

COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING
SERVICES DIVISION

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

DATE: November 6, 2012

SUBJECT: ORCHARD AT PENRYN (PSUB 20070521) - THIRD-PARTY APPEALS OF THE PLANNING COMMISSION'S CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF A VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (CONTINUED FROM OCTOBER 11, 2012 BOS MEETING)

ACTION REQUESTED:

1. Conduct a Public Hearing to consider third-party appeals filed by Rick Angelocci on behalf of the Town of Loomis and by Bobby Uppal on behalf of the Stop 150 Apartments Group.
2. Deny the third-party appeal filed by Rick Angelocci, on behalf of the Town of Loomis.
3. Deny the third-party appeal filed by Bobby Uppal, on behalf of the Stop 150 Apartments Group.
4. Certify the Final Environmental Impact Report including Final Errata (FEIR) for the Orchard at Penryn project, adopt the Statements of Findings and Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Plan.
5. Uphold the action of the Planning Commission and approve the Vesting Tentative Subdivision Map and Conditional Use Permit to allow for the construction of the Orchard at Penryn Project, including 150 Multi-family residential units with on-site recreational facilities, based on the findings set forth in the staff report.

Staff incorporates by reference the full staff report and all attachments considered by the Board at the October 11, 2012 public hearing.

BACKGROUND:

The Orchard at Penryn project is a proposal to construct 150 multi-family residential units with on-site recreational facilities, including a 3,900 square foot recreation center with a leasing office, indoor fitness center, internet cafe, outdoor pool, spa, and tot lot. The multi-family residential units would consist of three or six units per building (two-story) with parking for a total of 375 vehicles. The multi-family residential units would be developed as either residential condominiums or operated as a rental community. Primary access to the site is proposed through a gated entrance off Penryn Road. A secondary exit-only gated access point is proposed for Taylor Road. Implementation of the project would require remediation of contaminated soil on-site and construction of frontage improvements along Penryn Road.

The subject property is ±15.1 acres in area and is comprised of two parcels (Assessor's Parcel Numbers 043-060-052-000 and 043-060-053-000) located on the west side of Penryn Road, approximately 0.30 miles north of Interstate 80. The northwest corner of the property is adjacent to Taylor Road. The site is located within the Horseshoe Bar/Penryn Community Plan area and is designated Penryn Parkway on the Land Use Diagram. The property is zoned RM-DL 10 PD=10 (Residential Multi-Family, combining Density Limitation of 10 units per acre, combining Planned Residential Development of 10 units per acre) and C1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor). The proposed multi-family residential use is a conditionally permitted use within the C1 zoning district. Project entitlements requested include a Vesting Tentative Subdivision Map and Conditional Use Permit.

Planning Commission Meeting (June 28, 2012)

The Orchard at Penryn project was considered by the Planning Commission at its June 28, 2012 meeting. After considering staff's report and recommendation and listening to substantial testimony during the public hearing, the Planning Commission adopted a motion (3:2:2 with Commissioners Denio, Johnson, and Moss voting yes; Commissioners Gray and Roccucci voting no; and Commissioners Brentnall and Sevison absent) to certify the Final Environmental Impact Report and Errata, adopt a Statement of Findings and Overriding Considerations, and approve the Mitigation Monitoring and Reporting Program. The Planning Commission also approved the requested entitlements, including a Vesting Tentative Subdivision Map and Conditional Use Permit to allow for the construction of 150 Multi-family residential units with on-site recreational facilities. In reaching this decision, the Planning Commission found that the Project is consistent with the goals and policies in the Horseshoe Bar/Penryn Community Plan, the proposed density (150 multi-family residential units) is consistent with the Horseshoe Bar/Penryn Community Plan land use diagram and underlying zone districts, the Project's design is consistent with the Penryn Parkway development policies (i.e., two stories, low profile signage and lighting, Gold Rush era architecture, clustering of buildings, preservation of the central swale.), and the FEIR is complete, adequate and in full compliance with CEQA.

