork. We
8 were formed in 2005 to protect the North Fork American
9 River.

10 The canyon's natural history and its human
11 history has been very good to it in a number of ways.
12 Now, this plan is proposing to reverse this history in
13 ways that are squarely within the County's
14 responsibility. I'm going to focus on the proposal and
15 the plan to increase, significantly increase, the
16 density of the private parcels in the river canyon,
17 along the rim of the canyon, parcels otherwise visible
18 from the canyon.

19 There are not a lot of these parcels. Looking at
20 the map there are -- you know, it could be between 10
21 and 15, and they will have major impact because a lot of
22 land is public now. But there could be as many as 20 or
23 30 or more parcels that could nonetheless have a major
24 impact.

25 So first, we think the EIR should give specific

L cont.

M

1 attention in the north fork canyon to protecting the
2 water and recreation, resources, the natural resources,
3 the forest lands, and soils, and the history, of human
4 uses, which dovetails with the land uses.

5 Second, an analysis also in that canyon -- though
6 I don't want to leave out the middle fork either for
7 these same issues, of increasing the density.

8 The direction of the plan should be to decrease
9 the density to protect those resources and the visual
10 resources. That should be analyzed.

11 The EIR should, third, assess the tools available
12 to you, to the County, to protect the canyon. Visual
13 overlay, or some kind of visual controls and other --
14 not just visual, but those kinds of issues, that it
15 should spell them out.

16 But it should also indicate, you know, if the
17 County is not going to tackle taking care of the north
18 fork canyon, taking this major -- these river resources
19 and saying, we're going to protect these resources.

20 The EIR should also look at alternative, state,
21 regional, or federal mechanisms that could be looked at,
22 that the county could ask the feds to look at, or
23 something, to protect the resource if the plan isn't
24 going to address that.

25 The plan needs to talk about the intermixing of

M cont.

1 different kinds of ownerships. You've got BLM, BOR
2 managed by the Auburn State Reclamation Area.

3 There is a relationship to the Forest, U.S.
4 Forest Service lands. There's a wild river segment
5 upstream, up the wild river segment. And there are
6 proposed studies of wild and scenic rivers.

7 Each parcel, each piece of property, certainly
8 those that have been proposed by the landowners for
9 increased density. Each of those parcels that have been
10 dressed for increased density should be spelled out in
11 the EIR, located, explained, present and past plan for
12 proposed designations and what the different
13 environmental factors are that affect each of those
14 parcels.

15 Now, this density increase and the lack of
16 concern for the canyon -- I will mention another -- I
17 mean, splitting the north fork canyon into two different
18 community planning areas should be looked at, addressed
19 for your information in this plan.

20 But the increase in zoning and the variety of
21 ways that the north fork is not looked to as a
22 resource -- the County wants to take responsibility for
23 it -- would make this plan, if adopted, a major threat
24 to the canyon. This proposal, as proposed, is a
25 significant threat, one of the major threats to the

M cont.

1 North Fork American River Canyon.

2 The commission should not act on this plan
3 without you having the information you would think you
4 would need to make this kind of decision. I ask you to
5 think, what are the kind of questions you would like to
6 have answered before you would vote on what to do or not
7 do with this canyon.

8 And I have suggested some of those.

9 Thank you.

10 CHAIRPERSON SEVISON: Okay. Thank you.

11 Who would like to be next? We're using up an
12 awful lot of time. If we could be just a hair briefer,
13 I would appreciate it.

14 MS. LOPEZ: I'm Cheryl Lopez, and I own 22 acres
15 on Foresthill Road next to the proposed Raintree
16 project.

17 I'm -- well, I've talked to one of the owners,
18 Andy French, and in my discussion with him about -- they
19 have a total of 300 acres, and I guess there's about a
20 hundred acres in back, that according to Andy, one of
21 the owners, he's told me just last week that the
22 Planning Department is wanting that area to be
23 designated for horse trails, which I don't have
24 objection to that, provided there's facilities for
25 parking and not on dirt.

M cont.

N

1 But the second item is also for use of dirt
2 bikes, and that, I highly object. I'm going to have a
3 future nine lots, and that area -- are you familiar
4 where the proposed Raintree Project is at? It's going
5 to be, you know, towards Spring Garden, and it's really
6 hilly and steep. And if there's a fire back there --
7 and I'm glad that Jan's talked and the other
8 gentleman -- because I see it as a potential fire hazard
9 back there with dirt bikes. And that's road noise and
10 just clashes. I mean, it should be designated just for
11 the horses.

