



## PLACER COUNTY

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Ann Holman

### CLERK OF THE BOARD OF SUPERVISORS

175 Fulweiler Avenue, Room 101/Auburn, California 95603 / (530) 889-4020  
Fax: (530) 889-4099      www.placer.ca.gov

## MEMORANDUM

**TO:** Honorable Board of Supervisors

**FROM:** Melinda Harrell, Senior Board Clerk  
Clerk of the Board of Supervisors

**DATE:** July 16, 2007

**SUBJECT:** Placer Vineyards Specific Plan – Correspondence Transmittal

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Accompanying this memo are copies of correspondence received by the Clerk of the Board pertaining to the Placer Vineyards Specific Plan project that were not included in the packet from the Planning Department. Copies of this correspondence were provided to the Board members when they were received.

**From:** Claudette Mitchel-Weismantel <cfx@lanaset.com>  
**To:** <bos@placer.ca.gov>  
**Date:** 10/22/2006 10:17:39 AM  
**Subject:** Community Rejection of the Placer Vineyards Specific Plan

Hello,

We are sending this letter to each of the Placer County Supervisors for review, comment and action. We would appreciate a reply informing us that the document was received and distributed.

Thank you for your support.

DATE 10/24/06  
 Board of Supervisors - e-mail  
 County Executive Office  
 County Counsel  
 Administrative Assistant - e-mail  
 Planning FAX

RECEIVED  
OCT 25 2006  
CLERK OF THE  
BOARD OF SUPERVISORS

**Date: October 18, 2006**

**To: Placer County Board of Supervisors  
Mr. Bill Santucci; Mr. Robert Weygandt;  
Mr. Jim Holmes, Mr. Ted Gaines; Mr. Bruce Kranz**

**Placer County Planning Commission  
Mr. Noe O. Fierros; Mr. Kenneth Denio; Mr. James  
Forman; Mr. Michael Stafford; Ms. Michelle Burris;  
Mr. Larry Sevison; Mr. Gerald J. Brentnall, Jr.**

**West Placer Municipal Advisory Council  
Mrs. Claudette A. Mitchel-Weismantel; Mr. Barry  
Stillman; Mr. George Brown; Ms. Dixie Aller;  
Mr. Terry Dee Webb**

**From: Claudette Mitchel-Weismantel & Frank Weismantel  
10029 Newton Street  
Elverta, CA 95626**

**Subject: Community Rejection of the Placer Vineyards  
Specific Plan**

**Years ago, Placer County clearly stood against allowing the farmers and property owners of the area now known as "Placer Vineyards" to develop. Many of these families are third and fourth generation residents of Placer County; the founding families of our area. They feel they held the right to leave something to their children and grandchildren; a legacy, a legacy of appropriate growth. The residents of this area, the Placer Vineyards and the adjacent SPA, strongly believe the county wanted a no-development zone and a rural green belt, creating a separation from the surging pockets of massive Sacramento County's growth. With a sardonic chuckle, now these growth areas are referred to as "New Age" Ghettos.**

**Originally the submitted development design for the Placer Vineyards was to have meandering streets and larger parcels: quarter acre single dwelling minimums ranging to larger multi-acre parcels. Large swaths of open lands were intended to be utilized for animal and**

wild life habitats, Riparian growth and other habitat needs, biking, pedestrian and equestrian trails, family sports fields and picnics areas. The discussion of the day envisioned something very unique. If done well, these trail developments could (should) connect us to Folsom lake and even point us north to the Sutter Buttes, setting this area as a leader for other developments offering the benefits of unique living combined with sensible growth. Creating an environment that the founding families would continue to live in and entice new families to make this part of our county a permanent home and a future home for their families.

But, what I have seen, as required by the county, has been multiple re-drafting's of the original families proposed development, and that these families have since been forced to spend hundreds of thousands of dollars in subsequent plan and document re-submissions to Placer County. With each resubmission, there were changes inconsistent to the goals of the residents. The county recommends even greater and greater populations to be moved into this area. A crushing population is being imposed. Even at our most recent Dry Creek, West Placer MAC presentations there are clearly massive changes placed on the developer and the proposal, leaving little or no time for community review and working together to meet our goals.

This action imposed by the county clearly generated many loop holes in the community plan that steer the planning away from our intentions and steer it towards the kind of General Development that we abhor in the adjacent region. Also, the most recent presentations and documents leave far too many questions unanswered. It seems as if the county is focusing on once again making our area a "green belt"; or at the very least, following Sacramento County's' lead to create an Antelope, North Highlands, and Natomas area within our Placer County's, District #1, ultimately creating just another "New Age Ghetto" coupled with all the problems that come with this type of congested living.

In the original proposals and two of the subsequent proposals, there were two mini town centers plus a larger town center. Most importantly, the plan proposed smaller campuses for a greater number of high schools, junior highs and elementary schools. Any of these

**campuses could include community and state college classroom access without resorting to “mega-campuses”. We all know smaller campuses and smaller classroom registration loads allow for positive character development, and in today’s world, more than ever, giving our young people much needed adult time and attention. (Unless you are lucky enough to send your child to a private school that may cost you only \$35,000 per school year. Not including the child’s required accompaniment by a personal horse or annual world travel)**

**Growth and development are inevitable, but we are forced to ask our County Planners and Leaders; what kind of growth? Will you care what happens to this area, District #1, in the next twenty years? Do you recognize what is happening in our community, Western Placer County at this very moment?**

**Baseline presently bears the brunt of the Highway #99/70 – Interstate 80 – Highway 65 crossover traffic. This traffic serves the Placer County foothills communities of Lincoln, Stanford Ranch, and Roseville expansions. Commuter vehicles and sixteen-wheel supply and industrial trucks are in a twenty-four hour race of drowning gear changes, hard braking and tire squealing. This tidal wave of traffic needs to be distributed more efficiently over a broader area. In the Board of Supervisors eyes, has our community become the forgotten, abused stepchild of all other Placer County developments?**

**Do you or your family live in this area? In the near or far future, will you even be living in this county? Will the residence of preference be the Lake Tahoe area, the Truckee area or Incline Village, perhaps? Or will you become one of the statistics that is increasing in recent years, becoming an expatriate living at least part-time offshore out of the US, enabled by the personal financial gains generated by supporting mega - growth?**

**We would like to see Placer County taking the lead, phasing in a unique opportunity, and ensuring Placer County’s District #1, much like its’ founding families had originally proposed, holding our standards of living to a higher level than just packing people in.**

**Finally, we really do hold a strong desire to see the Placer Vineyards development take off. We, all of us in the West Placer and**

Dry Creek Communities, were pushed hard to allow the original plan to grow to an astonishing 14,000 dwelling units. That number was well past our "internal limits" but was presented as reasonable, given the acreage and the economic realities of developing property. Once agreed, we were committed. Now, due to the de-evolvement of the most recent presentation, Placer County forces a stand against the development. The Placer County Planning Department and an outside agency, the Sacramento Area Council of Governments, are telling us that the development will have over 21,000 dwelling units. This is unacceptable and the attending residents consequently pressed at the last meeting of the West Placer Municipal Advisory Council to vote against the project. To our relief, they voted against the project.

We all want the project to go forward. However, we will not accept becoming another "Antelope" or North Natomas development. We will accept becoming a development that mirrors desirable living environments, such as Granite Bay. Which would bring us more than just county line situated equestrian trails and bike paths. We desire numerous, well distributed equestrian and bike trails plus a decent quantity of schools, town centers and carefully controlled noise and traffic. If Placer County decides to recognize and serve our needs and desires, we will strongly support the Placer Vineyards development and other development throughout Placer County.

Thank you for your attention to this matter. If you wish to contact us, please call our home number, (916) 991-4075.

Claudette and Frank Weismantel

Cc:

Mr. E.J. Ivaldi, Admin Aide, Placer County BOS  
Ms. Ann Holman, Clerk of the Board, Placer County BOS  
Mrs. Diane Howe, Secretary, District 1 MAC

**From:** Teri Sayad **On Behalf Of** Placer County Board of Supervisors  
**Sent:** Tuesday, March 27, 2007 9:36 AM  
**To:** Jennifer Pereira; Brian Jagger; Lisa Buescher; Linda Brown; Ruth Alves  
**Cc:** Ann Holman; Mike Boyle  
**Subject:** FW: Placer Vineyards Development

FYI

**From:** Craig Wilson [mailto:CWilson@sanjuan.edu]  
**Sent:** Tuesday, March 27, 2007 6:36 AM  
**To:** Placer County Board of Supervisors  
**Subject:** Placer Vineyards Development

**RECEIVED**  
**MAR 27 2007**  
CLERK OF THE  
BOARD OF SUPERVISORS  
cc: Planning, CEO, Co. Co.

I just wanted to make you aware of the fact that I am very concerned about the Placer Vineyards Development that was recently approved by the Planning Commission.

Please do not approve this project unless it fully mitigates for its impact to vernal pools and the endangered species that inhabit them.

Eighty percent of Placer County's vernal pools have already been lost to development. According to the State Department of Fish and Game, the Placer Vineyards development would destroy 2,233 acres of vernal pools mapped by Placer Legacy. Why is the county allowing only 69 acres of that to be mitigated? The Placer County Conservation Plan (PCCP) is clear that vernal pool ecosystems encompass more than just the pools themselves. To function biologically they need intact drainage basins to fills the spring and nearby grasslands to attract pollinators. Placer Vineyards should mitigate for more than just the 69 acres that are actually pools, it must mitigate for the entire vernal pool complexes that were mapped by Placer Legacy.

The PCCP requires a 2 to 1 mitigation. Placer Vineyards should be held to that standard and preserve 4.466 acres somewhere else in the county.

Please give this serious thought and discussion before making any decision.

Thank you,

Craig Wilson  
2580 Burl Lane  
Newcastle, CA  
95658

**Ann Holman**

**From:** Teri Sayad on behalf of Placer County Board of Supervisors  
**Sent:** Friday, March 30, 2007 11:56 AM  
**To:** Linda Brown; Jennifer Pereira; Ruth Alves; Brian Jagger; Lisa Buescher  
**Cc:** Mike Boyle; Ann Holman  
**Subject:** FW: Vineyards & Placer Ranch Projects

RECEIVED  
APR 3 2 2007  
CLERK OF THE  
BOARD OF SUPERVISORS  
CC: PLANNING  
CEO  
CO.CO.