Third-Party Appeals

Two separate third-party appeals were filed, the first on June 29, 2012 by Rick Angelocci, on behalf of the Town of Loomis, and the second on July 9, 2012 by Bobby Uppal, on behalf of the Stop 150 Apartments Group. Both appealed the Planning Commission's June 28, 2012 certification of the Final Environmental Impact Report and approval of a Vesting Tentative Subdivision Map and Conditional Use Permit for the Orchard at Penryn project

Board of Supervisor's Meeting (September 25, 2012)

On August 29, 2012, the Stop 150 Apartments Group submitted a written request to continue its appeal to a future date and time when all five Board of Supervisors would be present at a public hearing. Both the applicant and the Town of Loomis consented to this request. The Board of Supervisors voted (4:0:1:0 Supervisors Duran, Holmes, Montgomery, and Uhler voting yes; Supervisor Weygandt absent) to continue the appeals public hearing to October 11, 2012 at 10:30 a.m.

Board of Supervisor's Meeting (October 11, 2012)

The Appeals Hearing for the Orchard at Penryn Project was considered by the Board of Supervisors at its October 11, 2012 meeting. The Board listened to staff's report and recommendation; heard testimony from both appellant's representing the Town of Loomis and the Stop 150 Apartments Group, and heard from Marcus LoDuca on behalf of the project applicant. The Board also listened to testimony from approximately 20 community members during the public hearing. The Board decided to end the Hearing after about three hours due to the fact that the Placer County Air Pollution Control District was scheduled to hold a public meeting in the Board Chambers and it was getting close to that time. The Board of Supervisors adopted a motion (4:0:1:0 with Supervisor Weygandt absent) to continue the Appeals Public Hearing to November 6, 2012 at 1:00 p.m., at which time, the Board is expected to resume the public testimony portion of the hearing. At the conclusion thereof, the Board is expected to close the public hearing and bring the matter back to the Board for deliberations.

RECOMMENDATION

Staff recommends the Board of Supervisors take the following actions:

1. Deny the third-party appeal filed by Rick Angelocci, on behalf of the Town of Loomis.
2. Deny the third-party appeal filed by Bobby Uppal, on behalf of the Stop 150 Apartments Group.

Certify the Final Environmental Impact Report including Final Errata (FEIR) for the Orchard at Penryn project, adopt the Statement of Findings and Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Plan based on the following findings:

1. The FEIR has been prepared in accordance with all requirements of CEQA and the Guidelines.
2. The FEIR was presented to and reviewed by the Board of Supervisors, and the Board of Supervisors has reviewed the FEIR, and bases its findings on such review and other substantial evidence in the record. The FEIR was prepared under supervision by the County and reflects the independent judgement of the County.
3. The Board of Supervisors hereby certifies the FEIR as complete, adequate and in full compliance with CEQA as a basis for considering and acting upon the Project approvals, and exercising its independent judgment, makes the specific findings with respect to the FEIR as set forth in Attachment H, attached to the staff report and adopted herein by reference.
4. All mitigation measures proposed in the FEIR are incorporated into the Mitigation Monitoring and Reporting Program (Attachment I), which is hereby adopted. Said MMRP will implement all mitigation measures adopted with respect to the development pursuant to all of the Project approvals. The mitigation measures have been incorporated into the conditions of approval and thus become part of and limitations upon the entitlements conferred by the Project approvals.
5. The Board of Supervisors finds that the Project will bring substantial benefits to the County and that the Projects benefits outweigh the Projects unmitigated adverse impacts and pursuant to CEQA Guidelines section 15093 adopts and makes the Statements of Overriding Considerations as set forth in Attachment H, attached to the staff report.

Approve a Vesting Tentative Subdivision Map for the Orchard at Penryn Project, subject to the Conditions of Approval for the Project attached to the staff report as Attachment K, based on the following findings:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the Placer County General Plan, the Horseshoe Bar/Penryn Community Plan, and with applicable County Zoning Ordinances.
2. The site of the subdivision is physically suitable for the type and proposed density of development which includes 150 Multi-family dwellings ("rentals" or "for sale" condominium units with an approved Condominium Plan).
3. The Project, with the recommended conditions of approval, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
4. The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems. Further, the proposed subdivision will ensure

compliance with State and local building codes by eliminating the property line underlying the proposed structures.