12 I don't own a horse myself, but that would be
13 beautiful horse property, but not dirt bikes, and that's
14 my objection.

15 First off, I want to ask a question if that's
16 correct what Andy French is telling me, that the County,
17 the Planning Department, is what's recommending for
18 horses and dirt bikes back there?

19 MEMBER JOHNSON: You know, I'm going a little bit
20 puzzled. The Raintree project is kind of a specific
21 project that's under consideration, whereas what we're
22 talking about today is --

23 MS. LOPEZ: Don't dirt bikes fall under
24 environmental impact, since you're talking about forest
25 fires?

N cont.

1 MEMBER JOHNSON: It is in relationship, I guess
2 it could. But it would have to be something that was
3 addressed in the document.

4 MS. LOPEZ: So where do I go to address that?

5 MEMBER JOHNSON: You probably want to check in on
6 the Raintree project that's apparently under
7 consideration.

8 MS. LOPEZ: But the Planning Department is what's
9 wanting that back area for dirt bikes, so wouldn't that
10 be an environmental impact?

11 MEMBER JOHNSON: I think that's a separate
12 project, unless we have it under consideration.

13 MS. LOPEZ: Well, yes, it is. It's on the list.

14 PLANNING DIRECTOR JOHNSON: Mr. Chair, this is a
15 separate project, separate from the issue that's on
16 hearing here today. However, I would request that the
17 speakers chat with staff outside of this forum regarding
18 this issue.

19 CHAIRPERSON SEVISON: Okay. I think that's a
20 good point.

21 Thank you. Don't forget to sign in.

22 MS. HICKS: Good afternoon. I'm Sue Hicks.

23 I'm with the Black Oak Association in Foresthill.
24 And we would like to address to the Planning Commission,
25 Planning Department, Board of Supervisors, to submit to

1 public record, that we oppose the Forest Ranch revision
2 of 2,213 dwelling units. We do accept the 533 that has
3 originally been given.

4 We submitted a letter on 1/26/02 to Laurie
5 Lawrence of Environmental Review of the Placer Planning
6 Department.

7 And it did not make it in its entirety in the
8 original Foresthill Divide Community Plan, so I
9 contacted her and I brought in another letter. It still
10 didn't make it in. So it wasn't corrected. And that
11 can be found in the current Foresthill Divide Community
12 Plan in the Appendix 8.2.

13 We will resubmit a letter by March 5th in its
14 entirety with all ten concerns. And we would hope to
15 have a written response to our concerns.

16 Thank you very much.

17 CHAIRPERSON SEVISON: Thank you.

18 Don't forget to sign in.

19 MR. HAYS: Hello to you. I'm William Hays.

20 And my concern will be the water from the dam.

21 As you all know, there's a specified amount of water
22 that must be released for the fish. My concern is, I
23 own 5 miles of the Shirttail Creek and Canyon, so I
24 would like to see that continuous water coming down.

25 I operate a recreational goldmine, and part of

O cont.

P

1 what the zoning district wants to do here will cut a
2 part of my property, cut in half. I want it to remain
3 as one contiguous piece of property, from one end to the
4 other. If I should donate it or sell it, then I want it
5 to be one piece of property.

6 I've talked with Crystal Jacobsen, and I will
7 give the information package to her. Since you don't
8 have a lot of time, why, that is my concern.

9 CHAIRPERSON SEVISON: Okay. Thank you.

10 Anyone else?

11 One more.

12 MR. SHUGER: Good afternoon, gentlemen and
13 ladies.

14 My name is Harry Shuger. I own Guns and Lace in
15 Foresthill, and I'm a 20-year resident of Foresthill,
16 actually down in Yankee Jim.

17 We were talking about a community plan. A team
18 of dedicated Foresthill residents, a few that are here
19 today, were given a task of making up a general plan
20 back in I believe it was '89 or '91 is when we started
21 on it.

22 They worked on that for many hours and many days
23 and I went to a lot of their meetings. And due to
24 incorrect or incomplete information that was supplied to
25 them on numbers of parcels, etc., the first plan that

P cont.

Q

1 they came up with was flawed, and it created a little
2 bit of a problem.

3 They went back with the current figures, went
4 back and, along with the map, came up with a revised
5 plan.

6 That plan was not adopted. On November 30th of
7 2005, we were told by the County that everything was
8 going to revert back to the 1981 plan -- zoning,
9 everything else.