FYI

**From:** aenis@alum.rpi.edu [mailto:aenis@alum.rpi.edu]  
**Sent:** Thursday, March 29, 2007 11:59 AM  
**To:** Placer County Board of Supervisors  
**Subject:** Vineyards & Placer Ranch Projects

To The entire board:

I must express my disgust with the planning that is leading to these two projects, as well as, future Sierra Vista and Creekview. We already have a severe overcrowding issue in Roseville which these developments will only make much worse. Where is the water coming from for these proposed developments? What about the electric power? Why is destruction of so much of our vernal pools allowed to proceed? What about the extreme crowding of the roads and the threat to our atmosphere with the exhaust from all the vehicles? Has no attention been paid to pollution and the global warming crisis? We simply cannot handle or tolerate this overcrowding and its effect on our environment. Please consider all these factors when this project, and the others, when they come before the board. Shame on the Planning Commission!.....Allan Enis, Resident of Roseville

**Ann Holman**

**From:** Teri Sayad on behalf of Placer County Board of Supervisors  
**Sent:** Friday, March 30, 2007 12:03 PM  
**To:** Linda Brown; Jennifer Pereira; Ruth Alves; Brian Jagger; Lisa Buescher  
**Cc:** Ann Holman  
**Subject:** Email fr Alan Breese re Placer Vineyards

**RECEIVED**

**APR 02 2007**

CLERK OF THE  
BOARD OF SUPERVISORS  
CC: Planning  
CEO  
Co. Co.

FYI

**From:** ALAN BREESE [mailto:alan.breese@sbcglobal.net]  
**Sent:** Wednesday, March 28, 2007 8:22 PM  
**To:** Placer County Board of Supervisors  
**Subject:** Placer Vineyards

Dear Sirs,

Very concerned that Placer Vineyards has been approved by the Planning Commission despite being contrary to the Placer County Conservation Plan. Placer County does not need any more Mega Developments. The vernal pool complexes are far more important than this type of development. The present infrastructure is already overloaded and an additional 35,000 person development will add to the woes of the County rather than enhance the quality of life for residents.

Alan Breese

**Melinda Harrell**

**From:** Ann Holman  
**Sent:** Thursday, April 05, 2007 10:26 AM  
**To:** Melinda Harrell  
**Subject:** FW: Placer Vineyards Project

**RECEIVED**  
**APR 05 2007**  
CLERK OF THE  
BOARD OF SUPERVISORS  
*cc Planning  
CEO  
Co.Co.*

For your files. Please stamp in and forward as appropriate. Ann

**From:** Cheryl Shakro **On Behalf Of** Placer County Board of Supervisors  
**Sent:** Thursday, April 05, 2007 10:17 AM  
**To:** Ann Holman; Linda Brown; Jennifer Pereira; Ruth Alves; Brian Jagger; Lisa Buescher  
**Subject:** FW: Placer Vineyards Project

Thanks,

Cheryl

**From:** Mhilton14@aol.com [mailto:Mhilton14@aol.com]  
**Sent:** Monday, April 02, 2007 5:24 PM  
**To:** Placer County Board of Supervisors  
**Subject:** Placer Vineyards Project

Placer County Board of Supervisors

We would like to express my concern over the planned destruction of 2,233 acres of vernal pool complexes with the Placer Vineyards project. There must be a better way than to lose this environmental treasure, to propose a very small mitigation effort of only 266 acres, and to build a 35,000 population sprawl of low-density housing designed for more auto congestion and strip malls. This kind of project only serves to create the kind of development that further fuels global warming, and undermines the county's own land conservation program.

Please, let's take a long look at this and come up with a better answer!

(We also sent this by mail, but just in case email is more effective.)

Mike and Joann Hilton  
Lincoln, California

See what's free at [AOL.com](http://AOL.com).



**Ann Holman**

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**From:** Teri Sayad on behalf of Placer County Board of Supervisors  
**Sent:** Wednesday, June 06, 2007 9:38 AM  
**To:** Lisa Buescher; Jennifer Pereira; Ruth Alves; Brian Jagger; Lisa Buescher  
**Cc:** Mike Boyle; Michael Johnson; Ann Holman  
**Subject:** FW: No placer vinyards developemtn in roseville, no land anexation for sprawl

**Attachments:** west placer county.wps.doc



west placer  
ounty.wps.doc (45..

FYI

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

**From:** bhailer [mailto:bhailer@earthlink.net]  
**Sent:** Monday, June 04, 2007 10:48 PM  
**To:** Placer County Board of Supervisors  
**Subject:** No placer vinyards developemtn in roseville, no land anexation for sprawl

The attached paper on the importance of protecting natural areas in placer county is signed by over 100 placer county voters.

RECORDED

JUN 08 2007

CLERK OF THE  
BOARD OF SUPERVISORS

AC [unclear]  
DATE 6/12/07  
#11 Vineyards  
TIME 10:30am

DATE 6/8/07  
 Board of Supervisors - 5  
 County Executive Office  
 County Counsel  
 Mike Boyle  
 Planning (Email)

Protect and restore the natural areas of Placer county.

When in the course of human events, nature is destroyed to the brink of extinction, it becomes necessary to protect the last remaining natural areas. The natural areas of west placer county have been devastated. The ninety thousand acres remaining are some of the last natural areas in the sierra foothills. The land must be protected to permanently secure a high quality of life for ourselves and future generations.

Forest and watershed preserves generate the air, water and soil necessary for human life. Natural areas perform valuable work for humans. Plants and trees photosynthesize, inhaling carbon dioxide during the day and exhaling oxygen at night. Humans inhale oxygen and exhale carbon dioxide. Plants and trees filter pollution out of the air, their roots stabilize the soil. Forests hold moisture and nutrients in the soil. Grasslands and wetlands control flood and drought. Natural areas purify the air, water, soil. The work of nature keeps the temperature of earth within livable boundaries. Natural areas filter and store rain, replenishing groundwater supplies. When land is protected, the purity and abundance of fresh water and air increases. When a natural area is deforested, the water and air cycle is interrupted and filtration and storage diminishes. Old growth forest perform more work for humans than the secondary growth of cut forest. Old growth forest sustain more biological diversity than secondary growth.

West Placer county still contains old growth oak woodland, perennial streams, riparian forest, grasslands, vernal pools and wetlands. Placer county contains ecosystems which perform valuable work for humans and all life. Protect the last remaining natural areas in Placer county and continue receiving the benefits of their work.

The perennial streams, wetlands, riparian forest, grassland, and oak woodland of west placer county are diverse biologically; containing salmon and steelhead spawning habitat, deer, coyote, ring neck pheasant, turkey, waterfowl, white egret, great blue heron, acorn woodpecker, tri color black bird, river otter, beaver, golden eagle, red tailed hawk, coopers hawk, swainsons hawk, red shoulder hawk, barn owl, giant valley garter snake, red sided garter snake, terrestrial garter snake, pacific gopher snake, California king snake, water snake, rattle snake, sierra alligator lizard, western fence lizard, five lined skink, blue tailed skink, American bullfrog, pacific tree frog, crawfish, freshwater clam, raccoon, skunk, ground squirrel, bats, possum; flowers including lupine, California mint, California poppy, coyote brush, trees including cotton wood, blue oak, valley oak, interior live oak, black oak, ponderosa pine, walnut, alder, California sycamore, willow, foothill pine; butterflies including monarch, swallowtail, buckeye, yellow skipper; insects including praying mantis, katydid, grasshopper, damselfly, dragonfly, bumble bee, leaf cutter bee. Twenty different species of ladybugs exist in the sierra foothills alone. There are thousands of other life forms living in the sierra foothills. A diversity of life exists despite human destruction, as many species have already become extinct. The foothill of the sierra is the most biologically diverse area in California. California is the most diverse temperate environment on earth. 1.

Forests, wetlands, grasslands, watersheds are valuable to humans. Trees are one example of natural work. On average in north America, the timber from one fifty year old tree is worth six hundred dollars when cut. If the tree is left in the ground for another fifty years instead of being cut, the single tree will produce 200,000 dollars worth of work for humans. 1. Carbon sequestration is another job performed by trees and plants. One acre of pine trees in the south east united states inhale one metric ton of carbon annually. 2. Our economic system is backwards because we do not recognize the ecological services rendered by natural areas.

The old growth coastal temperate forests and sierra forests produce more work because of specie and living conditions. Trees in California are far taller, larger, older than anywhere else on earth. California ecosystems generate high quality work. California coastal redwood are the tallest living things on earth, reaching 390 feet. Giant Sequoia in the central and north sierra, are

the largest living things on earth at 150 tons. The bristle cone pine of the inyo mountains, are the oldest living things on earth, at over 4,900 years old.

Old growth forest still remain in placer county, but are in danger of destruction. Natural areas that have survived, perform valuable work for humans. Valley and blue oaks can live over 1000 years and survive 200 year droughts. A local example of the work of oak trees is clover valley in Rocklin. There are over 28,000 old growth oak trees in the 622 acres of clover valley, generating at least 112 million dollars annually through ecological services.

Oak trees are adapted to the hot summers, droughts, and hard, rocky soil of the valley and foothills of California. Oak trees produce oxygen and acorns, adding energy to the environment. Acorns contain protein, fats and omega 3 oils. Omega 3 oils strengthen heart muscle and fight cancer.

Oak trees in California are near extinction. Oak woodland covered 32 million acres in California between 1860-1880. By 2003, only 12 million acres remain. About 600,000 acres were destroyed between 1984-1994. 3.

Riparian forest in California has also been decimated. Before the mid 20<sup>th</sup> century, riparian forest covered 800,000 acres and was five miles across along the Sacramento river. By 1990, 2% of the Sacramento river forest remained. 4.

The highest quality ranching and grazing land exists in the foothills and valley of California. This working land is also being destroyed. Between 1990 and 2004, California lost 105,000 acres of grazing land to development. 5. 750,000 acres will be lost by 2040 unless we cease suburban sprawl and deforestation. 6. Converting food producing land into strip malls and parking lots is non sustainable. As agricultural, ranching and wild areas are destroyed, California is forced to import massive food supplies and burn more fossil fuels.

In the state of California, 10% of the vernal pools remain. 4% of the old growth forest and woodland remain. Less than 1% of the grasslands and wetlands in California remain. 1. Forest, watersheds must be protected to increase our health and quality of life. When natural areas are destroyed, humans lose the free capital and work in which they produce. Human life is important, the ecosystems that sustain us must be protected.

Non sustainable industrialization and urbanization has a negative effect on the ecosystems which sustain life on earth. Natural resources, water, air, and the earth are the foundation for life. When natural areas are destroyed and paved over, sunlight is wasted, reflecting off concrete instead of being absorbed by plants and trees to drive photosynthesis. The photosynthetic work of trees and plants create carbohydrates and oxygen from water and carbon dioxide. This biological process is necessary for life.

As habitat for biological diversity is destroyed, we lose oxygen production, filtration, water storage and the work of species. 95% of the diet of juvenile salmonids, dragonflies, bats and birds consists of mosquitoes and other small insects. Bats can consume over 600 mesquites per hour. Biological diversity controls mesquites, no pesticides required. Pesticides increase by a factor of 10 at each link in the food chain. The cheapest and most efficient way of controlling mosquitoes is through sustaining the health of natural areas.