5. The proposed road improvements along the project site's frontage on Penryn Road are consistent with the road cross-sections for Penryn Parkway as provided in the Horseshoe Bar/Penryn Community Plan.

Approve a Conditional Use Permit for the Orchard at Penryn Project, subject to the Conditions of Approval for the Project attached to the staff report as Attachment K, based on the following findings:

1. The proposed uses are consistent with all applicable provisions of Chapter 17 and 18 of the Placer County Code.
2. The proposed uses are consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and Horseshoe Bar/Penryn Community Plan. The Orchard at Penryn project is in an appropriately zoned area and considered to be developed at a density that would be compatible with the Penryn Parkway and surrounding area. The Project will not generate excessive noise or traffic. Moreover, the proposed Project will provide attainable housing in the Penryn area with on-site recreational facilities, incorporating site planning and building architecture consistent with the Penryn Parkway development policies in the Horseshoe Bar/Penryn Community Plan.
3. The establishment, maintenance or operation of the proposed uses will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.
4. The proposed uses are consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

cc: Penryn Development LLC - Property Owner
Bob Skiff, Forum Consultants, Inc. – Applicant
Mike Mahoney, Penryn Development, LLC – Applicant
Marcus Lo Duca, Law Offices of Lo Duca & Avdis, LLP – Applicant
Phil Frantz – Engineering and Surveying Department
Janelle Heinzler – Department of Facility Services, Environmental Engineering Division
Stephanie Holloway, Department of Public Works (Transportation)
Laura Rath – Environmental Health Services
Tom Thompson – Air Pollution Control District
Andrew Darrow – Flood Control District
Andy Fisher – Parks Department
Paul Thompson – Deputy Planning Director
Michael Johnson – Community Development Resources Agency Director
Karin Schwab – County Counsel
Department of Toxics Substance Control
Subject/chrono files

RECEIVED
OCT 19 2012
CLERK OF THE
BOARD OF SUPERVISORS

Oct 14, 2012

To: Placer County Board of Supervisors

Subj: Appeal of the Orchard at Penryn project

Our home and property is right next to the proposed project and we request that you deny the project as proposed. We would have expressed our extreme concerns before, but were unsure how to do that. We moved to the U.S. to be in a country where the laws are followed, but are disappointed to see in this situation the "rules" are not being followed.

We looked carefully many places for where we wanted to build our dream home. A rural environment near a small community was our goal, and we rejoiced when we found it Penryn. Our understanding when we purchased was that the County plans for the area were to maintain the rural atmosphere and beautify Penryn Road as it developed. Our family spent 5 years building our home and landscaping it, with our own hands. It is a thing of beauty to us and a calm retreat from the city environments of Rocklin, Roseville and Sacramento.

Now we are made sick at the thought of a city-like apartment complex being built on our property line. It will be a 30 foot high wall of buildings peering into our private oasis. We were required to leave two riparian areas untouched on our property, and there is a trail easement that extends deeply into the front of our property. From the map of the proposed Orchard apartments, the developer is being allowed to destroy all but a little of the riparian areas on their property and nearly all of the trees. The trail easement for the Orchard is against the edge of 45 mile per hour Penryn Road, across the main entry/exit of the project, and completely disconnected from the easement across our property. Why would the County allow a developer to destroy these areas, when they won't allow us to even touch the same types of areas on my property?

We do not understand how any of this can be. A city-like apartment complex completely does not fit our area. This developer is not being required to meet requirements we and other nearby property owners must meet.

If the Orchard at Penryn is allowed to be built as proposed, it will destroy our family's dreams and violate the rural environment that the area is supposed to have.

We plead with you to deny this project as proposed.