10 These plans, people worked hard and long to come
11 up with a plan which is in the best interest of
12 Foresthill. When we were told in November of '05 that
13 we were going back to the one plan, we would have to
14 wait until a new plan came forward. That necessarily
15 didn't make for the best interest of Foresthill being at
16 the top of the list.

17 Anyway, now we have a plan before us that if
18 adopted as written would probably change Foresthill
19 forever. Traffic, no matter how you figure it on paper,
20 you can't mitigate for a thousand cars. And even if we
21 didn't have Forest Ranch, there's over a hundred
22 thousand homesites that are already on the books that
23 can be developed in Foresthill. So that's 2,000 cars.
24 We add that to the Foresthill proposed development,
25 there's going to be 6,000 cars.

Q cont.

R

1 In Foresthill we have 5,000 residents, and you
2 figure maybe we have 10,000 cars, if you have two cars
3 per person -- no, it's not even that. What's the
4 figure? 2.7 people per house and how many cars per
5 family?

6 CHAIRPERSON SEVISON: Probably two-point
7 something.

8 MR. SHUGER: Okay. So we have 2,000 dwellings,
9 2,500 dwellings. We have 5,000 cars now. That's going
10 to double our population of vehicles on our road. What
11 are we doing to do? We're a two-lane road. We don't go
12 anywhere. We just come in, then we go back out the same
13 way.

14 (Laughter.)

15 MR. SHUGER: So what are you going to do with all
16 those cars?

17 Secondly -- and that's a road problem. This EIR,
18 if it is adopted the way it is now, from the way I
19 understand it and look at it, the original plan team
20 came up with a level B road. That's what we are going
21 to accept in Foresthill. This new plan drops it to a C
22 and possibly even a D.

23 Now, when you got 5,000 cars, not 4,000 -- 8 or
24 10 thousand cars trying to get up the hill in a fire
25 situation or emergency situation, that level B road, or

R cont.

1 even a low level C, is not what we want. It's not what
2 we need. And we need a bigger road, which we'll never
3 get. I shouldn't say never. But we won't see it in my
4 lifetime. But if we see the doubling of our population
5 up there, which, with 95 percent of fires being caused
6 by humans, you double that population, you're doubling
7 our chances of having a catastrophic wildfire.

8 And the evacuation routes other than the one on
9 Foresthill Road -- we do have Yankee Jim's Road and we
10 have over French Meadows. You can go out it that way,
11 sure. You got to do what you got to do when the fire's
12 coming.

13 The fire department up there and the sheriff's
14 department has a plan they are going to move people to
15 in their Fire Safe Program. People are going to be
16 asked to come to certain areas to gather, to be safe.
17 Where are you going to go in a catastrophic fire in
18 Foresthill that you are going to be safe?

19 You can go to our mill site. That's 20-some
20 acres. 8,000 cars and 20-some acres going to be able to
21 handle the horse trailers and everything else? It's not
22 going to happen. There's just no way that it's safe to
23 put that many people on the hill.

24 Everyone has pretty much covered the rest of the
25 material except for one thing. Foresthill was built on

R cont.

S

T

1 a mine, on the gold business. It has its own Indian
2 culture. It has its -- all the history is there. The
3 gold town.

4 And then it went into forestry, and then Forest
5 Service -- I won't say it's their fault, but somebody
6 came up with the ideas that that they shouldn't sell
7 trees. And without trees, they lost the lumbar
8 industry.

9 And now what do we have? Well, we have our
10 history of gold country, our gold mines, our gold
11 panning, this type of thing. But to build an economic
12 viable business district in this town on gold mining is
13 not going to happen.

14 We've had economic troubles for the 20 years that
15 I've been up there. What I would not like to see --
16 being a part of California gold rush in the timber
17 areas, the areas of Foresthill and Yankee Jim figured
18 probably in the gold rush.

19 Foresthill was once thought of possibly being the
20 capital of California, and our Main Street was built
21 twice -- wider than Market Street because they actually
22 felt that with all the gold coming out of that area, we
23 would be the capital of California. That's the only
24 history.

25 But, you know, what else does Foresthill have?

1 Not much.

2 THE PUBLIC: It's got you, Harry.

3 (Applause.)

4 MR. SHUGER: We have a wonderful place to live.

5 Now, Foresthill isn't obligated to put up with a
6 change in their lifestyle. And it's a wonderful place
7 to live. To make a developer or many developers in this
8 case, or just basically one, where you want to start,
9 make their unit, that they want to develop economically
10 viable.