Grassland, flowers attract beneficial insects and pollinating bees and butterflies that are essential to produce vegetables fruits and nuts. Many of the wild, native species of beneficial insects live in small families or are solitary, therefore, not transmitting disease, mites. California native bees make individual nests instead of relying on a colony. Native bees pollinate 33% of our vegetables, fruit and nut crops. Bees and butterflies pollinate all of our wildflowers. Bees are the main pollinator of almond trees, one of California's largest crops. Protect streams, grassland and forest, and bees will come. 5. When natural areas are mixed with agricultural land, our farmers and consumers enjoy the natural capital produced.

Beneficial and pollinating insects have become extinct or depleted from the loss of habitat. The extinction of native species necessitates the importation of European honey bees.

These bees exist in dense populations with low genetic variability. Domestic bees have immune system deficiencies and are susceptible to pathogens arising with global heating. European honey bees are usually dormant during the winter, when almonds are blooming. Shipping bees stresses and kills entire hives, decreasing the efficiency of pollination. Shipping bees around the country exhausts carbon dioxide and kills the bees.

Global heating and pollution negatively impacts almond production by decreasing sierra water and pollinating insects. Global heating decreases the number of snow and frost days. Cold temperatures used to kill pest species that are now taking hold in agricultural land in California. Hotter weather opens up new niches for invasive species. There now exists a disease which kills honey bees in the valley of California. Bee keepers in 24 states are reporting entire collapses of their bee colonies. This bee die off threatens 14 billion dollars worth of crops. 5.

Placer county has lost most of its natural areas in the last 20 years to increasing human population and consumption. For example, the population of Roseville has increased by 60,000 in the last 4 years. There are over 14,000 new houses under construction in Roseville and 60,000 planned. A single development called Placer vineyards, proposed in 2007, will increase the population of Roseville by 35,000. 6. Because of location, cement and deforestation, Roseville is 2-6 degrees hotter, than old Sacramento during the summer. Suburban sprawl development accounts for some of the temperature difference. Cement, asphalt, and steel radiate heat during the summer, increasing the temperature of the atmosphere. The solution is to protect trees, plants, and watersheds. Natural areas absorb sunlight and heat to drive photosynthesis, cooling, filtering the air, water and soil.

Current general plans and population growth in the foothill region of the sierra will decrease the quality of life of residents unless we act. The population of Placer county will increase by 100,000 between 2000-2010. Between 2010-2050 the population will increase from 349,000 to 657,000. The population of El dorado county will double to 282,000 by 2050. 7.

Population growth and suburban sprawl is a state and national problem. The population of California will double to 64 million by 2040. By 2040, there will be 400 million people living in the united states. 2 million acres of forest, grassland, wetland is developed annually. An area of land the size of new England, new jersey, Pennsylvania, Virginia, Delaware will be developed between 1990 and 2040. 8. We must act to halt this problem. The solution starts locally by protecting natural areas: streams, grasslands, wetlands, vernal pools, oak woodland, maidu park in Roseville, clover valley in Rocklin and the American river canyons.

Suburban sprawl is destructive, necessitating dams, massive water diversion, clear cutting of the boreal forest and an increase in burning fossil fuels. As cities are planned to be dependant upon vehicle travel, air pollution increases. Sustainability is energy efficiency, renewable energy sources, natural resources conservation. Suburban sprawl is non sustainable.

All composite wood used to construct suburban houses is not harvested from sustainable yield forest, the wood is clear cut in the boreal forest. 50% of all wood products consumed in California are imported from Canada. 90% of the imported wood from Canada is clear cut, old growth boreal forest. 1. The boreal forest cools the earth and is a major producer of oxygen and filtration.

Suburban sprawl and deforestation destroys freshwater supplies. California cities and suburbs waste over 9 million acre feet of water annually just on lawns. This waste will increase by 1.2 million acre feet annually according to present rate of consumption. 8. This is enough water to completely drain the American, Sacramento and feather rivers water discharge annually. All freshwater is a necessity of life and should not be wasted.

Citizens in America dump 60 million pounds of pesticides and waste tens of millions of acre feet of water annually on lawns. 1. The exhaust from lawn mowers and leaf blowers release millions of tons of carbon dioxide and other pollution into the air annually in California alone. Powered mowers in the united states consume 800 million gallons of fuel annually. Over 17

million gallons of gasoline are wasted annually while refueling mowers, more petroleum than was spilled by the Exxon valdez. The majority of all oil spills are created by private consumers. 2.9.

As the land becomes over populated and polluted, the health of humans deteriorates. Health costs increase by the billions of dollars due to the side effects of living in a polluted and heated environment. Humans suffer the side effects of a polluted and heated world, as we share the same air and water.

An example of air pollution causing lung disease is evident in the first world nation of America, and state of California. Between 4000-5000 people died of asthma between 1993-2003 in the united states. 10. Four million people suffer from asthma in California. 11.

The lung capacity of 1,445 Southern California children were tested annually for eight years, from age 10-18. Overall, 3,600 children were involved in the study. Lung capacity is measured by how much air a human can expel during the first second of exhaling. Children who lived within one third of a mile of a freeway for the eight years, exhaled on average 121 less millimeters of air than children who lived over 1 mile away from freeways. Lung capacity of children living within one mile of freeways was 3% less than normal, the tiniest airways where oxygen is delivered to the blood, was 7% below normal. Humans with stunted lungs are more susceptible to lung, respiratory and cardiovascular disease. 12.

There are 32 million people living in California, by 2040 there will be 64 million. Water scarcity will arise as the population of California increases. Water scarcity will be compounded by the climate of California. The sierra of California periodically goes through extended periods of drought. A study of relict tree stumps recovered from lakes and marshes indicate the sierra endured a drought of more than 200 years before 1112, another lasting 140 years before 1350 ad. 13. The climate of California progresses through 200 year cycles of drought and wet. Presently, we are nearing the end of a wet cycle. Once drought arrives, the increase in human population and consumption will lead to water scarcity. Global heating means less snow, glaciers and amplified droughts.

The water holding and generating capacity of the sierra and coast mountains, is the fountainhead for life in California. All life in California is dependent upon the water generating capacity of mountains and watersheds. Melt water from glaciers and snow is the most clean and renewable freshwater source. Currently, 70% of the water used in California originates in the sierra. The west slope of the sierra creates 30 million acre feet of runoff water annually. 1.14. The sierra is a fragile ecosystem whose water generation will be destroyed if humans continue polluting the earth, causing global heating and wasting water. Having access to clean drinking water is a right of humans, but this necessity of life is in danger of being depleted by human waste, deforestation and pollution.

Suburban sprawl increases the burning of fossil fuels, contributing to air, water pollution and global heating. Global heating causes a decrease in the amount of snow in the sierra. Flows into sierra reservoirs will decline 25-30% from 2050-3000 if humans continue burning fossil fuels and forest at the present rate. From 2035 to 2064, the sierra snow pack will decrease 12-47% from historic levels. If humans continue burning fossil fuels and clearing forest at the present rate, the sierra snow pack will decrease by 90% within 75 years. 15.16. Melt water from sierra glaciers and snow, is the most reliable and clean source of water on earth. The quality of life of Placer county residents will be lost if this valuable resource disappears.

Global heating creates less snow in the sierra. A decrease in snow pack in the sierra has far reaching effects. During the spring and summer, the snow pack acts as an air conditioner, releasing cold water and air. Snowpacks reflect sunlight which would otherwise bake mountains. Snowpacks and glaciers are disappearing all over the world. When snow does fall, it melts as soon as warm rain touches it, releasing a pulse of water instead of gradual melting. The decreased amount of water which does cascade down from the sierra, will be earlier in the year and in one time massive storm events. By 2050-3000, reservoir inflow will decline in spring and

summer and shift to winter. 15. Cold storms originating in the gulf of Alaska have decreased. Dams are designed to store snow melt which is produced gradually during the spring and summer when it is needed for agriculture and domestic use. As temperatures rise, dams are changing into flood control devices instead of water storage.

Global heating will completely change the climate in California. All cities and houses in California were established because of the resources and climate. Life of California and the environment, are created by cold upwelling in the pacific ocean, marine layers, freezing snow storms pushed south from Alaska, mountains, forests, watersheds and other natural resources. All this natural abundance which enhances the quality of life in California is at risk of being completely destroyed by humans. Global heating compounds the already constant problems of pollution, overpopulation, water and energy scarcity.

Any population that destroys its environment destroys itself. All humans share the same air, oceans, freshwater, soils. By protecting the last remaining natural areas, we can genuinely take credit for helping to save the world.

The solution to human destruction of the environment begins in Placer county by protecting natural areas, conserving water, producing renewable, clean energy, and requiring sustainable development.

Replacing lawns with native, drought resistant trees and grasses conserves water and adds filtration, oxygen, and soil renewal to our environment. Native plants, trees are adapted to the local environment and do not require maintenance or watering.

The price of water must be increased because people only value what they pay for. Water is a necessity of life and yet worth much less than a diamond. The value of a diamond is aesthetic, one cannot drink a diamond. As long as water is cheap, humans will continue to waste water.

Wasting water and destructive water diversion systems, is a major problem in Placer county. Pouring concrete over the soil and grading lots for drainage is destructive and non sustainable. Concrete, asphalt do not allow rain to percolate through to the soil and into the ground water and aquifers. Storm water is diverted through massive sewer systems which dump torrents of water containing oil, gas, rubber, cadmium, and garbage into streams and creeks. Creek systems cannot handle the excess water, causing severe soil erosion, loss of property, houses and flooding. Wetlands and Grasslands that naturally control flood, have all been destroyed.

In 1994, the low areas surrounding the creeks of Roseville, Citrus heights, Loomis and granite bay flooded. The flooding was a national emergency and Bill Clinton came to Roseville to access the damage. In 1994, thousands of houses and businesses flooded. Most of the maidu park neighborhood where I live was covered with water. This was not an unusual event in some areas, as the champion oaks neighborhood near maidu park, floods annually from storm drain runoff. My father teaches at cavitt junior high school in granite bay next to folsom lake. The basketball gym and office flooded twice in the 90s from heavy rains combined with storm drain runoff.

All the water which falls on cement and asphalt is wasted. Rain water is diverted to creeks and to the ocean. Storm drains, sewers and heavy rainstorms combine to overflow stream systems. Instead of engineering cities to flood their citizens and destroy their environment, humans need to work with water, allowing water to be stored in the ground, trees and plants. All plants, trees use water to produce oxygen and drive photosynthesis.

All water is a valuable resource and should not be wasted. Rain water needs to percolate into the soil and become stored. Water catching systems for the roofs of houses and buildings store water for domestic use. Rain catching systems can restore rain to the soil through drip watering. Rain catching and filtration systems on roofs will solve many overflow problems in

west placer county. 550 gallons of water can be stored per every inch of rain that falls on 1000 square feet of roof. 16.