Paul and Liliya Federov
2980 Penryn Road, Penryn
email: PavelFederov@hotmail.com

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TSI CEO Other

OCT 15 2012

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From: Donna Delno [mailto:delnofamily@aol.com]
Sent: Sunday, October 14, 2012 4:40 PM
To: Placer County Board of Supervisors; Ruth Alves
Subject: Penryn Road Signs request

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OCT 19 2012

CLERK OF THE
BOARD OF SUPERVISORS

Dear Board of Supervisors, and Ruth:

Please, correct and replace the Penryn Town signs (located around town and on Highway 80 at Penryn Road)

They currently say:

Penryn- residents 5536. I believe the elevation is correct, though. The residents are overstated by thousands!

The 2010 census numbers show 2236 residents of Penryn. (only 923 homes) We are proud of our small town and want us to be represented correctly. Please replace and correct all Penryn Town signs to reflect correct number of residents.

Thank you!

Donna Delno of Penryn

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PLACER COUNTY BOARD OF SUPERVISORS
CLERK OF THE BOARD OF SUPERVISORS
10/18/2012

OCT 18 2012

From: Donna Delno [delnofamily@aol.com]
Sent: Thursday, October 18, 2012 9:24 AM
To: Placer County Board of Supervisors; Jim Holmes; Ruth Alves
Subject: QUOTES FROM THE HBCP

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Dear BOS:

I have spent my week reading and reading through hundreds of pages of the HBCP, PC General Plan, Rural Design guidelines, the Dry Creek Watershed info, Greenway Vision, and even more.

So, why are you putting your taxpayers of Penryn, through all this? Why are you allowing apartments, high density housing, clear cutting and word play, on what the HBCP says...for 1 developer? There is no need for apartments to Penryn. There are only 71 jobs in Penryn. The apartments are no benefit to Penryn. They are only a benefit to Placer County.

The Orchard is in a 100 year FEMA flood zone and is also in the middle of riparian areas and grasslands, that should not be changed.

The spirit of the community plan was to PRESERVE our rural surroundings. Penryn is a jewel to your county. Please don't make us look like Roseville....

The Orchard at Penryn Park is not fully complete. The Penryn Outlets are 50% complete and mostly vacant. They are unfinished, poor quality construction, and embarrassing. There is no need for more development to Penryn. What you have already brought to Penryn, were NOT benefits to us.

New developments belong with all the ongoing development in INCORPORATED cities, not in **unincorporated Penryn.**

Here are excerpts from our Horseshoe Bar/Penryn Community Plan.

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POLICIES

(1)

Preserve in their natural conditions stream environment zones, including floodplains and riparian vegetation along creeks and canals.

(2')

The natural resources and features of a site proposed for development shall be the predominant planning factor that determines the scope and magnitude of the development.

Conservation of the natural landscape, including minimizing disturbance to natural terrain and

vegetation, shall be an overriding consideration in the design of any land development project, paying particular attention

to its protection and the preservation of existing native vegetation.

(3)

Site specific surveys by qualified professionals shall be required prior to development to delineate wetlands in the Plan area. All development proposals involving wetlands shall be

coordinated

with the California Department of Fish and Game, Army Corps of Engineers

and

U.S. Fish and Wildlife Service. The "no-net-loss" policy (2: 1 replacement) of requiring

Horseshoe Bar/Penryn Community Plan

103

Rev. 2005

Donna Delno

125 Diablo View Lane

Penryn, CA 95663

From: Aramintah [aramintah@yahoo.com]
Sent: Wednesday, October 24, 2012 12:07 PM
To: Jim Holmes
Cc: Placer County Board of Supervisors
Subject: Please include this on Public Hearing Record - Orchard Project.

Mr Jim Holmes,

As a Loomis resident I am requesting to please don't dump this traffic on us (Orchard Project).

Please include this petition on the public hearing record of November 6, 2012.