11 We've been told that -- and this is directed
12 towards Forest Ranch and Mr. Ryan back there. We've
13 been told that 500-some houses doesn't make that an
14 economic development, an economically viable
15 development. That, I don't believe, should fall as a
16 burden on the citizens of Foresthill that have been
17 there and will be there in the future. By making them
18 pay for it with the lifestyle which includes
19 overpopulation, dangerous fire situations. Water is not
20 available at the current time.

21 Anyway, I'm sorry. I need to get going here.

22 But when judging any of these three proposed, the
23 EIR, the Appendix B, and Appendix E, if you were going
24 to consider one -- and I know this is not the vote
25 today. Residents of Foresthill came here and --

T cont.

1 therefore a good place to live and raise their children.
2 They came here and they deserve to be left alone. They
3 should -- they alone, should have the power to make
4 changes and not have unnecessary and unwanted problems
5 thrust upon them.

6 Gentlemen, thank you.

7 (Applause.)

8 CHAIRPERSON SEVISON: Thank you, Harry.

9 Did you sign in?

10 MR. SHUGER: No, I didn't.

11 CHAIRPERSON SEVISON: How many more people are
12 preparing to speak? Two more? Three more? We're going
13 to limit it to four more then.

14 MR. RYAN: Hello, Commissioners. My name is Doug
15 Ryan, and I am the person with the black hat.

16 I have been referred to a couple of times, and I
17 just want to preface a few things that have been said
18 here by a people who are a little bit misinformed.

19 First of all, I wasn't a traffic school
20 instructor. I owned a traffic school business. I also
21 happen to be a graduate from the University of
22 California at Berkeley with a degree in economics,
23 subspecialty of transportation economics. I'm also a
24 CPA. I have passed the certified financial planning --
25 certified financial analyst examination series, and I

T cont.

U

1 also have a career in software development.

2 Anyway, that's just set that record straight.

3 I wanted to talk a little bit about water.

4 And -- because a couple of people comment that there's a
5 new master plan out. When you take a look at a new
6 master plan, as we all know, when something's going into
7 a report, it makes a difference as to what type of
8 conclusions come out of the report. Just to give you --
9 there's a whole series of things I can give you. I'm
10 only going to give you a couple because the time is
11 short.

12 They are assuming there's going to be 250
13 industrial enterprises in Foresthill in their master
14 plan, and they are reserving water for 250 industrial
15 enterprises. Not only that, you take a look at their
16 assumptions on how much water is going to be used by
17 homes, I'm going to use one that everybody can relate to
18 because you don't have to deal with landscaping and
19 everything like that. Apartment and mobile homes are
20 considered multi-family dwellings. Currently, they use
21 about 240 gallons a day. In the future, according to
22 the state -- according to California Urban Water
23 Conservation Council, that's going to go down to
24 somewhere in the mid 100s, if not lower.

25 What did they assume? They assumed it's going to

1 go up to 330-gallon average, meaning that every new
2 mobile home/apartment is going to have to use 500
3 gallons a day, which is double what they are currently
4 using.

5 The report makes absolutely no sense.

6 A couple people here commented on downstream
7 rights. There are some downstream rights and there are
8 also some fish obligations coming out of the dam.

9 Basically, during the drought, you have around
10 300 acre-feet. There's some dispute we have with PUD
11 whether there's additional obligations that PUD has,
12 the -- in their report, they assume there's going to be
13 another 176 acre-feet. And that's based upon an
14 assumption that was made by the Bureau of -- BLM or one
15 of those, who, anyway, did the -- Bureau of Reclamation,
16 who had initial hearing with the water rights board.

17 The Bureau of Reclamation estimated that between
18 the north fork of the American River and the dam site
19 there might be, might, a 176 acre-feet of water usage of
20 rights that people might have.

21 Well, we went ahead and we talked to the people
22 who regulate this in the state. And the people at the
23 state said, there's absolutely no evidence that any of
24 these water rights exist. Zero. These are the
25 assumptions that went into this report.

U cont.

V

1 When the initial report came out on our project,
2 we hired an engineering firm to take a look at it, and
3 we -- these people who were on the recommended list of
4 the California Water Conservation Council, and they used
5 the procedures which were adopted by the Department of
6 Water Resources. And they came out to a completely
7 opposite conclusion at PUD did. So all we can assume is
8 that the PUD is politically motivated and it is not
9 motivated in realty.

10 A couple of other things here. We did not try to
11 make a change in the water law. We just want to make it
12 consistent.