The streams of west placer county can be restored. Historically they sustained healthy Chinook salmon and steelhead spawns. These species are now listed on the endangered species list. Salmon are a healthy wild food source and bring ocean elements and minerals inland. Salmon contain omega 3 oils, vitamin A, calcium, protein. Despite destruction of the environment, salmon are still here. I view hundreds of salmon spawning during the fall in miners ravine, secret ravine, linda creek, strap ravine, and at maidu park.

Placer county must protect the environment. To meet this end, Placer county needs to offer incentives to private home owners and businesses that install sustainable technology. Sustainable development utilizes urban infill sites, renewable energy sources, water conservation, access for walking and bicycling, energy efficient construction. Rain catching, filtering and storing systems and solar panels need to be installed on every roof to capture the abundant supply of rain and energy radiating from the sun. Passive heating and cooling designs need to be adopted for buildings and houses. The Environmental Protection Agency offers rebates to people who replace fireplaces with Clean burning wood stoves which reburn the carbon emissions with a blue flame. If Placer county contributes to this rebate, air quality will be improved. Installing energy and water saving appliances conserves resources. Utilizing porous concrete, rock or durable grasses, to construct driveways, walkways, allows water to recharge. During the summer, renewable materials do not radiate heat like asphalt.

The production of concrete exhausts carbon dioxide into the air. Rocks contain calcium carbonate. When they are crushed to produce cement, co2 is exhausted. Asphalt contains massive quantities of oil and needs to be repaved every few years.

All of our roads, driveways, walkways, bike paths need to be made from porous concrete, rock, clay, and tough, drought resistant grasses. Sustainable technology is necessary to compete in the modern world. William McDonough, an architect which completed buildings at Oberlin college in Ohio, googles headquarters, uses sustainable technology and no cement or asphalt. Habitat for humanity builds sustainable, clean energy housing developments. 40% of the energy generated in Norway comes from renewable energy. 75% of Japan is forested and they have the fastest, most efficient bullet trains on earth. The bullet line from Kyoto to Tokyo is the most traveled train line on earth. These bullet trains are electro magnetic and travel as fast as air planes. Transportation advancements decreases the need to widen and create new highways and airports. California already contains immense infrastructure for trains. We have the ability to move all freight by efficient and clean burning locomotives right now. It takes 100 semi trucks to transport the same amount of goods that are within one container car on a train.

Placer county has everything it needs to become a sustainable county. The sierra Nevada is a single piece of granite uplifted. The foothill granite in Rocklin, Roseville, penryn is surface granite and easily accessible. The massive granite deposits of the sierra supports the highest quality granite harvesting in the world. Rocklin granite is in the state capital in Sacramento, congressional buildings in Washington dc, the Transamerica pyramid in san Francisco and numerous other buildings across the nation and Europe. Sierra granite is used in rail beds. Gladding Mcbean clay company in Lincoln produces some of the highest quality clay products and sculpting in the world. These resources can be tapped to replace the destructive, complete clearing and paving of natural areas with cement and asphalt.

Protecting natural areas needs to take prominence in our political activity. We must aggressively fight human destruction and heating of the earth to secure our quality of life. Please do all you can to adopt environmental legislation in Placer county and protect natural areas. No more suburban sprawl in Placer county.

#### Notes.

1. Joe Medeiros and Gary Noy. The Sierra. Sierra college, Rocklin. 2006-2007.
2. Joe Medeiros. Environment and the human impact. 2006.
2. Environmental Protection Agency.
3. sf chronicle, September, 2006.
4. Sf chronicle, November, 2006.
5. State Dept of conservation.
6. California oak foundation.
7. Gordan Frankie. PHD in entomology and professor at UC Berkeley. Founding member of the North American pollinator protection campaign.
6. Roseville planning department.
7. Lucas, Greg. San Francisco chronicle, Sacramento bureau. December 11, 2006.
8. United states department of agriculture.
9. Laird Thompson. Oil explorer for mobil. PHD in geology, University of Texas.
9. Public policy institute of California. sf chronicle. 2006.
10. National center for health statistics. American lung association.
11. American lung association of California.
12. University of southern California. 8 year study.
13. Scott Stine. Nature. June 16, 1994.
14. Mark McLaughlin. University of Nevada, Reno. Central sierra snow lab.
15. California climate action team reports.
15. Water resources board of CA.
16. National atmospheric and oceanic administration. The san Francisco chronicle 2006.
17. Center for Appropriate Technologies at Humboldt State University.
18. Marion Henderson. Retired Union Pacific employee after 40 years. Roseville.

#### Contacts for protecting natural areas.

Clover Valley Foundation. [www.clovervalleyfoundation.org](http://www.clovervalleyfoundation.org). 916 652 7005

[Mjasper@accessbee.com](mailto:Mjasper@accessbee.com)

Placer Land Trust. 11521 Blocker drive. Auburn, CA 95603. [Jeff@placerlandtrust.org](mailto:Jeff@placerlandtrust.org). 530 887 9222

California Oak Foundation. 1212 Broadway, Suite 842, Oakland, CA 94612. 510 763-0282 or 510 763 0211. [oakstaff@californiaoaks.org](mailto:oakstaff@californiaoaks.org)

CA native plant society. President Elaine P. Jackson. 3311 Estudillo Street, Martinez, 94553. 925-372-0687. [Elainejx@mindspring.com](mailto:Elainejx@mindspring.com)

The Sierra club. Mother lode chapter. 916 557 1100

Save oaks. [Info@saveoaks.com](mailto:Info@saveoaks.com). [www.saveoaks.com](http://www.saveoaks.com)

The Nature Conservancy. Worldwide Office. 4245 North Fairfax Drive, Suite 100  
Arlington, VA 22203-1606. [www.nature.org](http://www.nature.org)

Sierra Nevada Conservancy. Blocker drive, Auburn, CA. 95603. Next door to placer land trust.  
Trust for public land.

California Rangeland Conservation coalition. 32 environmental and agricultural groups including California oak foundation and California Cattlemen's Association.

#### Supporters for protecting natural areas. No placer vineyards development in Roseville, no development in clover valley in Rocklin, no land annexation and suburban sprawl in Lincoln.

Michael Lee. Author. Roseville department of Parks and Recreation. 916 204 7602. Barbara Hailer, Andrea Lee, Robert Lee. 303 Paddock court. Roseville, 95661. We are all members of the clover valley foundation, placer land trust and the sierra club. We have lived in Roseville for

17 years.

Mary Ann Giezelman. 304 Paddock court. Roseville.  
Thomas Ruthford. 103 Hobble court, Roseville.  
Kathleen Carson. 1907 branding iron way. Roseville.  
Kate Laurell. 1951 side saddle drive. Roseville, CA, 95661.  
Pearl Rowedder. 1916 hackamore drive. Roseville.  
Ron Coleman. 1979 side saddle way. Roseville.  
Ed Haas. 1921 hackamore drive. Roseville.  
Jeanne Cramer. 128 Cape cottage lane. Folsom, CA. 95630.  
Michael Gervais. 1931 Branding Iron way, Roseville, Ca. 95661.  
Shirley Brown. 1913 Johnson Ranch drive, Roseville.  
Mike and Elvia McGuire. 1929 Johnson ranch drive, Roseville.  
Careene Ezell. 500 Winchester court. Roseville.  
Bob Miller. 303 Remington court. Roseville.  
Michael Gervais. 1931 Branding Iron way. Roseville, Ca, 95661.  
Shirley Brown. 1913 Johnson Ranch drive. Roseville, Ca, 95661.  
Mike and Elvia McGuire. 1929 Johnson Ranch drive, Roseville.  
Careene Ezell. 500 Winchester ct, Roseville.  
Bob Miller. 303 Remington ct, Roseville.  
Robert Beingessner. 1933 Johnson Ranch drive, Roseville.  
Stephen Franklin. 1945 Johnson Ranch drive, Roseville.  
Steven Spangler. 1601 Winchester way, Roseville.  
Jess Stewert. Roseville, CA 95661  
Albert Plarfic. 1519 Lariat Loop, Roseville.  
Marilyn Glaspie. 1520 Lariat Loop, Roseville.  
Larry Rebnise. 1530 Lariat Loop, Roseville.  
Sharon D'Nelly-Warady. 1912 Hackemore drive, Roseville.  
John George. 603 Falcon way. Roseville, CA, 95661.  
Brianna Littlejohn. 3227 Green springs way. Roseville, CA, 95747.  
Shauna Rudolph. 506 Gettysburg court, Roseville, CA, 95661.  
Julie Cimino. 8248 Trail race drive, Roseville. 95747.  
Lawren Clinton and Mike Santi. 5548 Sage drive, Rocklin, CA, 95765.  
Andrew Reeves. 1505 F street. Sacramento, CA, 95814.  
April Farnham. 1176 Langaroft street, West Sacramento, Ca, 95691.  
Alix Anast. 8318 Bellsbrac, Antelope, CA, 95843.  
Carolyn Reichert. 256 Warm springs drive, Roseville, CA, 95678.  
Sheila Roberts. 448 Howe Ave. Sacramento, CA, 95819.  
Ashley Nojaomi. 9400 Richford lane, Granite Bay, CA, 95746.  
Mike Durkee. 7579 Cherry Glen Ave, citrus heights, Ca, 95610.  
Paulina Bolard. 6620 quail crossing lane, granite bay, CA, 95746.  
Rebecca Poage. 1213 Live oak lane, Auburn, CA, 95604.  
Celest Dennis. 6527 halibut street, citrus heights, CA, 95621.  
John Burke. 1451 Rocky ridge drive, #1701, Roseville.  
Craig Cook. 5304 Leavitt way. Fair Oaks, Ca, 95629  
Shelley Davis. 6831 ebony oaks place. Granite Bay, Ca, 95746.  
Pat Fay. 9455 Oak leaf way. Granite Bay, Ca, 95746.  
Ronald Pozzi. 8257 Lakeland drive. Granite Bay, Ca, 95746.  
Ed Seaman. 2723 Musgrave Place. El Dorado Hills, Ca, 95762.  
Judith Vincent. 7205 Antelope woods way. North Highland, Ca, 95660.  
Brian Robertson. 1257 Barrington lane. Lincoln, Ca, 95648