Araminta B. Hawkins
DRE LIC. 00983992
Certificated Spanish Interpreteter
916-439-0698
Aramintah@yahoo.com
Uspeakiinterpret@gmail.com

Sent from my iPad

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OCT 26 2012
CLERK OF THE
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From: Donna Delno [delnofamily@aol.com]
Sent: Monday, October 22, 2012 5:32 PM
To: goodday@kmaxTV.com; armstrongandgetty@yahoo.com; fox40community@fox40.com; for40community@fox40.com; goodday@kmaxTV.com; Jim Holmes; Placer County Board of Supervisors; morning@fox40.com; News KOVR; ureport@fox40.com; youreport@fox40.com
Subject: Fwd: letter to editor for Thursday 10-25

Please help our little town!

Letter to editor for Loomis News on 10-25, 2012:

No Apartments to Penryn!

This is your last chance to be heard regarding The 150 Orchard Apartments proposed for Penryn. Please write a letter to the Board Of Supervisors this week if you oppose them. One short email to BOS@placer.ca.gov, reaches all 5 supervisors. The special hearing on Oct. 11th, was continued to Nov. 6th at 1:00pm, because over 60 people signed up to speak and there were 200 people there.. (Over 90% are against the apartments.) Please come to the meeting on the 6th-- My own survey found that the only people FOR the apartments, are paid County staff, the attorney for the developer, the out of town developer and people that don't even live in Penryn! Help us preserve our quaint, historic and rural town. Living in Penryn, means ranching, community events, great schools, great neighbors, family farms and good ole country living. Donna Delno, Penryn

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OCT 23 2012

Michael Johnson

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OCT 26 2012
CLERK OF THE
BOARD OF SUPERVISORS

From: Charlie Cagle [ccagle1@sbcglobal.net]
Sent: Saturday, October 27, 2012 5:17 PM
To: Jim Holmes
Cc: Placer County Board of Supervisors

Please included the the apartment issue in the public hearing for November 6th and get a NO vote. This is something Loomis does not need. I been here since 1961 and I really like to stay here, but if stuff like this continues I will most like leave the state period. I came here because it was a small town, If I had wanted to be in a big town I would have settled in Sacramento where I have worked most of my adult life. Please put a stop to this we don't need all the crime and traffic.

Thanks
Charles Cagle

Formally owned and operated Cagle's Loomis frostie for 27 years here in loomis.

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OCT 29 2012

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OCT 29 2012
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BOARD OF SUPERVISORS

October 23, 2012

Placer County Board of Supervisors
Jack Duran
Placer County Supervisor, District 1
175 Fulweiler Avenue
Auburn, CA 95603

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OCT 25 2012

Michael Johnson

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OCT 29 2012

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Dear Jack Duran,

CLERK OF THE
BOARD OF SUPERVISORS

This is my follow-up letter to you regarding my opposition to the 150 apartments in Penryn (my first letter was dated August 31, 2012). As a Penryn resident for over 32 years, alumna of Penryn Elementary School, Del Oro High School, and McGeorge School of Law, I attended the BOS meeting on October 11th.

Horseshoe Bar/Penryn Community Plan vs. Penryn Parkway

A. Density – The two main areas of the Horseshoe Bar/Penryn Community Plan that give us direction regarding density are as follows:

- (1) Penryn Parkway: The Penryn Parkway Development Policies (located on page 81 at paragraph d. of the Horseshoe Bar/Penryn Community Plan), state that “relatively low density” applies. The 150 apartments would be in violation. The sentence also says “low profile type.” Some argue that low density means low profile. There is no evidence that supports the fact that density should refer to height. In all land use/housing definitions, density refers to the average number of units per space. Both relatively low density (number of units per space) and low profile type (not high-rise) apply to the Parkway.

Even if someone argues that the Penryn Parkway is not specific enough regarding density, then the General Plan has to be used for definitions of density allowance. **Silence or vagueness about high density does not mean high density is allowed. It means you use the General Plan’s density definition, which is low to mid density.** Given the lack of language in the Penryn Parkway, you cannot take liberties with policy language to make creative exceptions to the existing Plan. The Plan must be taken at face value.