13 The other item here was that was talked about was
14 fire. There were some catastrophic wildfires in San
15 Diego this last year, as we all know. A million people
16 evacuated; seven people died. Of those seven people who
17 died, four were illegal immigrants entering the country;
18 three were people who refused to leave their home for
19 evacuation.

20 To go ahead and say, you can't evacuate 10,000
21 people from the Foresthill, when you can evacuate a
22 million people with hundred-mile-an-hour winds, which we
23 have never seen in Foresthill, that is just ludicrous.

24 Interestingly enough, in the *Foresthill*
25 *Messenger*, and I would recommend that you all read the

1 *Foresthill Messenger*, there was an editorial -- I
2 believe it was on January 9th -- where I presume the
3 publisher of the paper called up the Office of Emergency
4 Services, and the Office of Emergency Services said,
5 wildfires develop in stages; evacuations are
6 incremental; there's not going to be a problem with
7 evacuations.

8 I think he basically just said, any -- there's
9 nonsense about everybody burning to death is just not
10 true. I would like to have those comments included in
11 the EIR also.

12 We'll be making comments in writing. I'm going
13 to try to keep them relatively short. I would ask that
14 you read them, and I thank you very much for your time.

15 CHAIRPERSON SEVISON: Thank you, Mr. Ryan.

16 Don't forget to sign in.

17 MR. RYAN: Thank you.

18 CHAIRPERSON SEVISON: Any -- next.

19 MR. REED: My name is Kurt Reed. I'm general
20 manager of the Foresthill Public Utility District.

21 I wasn't going to comment today, but Mr. Ryan, I
22 feel the need to defend the integrity of my board and
23 the district and the constituents we serve.

24 Gentlemen, the district does not get involved in
25 land use planning. That's your job. The district is

W cont.

X

1 the water purveyor that looks at the land use planning
2 document, and then based on what's allowable in that
3 land use planning document, we assign water supply and
4 demand owners to that. That's our function; that's what
5 we do. We do not say yes or no to development. That's
6 not our purview.

7 Mr. Ryan made a statement about downstream water
8 rights. The Bureau of Reclamation created the Sugar
9 Pine project. The water rights that he speaks of, the
10 176 acre-feet of potential downstream water right, was
11 contained in the original water right application made
12 by the Bureau of Reclamation in 1965.

13 We don't know if it's real; we don't know if it
14 is or if it isn't. But we have an obligation to hold
15 that in storage, in the reservoir, in case that it is
16 real. Okay? That was their estimate of pre-1914
17 downstream right.

18 The district does not have the right to
19 adjudicate, individually, California water law. That
20 belongs to the Division of Water Rights, DWR.

21 The other situation that he was talking about in
22 our water system master plan, 250 industrial businesses.
23 That comes from the 1981 Foresthill Community Plan. And
24 you look at that, and what kind of zoning, what in town
25 is industrial zoning. Industrial zoning is 10,000

X cont.

1 square foot minimum.

2 So if you have a certain acreage, people -- we
3 have to assign those numbers because it's not our job to
4 say yes or no, but if it does occur, we have to plan for
5 it.

6 So those numbers are in our water system master
7 plan, based on the Placer County zoning, the 1981
8 community plan, which has been in existence for a few
9 years. So I just want to clarify those two points for
10 you.

11 Thank you.

12 CHAIRPERSON SEVISON: Thank you.

13 MR. WORTON: Hi. I'm John Worton. I think I was
14 chair of the forum when we started this general plan
15 update.

16 And I would like to just speak to the fact that
17 you spent ten years wearing a lot of us out, and then
18 the documents you have don't represent what we gave you.
19 If you could just do what the community asked us to do
20 for you, with the adjustments -- and I associate that to
21 the road and the water and some of the other issues that
22 have been brought up today.

23 The quality of the road that we're asking, that
24 we proposed, the original plan team proposed, is quality
25 of roads, community, and water. We could probably do a

X cont.

Y

1 lot of things, but we really don't want Sugar Pine Dam
2 to look like a frog pond at the end of the season. And
3 we would like to be able to drive to Auburn in less than
4 two hours.

5 So if you could address those kinds of things --
6 and I'm talking specifically to the general plan,
7 because even without the project that everyone's talking
8 about, there's still a lot of potential for growth and
9 some that could affect us.

10 So what we're saying is, there was a lot of work
11 done for ten years. Why that was set aside? And we're
12 still hear -- I don't know how many years later, almost
13 15 years later, working on this. I don't understand it
14 at all.