Kenneth and Jesolyn Kars. 1700 karchner road, Lincoln, ca, 95648.  
Jeff Evans 2751 Combie road, Meadow Vista, CA, 95722.  
Linda Westphal. PO box 2033, citris heights, CA, 95611.  
Debra Hultman. 14170 green haven lane, grass valley, 95945.  
Karen Allen. 35 pine crest drive. Applegate, CA 95703.  
Julie Griffith. 14170 green haven lane, grass valley 95945.  
K Bergmann. 15978 woodlake grass valley 95945.  
Cenno Oheiro 21989 manzanita forest drive, Colfax CA 95713.  
Ashley Luell. 12151 Griffin way, Auburnb CA. 95602.  
Dustin Blackwell. 1533 South Auburn street, Colfax, CA  
Kathleen R Arnold. 14 Salmon vista drive, Auburn CA  
Patria Garcia 309 Hammill ct. Roseville, CA 95747  
Julie Garcia 1520 Pleasanmt grove blvd #121, Roseville  
Kelly Alson. PO box 455, Colfax CA 95713.  
Bonnie Childs. PO box 750, Applegate CA 95703  
Marty Jacobs 735 Hamlett place, Colfax 95713  
Michael Abbott 450 Fowler road. Newcastle 95656.  
Todd Martin. Scott Martin. Brian Martin. 885 White thorn drive, san Jose, CA 95128.  
Ruby Lee. 699 south 14<sup>th</sup> street. San Jose, California. 95112. 408 297-1575  
Janet Hailer. 15288 Charlotte drive, san Jose, California. 95124. 408 369-1243  
Andrea Helen Lee. 82<sup>nd</sup> east 3<sup>rd</sup> street. Apartment 3D, New York, New York, 10003  
Blake D. Anderson. 212 16<sup>th</sup> avenue. Santa Cruz, California, 95062.  
Martie Lee. 4848 Pauline court. Santa Rosa, California 95401.  
Jeff Griffeath. 4848 Pauline court. Santa Rosa.  
Erin and Mark Douglas. 1950 marsh creek court. Santa Rosa. 95403.  
Taylor Kars and Adrian Souza. 5265 Edgewood drive, Paradise, California. 530 864 5672.  
Alex Pearson. 10646 Merriman road, Cupertino, CA 95014.  
Yvette Duarte. 10646 Merriman road, Cupertino, CA 95014.  
Holly Wade. 60 Kimble avenue, Los Gatos, CA 98030.  
Carol Mellberg. 60 Kimble avenue, Los Gatos, CA 98030.

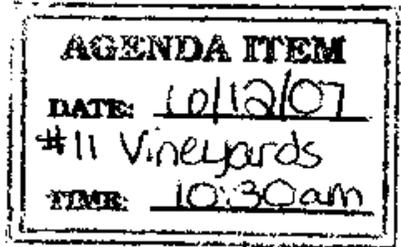
RECEIVED

JUN 11 2007

Melinda Harrell

From: Ann Holman  
Sent: Monday, June 11, 2007 4:36 PM  
To: Melinda Harrell

CLERK OF THE BOARD OF SUPERVISORS



Subject: FW: Placer Vineyards Project not Following Placer County General Plan

For distribution: Ann

- DATE 6/11/07
- Board of Supervisors - 5
  - County Executive Office
  - County Counsel
  - Administrative Assistant
  - Planning (email)

Ann Holman  
Clerk of the Board  
(530) 889-4040

From: Lisa Buescher  
Sent: Monday, June 11, 2007 4:34 PM  
To: Bruce Kranz; Mike Boyle; Ann Holman; Teri Sayad; Michael Johnson; John Marin; Linda Brown; Brian Jagger; Ruth Alves; Jennifer Pereira  
Subject: FW: Placer Vineyards Project not Following Placer County General Plan

FYI

Lisa Buescher  
Supervisor Bruce Kranz  
Placer County  
530-886-4647

From: BCGreco@aol.com [mailto:BCGreco@aol.com]  
Sent: Sunday, June 10, 2007 11:55 AM  
To: Lisa Buescher  
Subject: Placer Vineyards Project not Following Placer County General Plan

Bruce Kranz  
Supervisor District 5

Dear Supervisor Kranz,

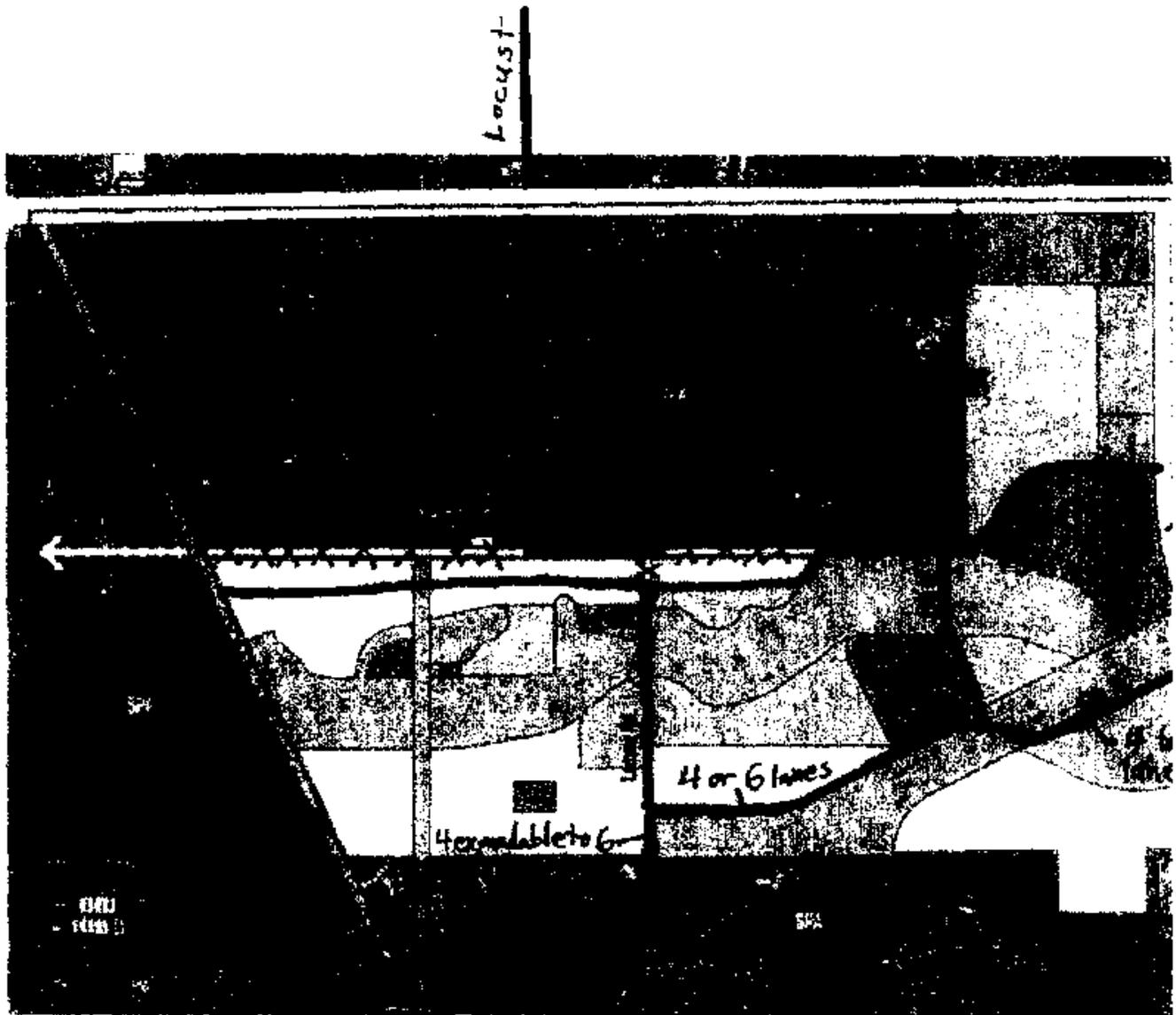
This letter discusses the Placer Vineyards Project in regard to how it is not following the Placer County General Plan in regard to development next to the Residential-Agriculture SPA areas. I am a SPA area homeowner with 5 acres at 8325 Locust Rd. My rural residential-agriculture neighborhood consists of the area south of Baseline, west and north of the Placer Vineyards project. The streets of my neighborhood are drawn in dark blue below (Locust Rd., Newton St., Elder St., Lowell St., and Browning St). My neighborhood includes the majority of the SPA area acreage. You may be aware that the SPA community has been meeting with Paul Thompson (Principal Planner) and Kent MacDiarmid (Developer Representative). Although some progress has been made in regard to more proper buffers, in general they have not met our requests.

1. We want the section of Locust Rd. in our Neighborhood to terminate before entering the top of the New Placer Vineyards Development. I have illustrated this feature below. This is our top priority. It is the only way to prevent massive north-south through traffic in my residential neighborhood from the tremendous amount of urbanization occurring in this whole region of Placer county.

2. We want a few hundred feet of buffer.

3. We want equestrian trails throughout the open spaces of Placer Vineyards.

Our requests are all fully supported by the specific wording of the Placer County General Plan.



- SPA Residential Neighborhood Streets
- Placer Vineyards Streets
- X = no roads here

The Memorandum to the Honorable Board of Supervisors from Michael J. Johnson, Placer County Planning Director (Date: June 12, 2007; Subject: Placer Vineyards Specific Plan Public Workshop No. 1) states the applicants proposed amendments to the text of the Placer County General Plan:

The Developer requests that "different buffer zone standards may be established within a Specific Plan as part of the Specific Plan approval".

Under Section 1 - Land Use 1.H.5. The Placer County General Plan states "The county shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses". The Developer requests the added text: ", except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval." The Memorandum states additional other Developer requested text changes designed to give the developer complete freedom in designing the agriculture to urban transitions. This is a clear violation of both the actual wording and spirit of the Placer County General Plan.

Below is a brief explanation of how the Placer County General Plan supports each of our requests:

**1. We want the section of Locust Rd. in our Neighborhood to terminate before entering the top of the New Placer Vineyards Development.** The only access to our residential SPA neighborhood should be from Baseline Rd. via Locust Rd., Elder St., and Newton St. This would eliminate north-south thru traffic. We would then be like most other residential neighborhoods which only permit ingress and egress from just one side (Baseline in our case). It is very rare for a residential neighborhood to allow thru traffic. Most of us are on narrow deep lots with our houses close to the street side of our property. Our driveways are on Locust Rd. and all the streets shown above in dark blue. Locust Rd. in our neighborhood fits the Placer County General Plan description of rural **local street** which should have the least traffic volume of any street type.

However, we have already seen an increase in Locust Rd. traffic with just the miniscule amount of development way over in Roseville and Rocklin. The Placer Vineyards plan is making Watt 6 regular lanes + 2 BRT bus lanes. There is a massive distance between the 99/70 freeway (via 2 Baseline Rd. lanes through Sutter County where there is no widening planned by Sutter County) and Watt Ave. (which is already congested in Sacramento where it presently has 4 or 6 lanes). Several of us SPA residents commute into Down Town Sacramento every morning and we know the quickest route is heading south on Locust. The Placer Vineyards Plan states "east-west connector streets shall generally provide through connections between and through land use areas while north-south connector streets may be more discontinuous, terminating at parks, open space, and **neighborhood entries**". Their plan provides very few paths deep into Sacramento. Their plan makes Locust Rd. a major thoroughfare forced to function like Watt Ave. to provide long distance travel deep into Sacramento. The Placer County General Plan states that thoroughfares should have no driveways allowed, we have a lot of Locust Rd. driveways. People will **not** travel north - south from or to Baseline Rd. through just the new Placer Vineyards streets (Dyer Lane & 18th St. to Locust at the Sacramento border) when they can avoid at least 3 extra signal lights by traveling through our neighborhood. All these routes will be very congested. There are in fact very few streets in north Sacramento to plug into. The urbanization of both Placer and Sutter county is never going to stop. New developments will continually be added in addition to the ones in the planning stages we are currently aware of. We can not allow our residential neighborhood to remain one of just a few north-south pathways between Sacramento and Placer. Locust presently has hazardous right angle turns in it; why not just have it come up from Sacramento into Placer Vineyards and sweep gracefully north-east as 4 or 6 lanes and join into Dyer Lane and head north toward Brewer Rd. . They basically already have it drawn that way in the plans, just need to add more lanes.