Also, the goals and developmental policies of the Horseshoe Bar/Penryn Community Plan apply to the Penryn Parkway. It is important to review the goals of the Penryn Parkway Plan. Paragraph a. of page 15 of the Horseshoe Bar/Penryn Community Plan says that the goals are to “PRESERVE AND MAINTAIN THE RURAL CHARACTER AND QUALITY OF THE PLAN AREA... THE PREDOMINANCE OF NATURAL VEGETATION ... AND OPEN SPACE; THE DE-EMPHASIS ON ‘URBAN’ TYPE IMPROVEMENTS, SUCH AS STREET LIGHTS AND SIDEWALKS, A CLOSE INTERRELATIONSHIP BETWEEN PEOPLE AND

NATURE; A HARMONIOUS COEXISTENCE BETWEEN LARGE-LOT STEWARDSHIP THAT IS FOSTERED BY THE PRESERVATION OF LARGE PARCELS." Paragraph c. says to "PRESERVE AND PROTECT NATURAL WATERWAYS, RIPARIAN AND WETLAND AREAS, AND THE FLOODPLAINS."

Even though the Parkway is specifically named within the Horseshoe Bar/Penryn Community Plan, the Plan's goals, policies, and definitions apply in implementing the Penryn Parkway. They are not separate from the encompassing Plan. Interpreting it otherwise, is intentionally overlooking the Plan's goals and policies.

- (2) Horseshoe Bar/Penryn Community Plan: The first sentence of paragraph 5.e. on page 25 of the Horseshoe Bar/Penryn Community Plan states that **"The HDR designation is provided in only one location within the Plan area."** (*emphasis added*) This sentence cannot be any clearer. It goes on to specify that the one location for high density within the Plan is the Auburn Folsom mobile home park. No other locations are carved as exceptions within the boundaries of the Plan. If any other areas were to be allowed as high density, such as within the Penryn Parkway, they would have been specifically included in that paragraph 5.e.

To interpret the Plan as allowing exceptions to this "one location" rule, would violate the Community Plan itself and would go against its goals and developmental policies. The Horseshoe Bar/Penryn Community Plan clearly states that low and medium levels of density apply everywhere else, including the Penryn Parkway. If intended otherwise, the Parkway would have been specifically included as an exception along with the mobile home park.

B. Minutes Don't Apply - Supervisor Uhler said he was on the Board when the Horseshoe Bar/Penryn Community Plan was voted into effect and even pulled up the "minutes" from that meeting to find discussion regarding density. The minutes are not the plan. They cannot be referenced or interpreted in order to create definitions for the Plan that is in place.

It does not matter what the minutes say. If it did, in our daily lives, we would not require or need Court Orders. Rather, we would use minutes of Court hearings to enforce the law. The same applies here. As we all know, we do not use minutes as law, and the minutes of the meeting that implemented the Plan cannot influence one's determination of density for the Penryn Parkway development.

If minutes are used as such, it becomes very clear that it doesn't matter what the opposition says, as even viable, legal arguments preventing such development will not deter the County from promoting the developer's mission. This road of logic leads to a disappointing thought that the County would go to such lengths given all of the strong legal arguments against the proposal, as well as, the community's opposition.

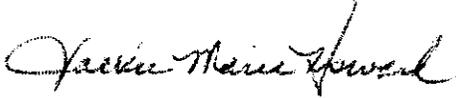
C. Community Concern - This high intensity development is an overall concern for the community. Part one of the public hearing made it very clear that the community is not irrational in

its opposition. To the contrary. In unison, the community clearly stated on October 11th that the proposed size of the development is the main problem, not that there should be no development at all.

D. Conclusion - It appears that Placer County would be forcing a square peg into a round hole if the apartments are allowed as proposed. There are issues with this proposed high density development that cannot be ignored, redefined, or reinterpreted. The proper legal analysis leads to the conclusion that 150 apartments are not allowed within the Penryn Parkway.

Outside forces and supporters should not be influencers in deciding what is right and legal under the current Plans. To allow such to influence one's vote is to compromise one's integrity and ethics, which cannot be redeemed.