15 I think maybe there was a plan to make us all go
16 away and get tired of coming here and talking. We're
17 not going to go away completely, so that's what I wanted
18 to say.

19 CHAIRPERSON SEVISON: All right. John, good to
20 see you again.

21 (Applause.)

22 CHAIRPERSON SEVISON: We'll be taking these two,
23 and these will be it, then.

24 MR. FRANK: Good afternoon. My name is Duane
25 Frank. I live at 2467 Granite Chief Place in

Y cont.

1 Foresthill.

2 I wasn't going to come forward today because a
3 lot of people have already said the things that maybe
4 should have been said and could have been said.

5 But one of the lines in here says, here's an
6 opportunity to discuss the merits of the community plan,
7 and I haven't heard when you are going to do that.

8 So I have a question for you: When will that
9 happen?

10 PLANNING DIRECTOR JOHNSON: We anticipate that
11 the community plan will come back before your commission
12 for recommendation to the Board of Supervisors in late
13 spring, early summer of this year.

14 MR. FRANK: So that's saying that the issue in
15 terms of what the community feels, the merit or
16 non-merit won't be dealt with until it's to you for a
17 decision.

18 CHAIRPERSON SEVISON: That's probably true.

19 MR. FRANK: That doesn't seem fair to me. But
20 let me go on. I got my answer. But it just doesn't
21 seem quite right.

22 I selected Foresthill as a place to retire to, to
23 live in. And I'm of an age that, you know, I'm retired.
24 You think about where you are going to be for the rest
25 of the place. And I have to agree with most of the

1 comments that have been made today. It's a nice place.

2 If you look at the population calculations that
3 are in the document, they all seem, tend, to go up, and
4 all have a tendency to have a direct impact upon some of
5 the things that make Foresthill a nice place.

6 Your transportation, in and out, is limited to
7 Foresthill Road and to a couple of auxilliary roads that
8 go in across the north fork, towards I-80, and one that
9 was wiped out in a flood a number of years ago, which
10 has never been restored because of the Auburn Dam.

11 And yet, nowhere in this the document are the
12 mitigations that might say, okay, we will fix those
13 roads and make them passable, and put another bridge or
14 two in, so that you have a circulation pattern, which
15 could hold the population that you are forecasting in
16 these various numbers.

17 I find that personally unacceptable till you
18 write down in this document you are using as a summary
19 and you say, it's an unavoidable mitigation. So you are
20 going to put a lot of people living in fire danger, but
21 no way for them to escape, only for them to gather on
22 top of the ridge? I don't think that's good planning.

23 That leads me to the next point. If you use a
24 number of references in this document, your summary,
25 that says the plans and policies contained in the

Z cont.

1 document mitigate or reduce these effects to an
2 unimportant level, I have a hard time accepting those
3 kinds of words when in the next paragraph or two, it
4 says that it's an unavoidable mitigation, this
5 cumulative effect issue.

6 It would seem to me that you are avoiding some
7 issues. Either your numbers are too high or your
8 infrastructure is not adequate to handle the numbers, or
9 if that means that you should cut down the numbers or
10 approve the infrastructure.

11 And if I use a classic example, we have a --
12 people who live in Foresthill have a lot of I-can-do-it
13 attitude. The swimming pool has been something that's
14 been a community effort for a long time. All volunteer.
15 It has an economic problem, and it's kind of wearing
16 out. People went to the supervisors and said, "We would
17 like some help. We need about 50, 60 thousand dollars
18 to make it work. It needs to be repaired."

19 The answer is, okay, we're going to build you a
20 new pool. You pay for it. Those are services.

21 The services then -- if you say that people are
22 going to come and you're going to provide the level of
23 services and yet you never gave even an example, the
24 level of service is not being met because the County
25 doesn't have the money to make it do.

Z cont.

1 How will that handle all those numbers in the
2 future?

3 You were asked somewhere in this paperwork that
4 if you direct the Planning Department to consider the
5 revised plan for Forest Ranch, then it will become a
6 part of this document and will gain, by Crystal
7 Jacobsen's statement earlier to Mr. Johnson's question,
8 a certain merit of the status, well, the other side is,
9 you can deny the staff's request to incorporate it.

10 I think what you really need to do -- I am a
11 strong proponent for private development, private
12 enterprise, but it needs to stand on its own merit. It
13 needs to go forward or fail on whether it's a good thing
14 or a bad thing to do.

15 The struggle to make the Foresthill Community
16 Plan, the reality has lasted for years. Looking at the
17 names in some of the documents, I knew the people when I
18 worked on the Auburn Development Community Plan Advisory
19 Group. They have retired.