Please allow us to receive the same benefits being granted to every residential neighborhood of Placer Vineyards. With Locust blocked off we become a nice residential neighborhood where it is safe to walk, bike and horse ride on our streets without fear of being run over by someone just traveling through. The streets of our neighborhood would not need to be widened, No one loses their fences or landscaping. People can safely back out of their driveway (some have no turnaround means on their property). We will create an image of being a quiet, distinct residential large lot neighborhood in which it would be inappropriate for Placer County to permit any of the undeveloped lots in the neighborhood to construct high density housing or commercial buildings.

**2. We want a few hundred feet of buffer.** The best the developer has offered us is less than 100'. The Placer County General Plan devotes about ten pages to the topic of buffers between residential areas and agricultural areas. The Developer is trying to avoid all these buffer requirements by proposing amendments to the text of the Placer County General Plan. The SPA areas are zoned Residential-Agriculture. The Placer County General Plan states "The county shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses." This message is repeated many times in the Placer County General Plan. Some of us in my neighborhood have been talking about expanding our hobby gardens to produce much larger quantities and having a Farmers' Market. The Placer County General Plan states, "The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies." and "The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Placer County." With the urbanization occurring around us there would be great demand for fresh foods grown on our SPA area properties. Along Baseline, Riego, and Watt Ave. I'm sure you have seen the rice fields, family owned strawberry fields with roadside stands, and vineyards (the proposed development is called Placer **Vineyards** for a reason). I myself grow table grapes and plan on expanding by planting a full 3 acre vineyard. These are the types of agricultural things done here. Not everyone in the SPA area is currently farming, but the Placer County General Plan fully supports our **Right-to-Farm**. The development is called Placer **Vineyards**, well the Placer County General Plan specifically requires a minimum 400 foot buffer zone between a new development residential structure and an agricultural property line which does or realistically could have a vineyard. We have the right-to-farm.

**3. We want equestrian trails throughout the interior and perimeter open spaces of Placer Vineyards.** The Placer County General Plan states "The County shall support development of a Countywide trail system designed to achieve the following objectives: ...d. Provide for multiple uses (i.e., pedestrian, **equestrian**, bicycle)" and "The County shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible." and "The County shall continue to require developers to finance and install pedestrian walkways, **equestrian trails**, and multi-purpose paths in new development, as appropriate."

The Placer County General Plan fully supports the 3 requests of my rural residential agriculture neighborhood. We will do everything possible to prevent the Placer Vineyards Specific Plan from moving forward until these features are incorporated into the official plan submitted by the Developer.

Please make the Placer Vineyards Developer and Paul Thompson the county's Principal Planner simply follow the rules of the Placer County General Plan. We should have received these things without even having to ask for them.

We are simply a low density residential agriculture neighborhood and as the original south-west residents of Placer County we certainly deserve to receive the most fundamental and universally accepted design principle of residential neighborhoods which is the absolute prevention of through traffic. We are pretty much surrounded by miles and miles of vacant land owned by the developers, fulfilling our request to block off the bottom of our neighborhood and adding some additional lanes to a couple new Placer Vineyards roads around us is certainly no hardship to the developer or Placer County. It is simply the right thing to do.

I will be unable to attend the June 12 Workshop No. 1. Walter Wyllie and some of the other SPA residents will try to attend the workshop to express our concerns described above. However, we have been told we may only be allowed 3 or 4 minutes to talk. I ask that you please represent us on these issues, even though we are not specifically in your district.

Thanks for your time,  
Bruce and Sheri Greco  
8325 Locust Rd.  
Elverta, CA 95626  
916-992-6511  
[BCGRECO@AOL.com](mailto:BCGRECO@AOL.com)

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See what's free at [AOL.com](http://AOL.com).

JUN 12 2007

Office  
Board of Supervisors

June 12, 2007

PLACER COUNTY  
BOARD OF SUPERVISORS  
175 Fulweiler Avenue  
Auburn, CA 95603

Concerning: PLACER VINEYARDS SPECIFIC PLAN (PVSP)  
SPECIAL PLANNING AREA (SPA)

Specific Concerns: Traffic Flow on Locust Road, as well as traffic from Locust Road to Newton, Browning, and Lowell that will be significantly impacted from the PVSP

Solution: Realignment of access to Locust Road needed for the significant increase in traffic flow PVSP residents and businesses will cause.

Secondary Concerns: Proposed buffer area in front of 8595, 8581, 8551, and 8560 Locust Road (SPA#1) is not adequate or comparable to other buffer areas. In addition, the proposed PVSP low density zoning adjacent to SPA is inadequate.

TRAFFIC FLOW - A suggestion to reduce and/or resolve traffic flow on Locust from impact of PVSP is for an additional 875 feet (+) of new roadway running to the south of the east/west portion of Locust Road. Attached is a diagram that illustrates the proposed new road that would alleviate the expected new traffic. The new road would not connect to the current Locust Road (except in PVSP area) thereby maintaining a residential traffic flow. Even though this proposal will inconvenience the residents of our small community, it was overwhelming accepted at the June 5<sup>th</sup> community meeting as represented in Attachment 1.

The proponent is utilizing the SPA residents as a "greenbelt" for their project. PVSP should provide its own roads to connect to major roadways (i.e. Baseline, Elverta, Palladay, Dwyer, Watt, etc.) for commuter traffic. Currently, the plan utilized Locust Road as one of the main roadways to and from the proposed new town center. Locust Road is a residential road that should not bear the additional commuter traffic associated with this project. Currently, there are 15 single family homes with direct access on Locust Road. It does not appear reasonable for those families to bear the traffic from a new development of this size. Especially, considering the current traffic generated by the new developments in the Fiddymont and Roseville areas. The residents of Locust's road should not have its residential road incorporated into a road that goes to and from PVPS's Town Center.

Because of the configuration of SPA#1, the proposed buffer/bern area is unacceptable. By providing the replace road for Locust Road this will eliminated the buff/bern issue for the proponent and SPA#1 residents.

Locust Road ends in Sacramento County approximately one (1) mile south of the SPA#1 area and intersects to the north at Baseline Road and the Sutter County line. This may make resolutions of traffic issues somewhat uncertain and also makes the area unique. Unique, in that, Placer Country has no authority over traffic flow into or from these other counties caused by PVPS and other developments. A new road would protect the current residents of Locust Road from these uncertainties. The Proponent's current plan is to extend Locust Road behind and parallel to Browning. However, the extension does not connect to any roadway which will alleviate expected new traffic. This extension will at some point connect to a thoroughfare. By not connecting the new extension of Locust Road to a thoroughfare at time of contraction, the traffic will have to utilize Locust to reach Baseline (i.e. 99/70 and Roseville).

OCCUPANY LEVELS - Currently, the PVSP's plan is for two to seven residents per acre lot (low density) abutting the SPA. The majority of SPA lots are five to 20 acre per residence. The SPA has a ten (10) acre minimum (unless previously split) for future development. The differential in occupancy levels where the PVSP and SPA abuts does not seem to facilitate an adequate transition from SPA neighborhoods to PVSP. The majority of the SPA residents have a variety of animals. Issues that accompany these animals will not blend well with PVSP residents. By utilizing larger lots sizes (semi-rural) next to the SPA borders, many of these issues will be lessen or resolved.

There are currently raptors, pheasants, quail, ducks, jack rabbits, natomas garter snakes, toads, tree frogs, robins, killdeers, magpies, swallows, crows, and various other song birds in the PVPS. Having larger lots adjacent to SPA will facilitate this wildlife.

We hope that the Board and Proponent will consider our suggestions.

Concerned SPA Resident  
John & Linda Page  
8581 Locust Road  
Elverta, CA 95626  
916.991.6955 and/or ljbird@vfr.net

cc: F.C. "Rocky", Supervisor Dist. 1  
R. Weygandt, Supervisor  
J. Holmes, Supervisor  
T. Gaines, Supervisor  
B. Kranz, Supervisor  
P. Thompson, Principal Planners  
P. Vassion, Civil Engineer  
L. Brown, Field Representative  
Community Members Affected by the  
Imminent Vineyards Project

BASELINE

NS

"NOT TO SCALE"

NEWTON

NEWTON

FAIR

PAGE

SPA #1

MYERS

LOCUST RD

BUFFER

NEW ROAD

275 FEET

(TOWN CENTER)

BUFFER

PROPERTY LINE

WEST COUNTY LINE  
NEWTON / BRIS

LOCUST  
SOUTH

LOCUST RD

LOWELL

BROWNING

PROPERTY LINE

BUFFER

ATTACHMENT #1

**Ann Holman**

**From:** Teri Sayad on behalf of Placer County Board of Supervisors  
**Sent:** Monday, July 02, 2007 10:51 AM  
**To:** Ann Holman; Mike Boyle  
**Subject:** FW: Placer Vineyards

Email from Roger Perkins regarding Placer Vineyards

AGENDA ITEM  
DATE: July 16, 2007  
vineyards  
time: 9:00am

JUL 02 2007  
CLERK OF THE  
BOARD OF SUPERVISORS

DATE 7/2/07  
 Board of Supervisors - 5  
 County Executive Office  
 County Counsel  
 Mike Boyle  
 Planning

**From:** Roger Perkins [mailto:perks@wizwire.com]  
**Sent:** Sunday, July 01, 2007 8:39 PM  
**To:** Placer County Board of Supervisors  
**Subject:** Placer Vineyards

To all Supervisors:

I am completely against this new Tsakopoulos development. Placer County has already lost 80% of its vernal pools to development. The parcels that they propose as compensation are too small, too isolated, or of too little biological value.

I don't understand how they are supposed to make up for the destruction this will do to the rare plants and animals at these vernal pools.

Please reject this development.