Sincerely,

A handwritten signature in cursive script that reads "Jackie Marie Howard".

Jackie Marie Howard,
Attorney At Law & Penryn Resident

Sharlet Pyne

From: Marilyn Robinson [marilyn.robinson76@gmail.com]
Sent: Friday, October 26, 2012 10:13 AM
To: Placer County Board of Supervisors
Subject: Penryn 150 apts

Dear Board of Supervisors,

I have learned that the apartment developer thinks that he can rent out apartments for \$1,300 - \$1,700 in Penryn. Wow what is he thinking. Rental houses in our area are lucky to get \$1,200 a month. This is definitely a smoke screen for low income housing - as soon as he doesn't get occupancy for the high prices he'll continue to lower the price and end up with low income housing. Which brings up another question. Are we going to have a lot of apartments empty? If yes, then why build them. I just can't see a demand for that many apartments.

My son graduated with honors from UC Merced in May with an Computer Science and Engineering degree. He's one of the fortunate that was able to find a job within 2 months of graduating but he is making half of the quoted industry standard income. He can't afford the kind of rent the developing is proposing, unless he gets 2 other roommates. Then you have 3 cars for that one apartment adding to the traffic on our rural roads. Next will be having to add traffic lights - which of course doesn't go with our rural environment.

I will be taking time off from work to attend the next meeting. I look forward to meeting you and listening to the discussion on the 150 apartments.

Sincerely,
Marilyn Robinson

--

Marilyn Robinson
916-712-6980
www.youth-for-life.nsedreams.com

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OCT 26 2012

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OCT 29 2012
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BOARD OF SUPERVISORS

Sharlet Pyne

From: Marilyn Robinson [marilyn.robinson76@gmail.com]
Sent: Friday, October 26, 2012 10:32 AM
To: Placer County Board of Supervisors
Subject: Sorry had another thought!

Hello again,

I was driving to Del Oro this morning with my daughter and she was talking about how crowded the classrooms are at Del Oro. I am also a volunteer for the Del Oro Safe and Sober Grad Night. We are supporting the largest graduating class that Del Oro has ever had. The school is busting at the seams. I can't believe that there would be any benefit in bringing in 150 families that might or will have high school students that will stress the capacity of Del Oro even more. I understand that the elementary schools may be seeing a decline in enrollment. Auburn experienced this a few years back and Alta Vista, where I went to school, was under threat to be closed. Why didn't they propose a 150 apartment complex to bring in students to fill that school? I'm sure the local community would have objected.

The bottom line is the Penryn Community has definitely demonstrated that they object to having this development in our rural environment. Please listen to all of us and stop this development.

Thank You,
Marilyn

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Marilyn Robinson
916-712-6980
www.youth-for-life.nsedreams.com

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From: Sharlet Pyne
Sent: Tuesday, October 30, 2012 10:01 AM
To: Jim Holmes
Cc: Ruth Alves; Teri Ivaldi; Sharlet Pyne; Ann Holman
Subject: Phone Call From Brian Zambrano (916) 240-1500

Good Morning,

Brian Zambrano (916) 240-1500 of Loomis called to let you know that he is opposed to the Orchard at Penryn. Since Mr. Azmbrano wanted this noted for the record, copies of this information is also being forwarded to the COB, CEO and Planning Dept. so that it can be included in the record.

Sharlet

Sharlet K. Pyne
Executive Assistant
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603
(530) 889-4010
spyne@placer.ca.gov

From: Sharlet Pyne
Sent: Tuesday, October 30, 2012 12:45 PM
To: Jim Holmes
Cc: Ruth Alves; Teri Ivaldi; Ann Holman
Subject: RE: Phone Call From Katie Scutero (916) 247-7696

Good Afternoon,

Katie Scutero(916) 247-7696 resident of Loomis called to let you know that she is opposed to the Orchard at Penryn. Since Ms. Scutero wanted this noted for the record, copies of this information is also being forwarded to the COB, CEO and Planning Dept. so that it can be included in the record.

Sharlet

Sharlet K. Pyne
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