20 You need to figure out a way to look at the
21 Foresthill Community Plan on its strength, for the
22 people, for a lifestyle, the quality of living. You
23 need to take it apart, unzip the package, so that you
24 are dealing with two separate aspects, so they make
25 sense, so that when you try to review a pile of material

Z cont.

1 that big, at least you can follow it from point A, point
2 B.

3 Thank you for the opportunity. And you guys are
4 doing a great job, sitting there, listening to all of us
5 say something.

6 (Applause.)

7 CHAIRPERSON SEVISON: We have one more? One
8 more. Okay.

9 MR. DE IMP: Good morning, ladies and gentlemen.
10 My name is Will De Imp. I'm the past president of the
11 Chamber of Commerce, Foresthill.

12 I also wasn't going to speak today, but as I was
13 listening to all these debates, I find there's a lot of
14 gray area in both the FRRG sites of view, also with the
15 growth sites of view.

16 And I believe that to come to a complete picture,
17 we should at least be able to include the 500 homes in
18 the plan so we can see what they will do for Foresthill,
19 in turn, creating jobs for local people that may not
20 have jobs now because the distance is too far to the
21 local town nearby.

22 So that's really all I have to say.

23 I believe that we're all neighbors and we should
24 work with each other a little more friendlier than all
25 the argument that's going on today. I disagree with all

1 the down cutting. And thank you for listening.

2 CHAIRPERSON SEVISON: Thank you.

3 Okay. With that, we'll bring it back to the
4 discussion of the commission.

5 I would like to make one comment. I think that
6 most of the comments that were made by the public were
7 directed at the fact that the worst case scenario that
8 the EIR outlined, which was way over here. But there's
9 also the other side, the worst case of less numbers. So
10 somewhere in the middle is the plan that everybody
11 wants.

12 And so I think rather than get too upset about
13 having it be the worst case scenario, when you really
14 know in the end we're going to go through on parcel by
15 parcel, again, like we've done so many times before, and
16 when you get all through, giving everyone what they
17 want, then we have to assume that that number is going
18 to be somewhere between this side and this side. And so
19 it's in the going to be one of those extremes.

20 And so keep that in mind when you are thinking
21 about it. It's not necessarily going to be a worst case
22 scenario. And if staff has any comments to make that
23 might enlighten, that would be helpful.

24 PLANNING DIRECTOR JOHNSON: Not at this time.

25 Thank you.

1 CHAIRPERSON SEVISON: I just think that -- I just
2 think that we tend to take the worst case scenario, and
3 that's human nature, and that's understandable.

4 As it says on the last dot, we will be seeing you
5 again in the spring, early summer, to go through this
6 again. Hopefully all your comments that are pertinent
7 to the EIR will be addressed in the addendum, and you
8 will find those there at that time.

9 And you will have another opportunity to try to
10 convince us of what you want.

11 Are there any comments by other commissioners?

12 With that -- Richard?

13 MEMBER JOHNSON: Yeah. I guess one of the
14 themes -- and I've had a background in forest for a long
15 time, and a background in forest industry too.

16 But one of the issues that keeping coming up is
17 the fire issue, and when you look at the documents,
18 there's places where maybe it could have been addressed
19 better and it should be addressed, like the slopes
20 below, you know, the mixed use area in Foresthill and
21 potential fire on those slopes and some of these issues.

22 So I guess a comment I would make is, I think
23 that's one area that when we're working through the
24 comments on this, that maybe we need to increase the
25 experience level of what we're looking at there in

1 reviewing.

2 CHAIRPERSON SEVISON: All right. That's a good
3 comment.

4 I also think that we want to be sure that the
5 information we're using on quality and quantity of water
6 is accurate too. I think it's important that we all
7 agree that whatever numbers we use are appropriate.

8 With that, then --

9 MEMBER JOHNSON: Maybe one more too, just not to
10 belabor this, but really briefly, we did have a comment
11 on the TPZ, and very much of the history of the
12 Foresthill's area associated with timber production.
13 And as we move forward, into the future, of course, you
14 know, we have a high demand for timber production, but
15 the land base that's available for timber production,
16 particularly in the private sector, is diminishing, as
17 you mentioned.

18 So at any rate, you know, I didn't know this, and
19 I know this is kind of a concern there, that there's
20 much discussion of the timber lands in Foresthill as an
21 agricultural resource.