Roger Perkins  
11493 Sherwood Way  
Auburn, CA 95602  
823-0339

(Placer County resident since 1959)

JUL 10 2007

CLERK OF THE BOARD OF SUPERVISORS

**From:** Michael Neal [mbneal1115@yahoo.com]  
**Sent:** Sunday, July 08, 2007 2:45 PM  
**To:** Placer County Board of Supervisors  
**Subject:** Placer Vineyards

AGENDA  
DATE: July 10, 2007  
Placer Vineyards  
TIME: 9:00am

DATE 7/10/07  
 Board of Supervisors - 5  
 County Executive Office  
 County Counsel  
 Mike Boyle  
 Planning

Supervisors: As a 25 year resident of Loomis who has watched in dismay as Placer County becomes more claustrophobic every day with houses and malls and traffic, I am joining with many in the county to ask your opposition to the Placer Vineyard project. Do you honestly think your constituents want another 14,000 + homes and the attendant traffic and pollution problems that they bring with them..? I think not. As a Sierra Club member I am also concerned about the environmental damage that this project would wreak on the Vernal Pools, habitat and wildlife of the proposed site. Can't you please have the farsighted fortitude to finally say to a developer, " NO, enough is enough" .??? Thank you for your consideration of my position. Michael B. Neal, 8320 King Road, Loomis 95650

BRIAN M. HASSETT  
15554 McELROY ROAD  
MEADOW VISTA CA 95722

RECEIVED

July 9, 2007

JUL 10 2007

Supervisor Duane Kranz  
Placer Co. Board of Supervisors  
175 Fulwider  
Auburn

CLERK OF THE BOARD OF SUPERVISORS

7/10/07  
PLACER VINEYARDS  
OF COAM

DATE 7/10/07  
 Board of Supervisors - 5  
 County Executive Office  
 County Council  
 Mike Boyle  
 Planning

Supervisor Kranz,

It is vital that the mitigation for development of the Placer Vineyards development be a full compliance with our County's conservation plan. Vernal pools sustain a unique and threatened flora and fauna and must ~~to~~ not be mitigated with scattered, artificial pools with no biological value.

Preserve large tracts of high quality vernal pool grasslands. Doing less will degrade the quality of life here in Placer County.

Regards,

Dr. Brian Hassett

P.S. Full mitigation of impacts for development is what Placer voters/citizens want!

TP  
RA  
\*  
cot

To: Placer Department of Engineering  
and the Placer County Board of Supervisors

Date: June 25, 2007

cc: Placer County Planning Department  
Engineering & Redevelopment

From: Pauline Sakai  
2151 Baseline Road  
Roseville, CA 95747

Re: Danger on Baseline Road – getting worse

JUN 26 2007

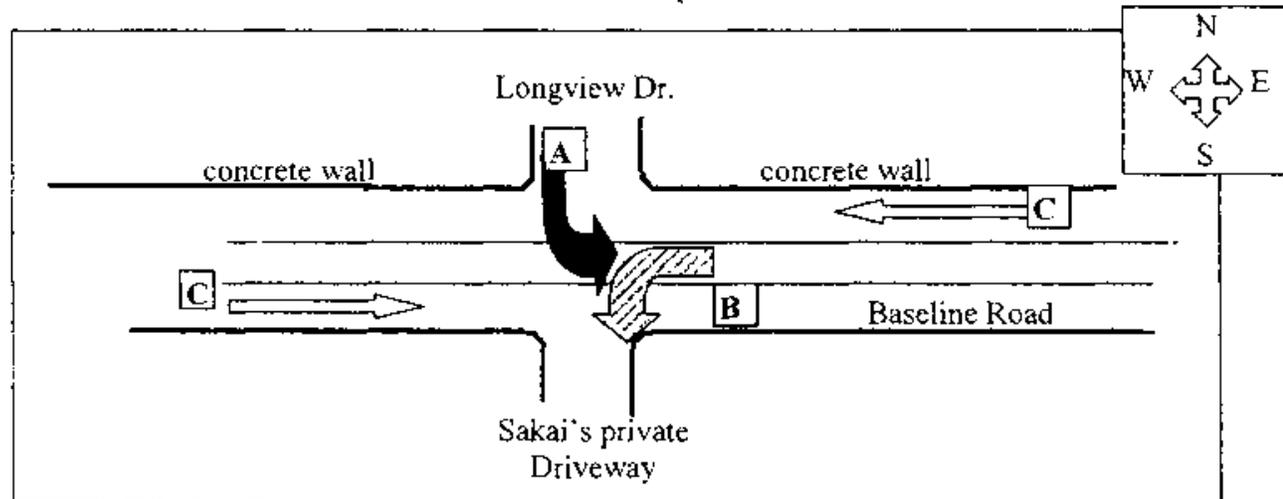
CLERK OF THE  
BOARD OF SUPERVISORS

Hello All,

I am a Placer county resident who lives at the intersection of Baseline Road and LongView. When I first moved to Roseville 25 years ago Baseline Road was a two lane road full of pot holes and the land across the road (on Baseline) was a pasture for cows grazing. It was very pastoral and quiet place to live.

Since then I have seen continued growth on the Roseville City side of the road, its progression of subdivisions and other developments. I recently became aware of a new development project planned in West Roseville, named the "Placer Vineyards" project (located south of Baseline, north of the Sacramento County line, west of Walerga Road and Dry Creek, east of the Sutter county border, per the Roseville Press Tribune, June 9, 2007).

This project will increase the traffic along Baseline Road and in doing so will make an already dangerous condition even worse. And increase the noise level from the traffic already reflected by the sound wall on the north side of the road. Let me explain.



**LEGEND:** A= Traffic from Longview trying to turn onto Baseline Road (east)  
B= Approach to Sakai driveway  
C= Increasing traffic along Baseline Road (east/west)

As you can see from the drawing this situation can be quite dangerous. As I attempt to turn into my driveway, there can also be traffic lane from Longview trying to turn onto Baseline Road using the shared turning lane. Yikes, what would happen on a foggy day! This is also a problem when turning out of my driveway.

This letter has been sent to the following:

**Placer County Supervisors**

F. C. "Rocky" Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Kranz

**Public Works – Redevelopment**

Richard Colwell  
Rae James

**Public Works – Engineering**

John Weber

June 25, 2007

To the Placer County Board of Supervisors:

Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

JUN 26 2007  
CLERK OF THE  
BOARD OF SUPERVISORS

As a resident of the Special Planning Area (SPA), I

Stanford K. Eastman in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

*[Handwritten signature]*

1033 Lowell St. Elverta

address

95626

RECEIVED							
BOARD OF SUPERVISORS							
3 BOS Rec'd	X	MB	X	DW	X		
Other	TW	TS		COB	X		
JUN 26							
Sup D1	Sup D4	Aide D1	Aide D4				
Sup D2	Sup D5	Aide D2	Aide D5	X	X		
Sup D3		Aide D3		X	X		

CC  
RC  
HH  
[Handwritten initials]

June 25, 2007

To the Placer County Board of Supervisors:

Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

As a resident of the Special Planning Area (SPA), I

Lisa Eastman am in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Lisa East  
10533 Lowell St Elverta  
address CA 95626

June 25, 2007

To the Placer County Board of Supervisors:

Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

As a resident of the Special Planning Area (SPA), I

JEFFREY BARR am in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Jeffrey Barr  
10565 BROWNING St.  
address

June 25, 2007

To the Placer County Board of Supervisors:

Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

As a resident of the Special Planning Area (SPA), I

William W. Wilkinson am in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

William W. Wilkinson

10565 Browning Street  
Elvert, CA <sup>address</sup> 95626

June 25, 2007

To the Placer County Board of Supervisors:

Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

As a resident of the Special Planning Area (SPA), I

Jennifer Underwood am in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

J Underwood

10665 Browning St  
Elverta, CA address  
95626

June 25, 2007

To the Placer County Board of Supervisors:

Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

As a resident of the Special Planning Area (SPA), I

GLENN UNDERWOOD am in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Glenn Underwood

10665 BROWNING ST., ELVERTA 95626  
address

June 25, 2007

To the Placer County Board of Supervisors:

Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

As a resident of the Special Planning Area (SPA), I

Ann Marie Peters am in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Ann Marie Peters

10400 KROUNING ST.  
address

June 25, 2007

To the Placer County Board of Supervisors:

Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

As a resident of the Special Planning Area (SPA), I

SIANNA STEWART am in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Sianna Stewart  
9723 Newton St  
address

June 25, 2007

To the Placer County Board of Supervisors:

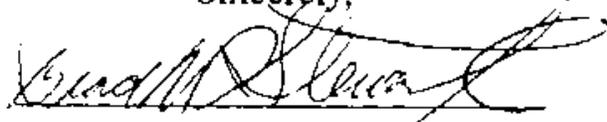
Rocky Rockholm  
Robert Weygandt  
Jim Holmes  
Kirk Uhler  
Bruce Krantz

As a resident of the Special Planning Area (SPA), I

BRAD W STEWART am in favor of closing

Locust Rd north of the proposed Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,



9723 NEWTON ST.

address

June 25, 2007

Placer County Board of Supervisors

Mr. Rocky Rockholm; Mr. Robert Weygandt; Mr. Jim Holmes; Mr. Ted Gaines; Mr. Bruce Kranz

Placer County Planning Commission

Mr. Noe O. Ferreros; Mr. Kenneth Denio; Mr. James Foreman; Mr. Michael Stafford; Ms. Michelle Burris; Mr. Larry Severson; Mr. Gerald J. Brentnall, Jr.

West Placer Municipal Advisory Council

Mrs. Claudette A. Mitchel-Weismantel; Mr. Barry Stillman; Mr. George Brown; Ms. Dixie Aller; Mr. Terry Dee Webb

Maywan Krach

Placer County Community Development Resource Agency

Environmental Coordination Services

3091 County Center Drive

Auburn, CA 95603

**Re: Community Comments on the last EIR for the Placer Vineyard Specific Plan**

**Dear Representatives and County Agencies-**

We are property and home owners in the area of this project (as know as the Special Planning Area or SPA). After careful consideration, we are in favor of the closure of Locust Road in order to retain our quality of life and safety of our homes, families and business. We believe this is the only way we can ensure the safety of our small community. Locust Road is the only road in the SPA which under the current proposal allows for traffic flow in and out of the proposed community. We don't believe it is in our best interest to add the traffic to our small community roads, which will increase accidents and property damages.

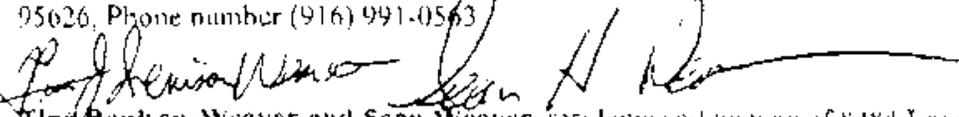
We have expressed our concerns in two previous letters, dated, May 5, 2006 and again May 7, 2007 (which we have enclosed copies) with the loss of our rural life style, set back issues, traffic control, noise and loss of property. We have attended meetings of the West Placer Municipal Advisory Council and earlier Planning meetings of the Board of Supervisors. Being existing residents of Placer County we have expectations that our needs will be addressed. But it is apparent to us that even though we have expressed our concerns numerous times our needs have been marginalized.