22 And so at any rate, that seemed like it would
23 maybe be another area to beef up the discussion in terms
24 of the agricultural and timber land parts of Foresthill
25 as a result of this plan.

1 CHAIRPERSON SEVISON: Okay. With that, then
2 we'll excuse us to move on to another item. We'll take
3 a minute break so you have a chance to leave, and then
4 we have one more item to consider yet today.

5 Thank you all for your comments.

6 (Item 5 concluded at 1:06 p.m.)

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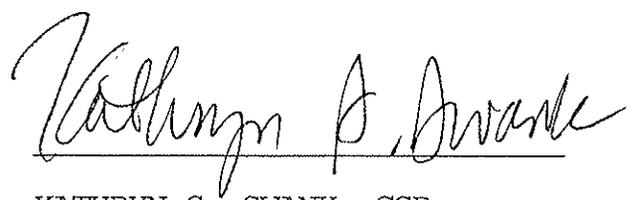
CERTIFICATE OF REPORTER

I, KATHRYN S. SWANK, a Certified Shorthand Reporter of the State of California, do hereby certify:

That I am a disinterested person herein; that the foregoing County of Placer Planning Commission meeting, Item 5, was reported in shorthand by me, Kathryn S. Swank, a Certified Shorthand Reporter of the State of California, and thereafter transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said meeting nor in any way interested in the outcome of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of March 2008.



KATHRYN S. SWANK, CSR
Certified Shorthand Reporter
License No. 13061

Letter 58: County of Placer, Planning Commission Meeting, Item 5, Draft Environmental Impact Report, Foresthill Divide Community Plan - Thursday, February 28, 2008 – Reported By Kathryn Swank of Mary Bardellini & Associates

Response 58-A: See Responses to Comment Letter 10

Response 58-B: See Responses to Comment Letter 15

Response 58-C: The testimony in opposition to the Forest Ranch Concept Plan component of the FDCP is noted. This testimony does not raise a significant environmental issue that requires a response in this Final EIR.

Response 58-D: See Responses to Comment Letter 12

Response 58-E: See Responses to Comment Letter 17

Response 58-F: See Responses to Comment Letter 43B and Letter 10

Response 58-G: See Responses to Comment Letter 4

Response 58-H: See Responses to Comment Letter 4

Response 58-I: See Responses to Comment Letter 36

Response 58-J: See Responses to Comment Letter 26B

Response 58-K: See Responses to Comment Letter 26 and 26A

Response 58-L: See Responses to Comment Letter 26B

Response 58-M: See Responses to Comment Letter 14

Response 58-N: See Responses to Comment Letter 32

Response 58-O: See Responses to Comment Letter 29

Response 58-P: The commenter expressed his desire to retain the existing zoning designation on his property. This testimony does not raise a significant environmental issue that requires a response in this Final EIR.

Response 58-Q: The testimony summarizing history of the FDCP planning process is noted. This testimony does not raise a significant environmental issue that requires a response in this Final EIR.

Response 58-R: See Responses to Comment Letter 39

Response 58-S: The third paragraph at page 3-68 of the DEIR is amended as follows to provide additional perspective regarding wildfire incident evacuation.

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

Emergency evacuation within the FDCP area would be accomplished in stages correlated to the location and intensity of a wildfire occurrence. Exit routes from the Foresthill Divide would be determined by the appropriate public safety agency in the event of a wildfire incident. Although primary egress from the Foresthill Divide would be by way of Foresthill Road, several less traveled routes exist along Yankee Jims Road, Iowa Hill Road, Old Foresthill Road, Mosquito Ridge Road, and Ponderosa Way that could be used for evacuation routes.

Response 58-T: See Response to Comment Letter 39 - Response 39-D

Response 58-U: See Response to Comment Letter 12

Response 58-V: See Response to Comment Letter 12

Response 58-W: See Response to Comment Letter 12

Response 58-X: The testimony addressing downstream water rights related to water storage in Sugar Pine Reservoir and the recently adopted Foresthill Public Utility District Water System Master Plan is noted. This testimony does not raise a significant environmental issue that requires a response in this Final EIR.

Response 58-Y: The testimony summarizing history of the FDCP planning process is noted. This testimony does not raise a significant environmental issue that requires a response in this Final EIR.

Response 58-Z: See Response to Comment Letter 25

Response 58-AA: The testimony in support of including the option for development of at least 500 homes within the Forest Ranch Concept Plan component of the FDCP and in support of job creation within the FDCP area is noted. This testimony does not raise a significant environmental issue that requires a response in this Final EIR.