We understand we will not be able to stop the development and at this point welcome a planned community that allows us to live our lifestyle at the same time we co-exist with the additional community members. If Placer County decides to recognize and serve all the communities needs and desires, we will support logical growth for our area.

Sincerely the undersigned property and owners in the effected area-



**Joyce and Duane Renison**, residents and owners of 8450 Locust Road, Elverta, CA 95626, parcel #023-060-021-000 and 10355 Browing Street, parcel #023-060-025-000, Mailing address P.O. Box 520, Elverta, CA 95626, Phone number (916) 991-0563



**Tim Renison-Weaver and Sean Weaver**, residents and owners of 8484 Locust Road, Elverta, CA 95626 Mailing address, P.O. Box 520, Elverta, CA 95626, Phone number (916) 991-5094

May 1, 2007

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

Placer County Board of Supervisors  
Placer County Planning Commission  
West Placer Municipal Advisory Council

**Re: Community Comments on the last EIR for the Placer Vineyard Specific Plan**

**Dear Representatives and County Agencies-**

We are property and home owners in the adjoining or general area of this project (as know as the Special Planning Area or SPA). We understand the Placer County will soon review, comment and rule on the latest Environmental Impact Report concerning the Placer Vineyards Specific Plan (PVSP). As residences of property that is directly adjacent to this development we are very concerned about the plans and regulations which have been set out for our area. We have serious concerns about the planned set back distances (including limited landscaping, no mention of berms, or open/split rail fencing), traffic controls, and sound mitigation. Our concerns are as follows

**1-Set Backs-** We feel the planned set back distances are inadequate. Our area is mainly rural agricultural, focused on ranch type properties. The bulk of the community raises large and small farm animals for food, sale and pleasure. These include but are not limited to cows, goats, sheep, pigs, horses, mules, donkeys, lamias, chickens, dogs and cats. We are the owners and operators of an equestrian facilities on Locust Road and we understand there will be a road running parallel to our covered arena, so we have concerns for the safety of not only family and our animals, but the safety of our boarders and there animals under our care.

Due to this "small farm", agricultural life style, we know that there is a need for a greater separation from the developing community and the existing homes, farms and properties. The separation is needed not only to protect our existing lifestyle, but also to protect the new development from all the environmental intrusions that come with farm animals. A set back distance greater than the stated 84 feet is needed, especially considering that the roadways are included in the measurement of this set back distance. There is no mention of sound absorption berms, bermed landscaping or split rail fencing stated in the community plan.

During the last West Placer MAC meeting, held April 12, 2007, the Placer County Representative making his Placer Vineyards presentation would not commit to us that Placer County would aid in protecting our quality of life. We find this is totally unacceptable and is not the treatment we expect from our representatives.

**2-Traffic Control-** Right now, there is no suitable design for control of speed and traffic flow through our area. This is completely inadequate and causes us great distress. Baseline presently acts as a major thoroughfare to and from major interstates including Highway 99 and 70 and 65 and Interstate 80. As development continues in the Placer County area more and more commuters have grown to use Locust Road as a cut off during there daily commute to and from work in the greater Sacramento area. This increase in traffic to our area is a constant threat to our home, children, animals and property. Vehicles are continually running through fencing, onto our yards and pastures. This traffic serves the Placer County foothills communities of Lincoln, Stanford Ranch, and Roseville expansions. This tidal wave of traffic needs to be distributed more efficiently over a broader area on road ways designed to accommodate such levels of traffic flow.

**3-Sound Mitigation-** Road noise is presently unacceptable. The EIR and the PVSP does not detail practices or engineered solutions for the current and additional increases in noise from an exponential increase of traffic routed through Baseline Road and onto smaller surface streets such as Locust Road.

We want to control the outcome of how this project continues in our area. We know the project will go forward, but we do not want our area to become another uncontrolled growth area such as Antelope or North Natomas development. We will accept development that brings desirable environments, such as in Granite Bay, bring us well planned roadways and distributed bike paths, walking paths and equestrian trails. Smart growth should be Placer County focus, leaning heavily towards smaller, well-planned communities that included town centers, planned schools and parks and carefully controlled noise and traffic. If Placer County decides to recognize and serve all the communities needs and desires, we will support logical growth for our area.

Finally, we were informed that there are several upcoming community workshops related to this and other nearby Placer County developments. Please consider holding planning meetings and other pertinent activities during evenings and weekends, so residences of the effected area can attend these meetings.

Sincerely the undersigned property and owners in the effected area-



**Joyce and Duane Renison**, residents and owners of 8450 Locust Road, Elverta, CA 95626, parcel #023-060-021-000 and 10355 Browing Street, parcel #023-060-025-000, Mailing address P O Box 520, Elverta, CA 95626, Phone number (916) 991-0563

**Tina Renison-Weaver and Sean Weaver**, residents and owners of 8484 Locust Road, Elverta, CA 95626 Mailing address, P O Box 520, Elverta, CA 95626, Phone number (916) 991-5094

May 10, 2006

**Placer County Planning Commission  
Board of Supervisors**  
11414 B Avenue  
Auburn, CA 95603

**Re: Placer Vineyard (PEIR 120040651/SCH #1999062020), Revised Draft Environmental Impact Report (EIR)**

**To the Board and Commission:**

We are property and home owners in the adjoining or general area of this project (as know as the Special Planning Area or SPA). Since we are not able to attend public hearing on the Plan on May 11, 2006 at 10:45 a.m. we wish to you to add our written comments and concerns regarding the Plan and Project.

**Quality of Life-**

We moved to this area to enjoy a rural life style and the development of property to the density proposed will bring the end to our country life and "move" us into the urban city. We have horses, chickens, animals, gardens and a peaceful existing with our surroundings. Wild birds and animals run through open pastures. With development comes the end of much of our quality of life. As animals are pushed out of open areas they will attempt to relocate to adjacent properties, this will include rodents which will take up "home" in our homes, garages, barns, outbuildings and property. What will the developers do to mitigate these issues affecting the current property owners?

**Water Availability-**

Currently we obtain our water from underground wells and as this development comes into play, we believe our water will be affected. If water for the development is obtained from ground sources and wells, our current well levels will drop as the water table drops in response to additional usage. The purity and quality of our water will be affected by this development.

**Sewer and Drainage and Flood Control-**

During winter storms our roads flood and drain ditches over fill with storm water. As new development occurs more flood and low lying lands are covered and build up, this will cause more flooding than we currently experience in the area. The levy system is taxed in our current situation and we do not want to add more water to this under-maintained system. Adequate sewer system must be developed to handle this new development as currently property owners have no county maintained system, but use septic systems on there property. The current drain ditches need to be keep clean and maintained to mitigate floods situations.

**Traffic and Safety-**

We experience many accidents on the roads in our area and currently our fences and property is damaged as more people and cars at added going at a faster and faster speed there will be more accidents in our area. We request that the developers mitigate the traffic situation and all noise levels of new constructions areas along with the traffic. We wish to have speed humps or traffic and speed mitigation to slow traffic on developed and exiting roads.

**Property Protections and Services-**

We do not have adequate police and fire protection to accommodate this development without increasing such services in our area. With new development we expect we will have more crime and the need for more police protection.

**Schools and Libraries and Open Areas and Parks-**

Our schools are older in the area and there are no libraries in the area, this development will need to accommodate such services to the area. As the Project includes parks and open areas, who will maintain these parkways, bikeways and open areas? Who will pay for the water, utilities and services required to maintain these areas?

**Loss of Property through Right of Ways and Widening of Roads-**

Improvements are proposed to widened Locust Road to County standards and add new roadways adjacent to existing property owners. We wish to know what is "County standards" and how much of our land would be taken from the existing property. We do not want our current property sizes reduced in order to wider roads. Even through the County would pay the property owner for the property acquired, our homes would be closer to roadways than the currently are situated. This would be not an acceptable situation as more road noise and threat to property would occur. If new roads are proposed these roads should not be taken from existing land owners not direct involved in the project. All road right of ways should be allocated from the developed property and not those not a party to the development. Property at 8450 Locust Road has buildings on the adjacent property lines and if roads are developed on the Project the property owner does not want there land taken with roadway assessment and buildings threatened or required to be relocated in this process.

**Expected Permits and Use-**

At 8450 Locust there is a family business ran through a Multiple Use Permit for a horse stable, will this development affect this business? With new urban development next to a horse stable, the new property owners will have complains regarding "city" folks moving to the country. We do not want a new development to push out the existing business and residents. We do not wish to have the higher density development as suggested in the alternate plan, as we believe more people pushed closer together next to rural property is not the best plan for our area.

**Timeline and Notice-**

We would ask that you keep us advised of the timeline of this project and provide adequate notice of meetings and required filings. Most of the effected property owners in the area work during the day and do not live in Auburn, so meeting in our area and after work would be appreciated. Since we have not been allowed adequate time to research and obtain information regarding this development and the effects to the entire area and project, we have included our known issue. But we reserve the right to bring up additional issues and factors as they are revealed.

Sincerely the undersigned property and owners in the  area.

**Joyce and Duane Renison**, residents and owners of 8450 Locust Road, Elverta, CA 95626, parcel #023-060-021-000 and 10355 Browing Street, parcel #023-060-025-000, Mailing address P.O. Box 520, Elverta, CA 95626, Phone number (916) 991-0563

**Tina Renison-Weaver and Sean Weaver**, residents and owners of 8484 Locust Road, Elverta, CA 95626 Mailing address, P.O. Box 520, Elverta, CA 95626, Phone number (916) 991-5094

**Sue and Walter Wyllie**, residents and owners of 8399 Locust Road, Elverta, CA 95626, parcel # , mailing address, P.O. Box 1089, Elverta, CA 95626

ENTERING REGIONAL ECONOMIC PROSPERITY



JUL 11 2007  
CLERK OF THE  
BOARD OF SUPERVISORS

PLACER COUNTY  
July 16, 2007  
Placer Vineyards  
TIME: 9:00 AM  
DATE: 7/11/07

metrochamber  
SACRAMENTO METROPOLITAN  
CHAMBER OF COMMERCE

July 10, 2007

The Honorable Bruce Kranz  
Chair, Placer County Board of Supervisors  
175 Fulweiler Avenue  
Auburn, CA 95603

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- PLANNING

- Chair 2007  
John Lundquist  
President
- Executive Resources  
Doreen Heston
- 1st Vice Chair  
Michael Jacobson  
California Bank Affairs Manager  
Vice
- 2nd Vice Chair  
Linda Cudler  
Vice President Corporate Communications  
Consultant
- Past Chair  
Frank Washington  
Chairman & Founder  
Moon Shot Communications
- Vice Chair  
Jessica Chapman  
Chair/Manager  
Region 10 Finance
- Bruno Cohen  
Chairman  
CBS - 1st City 21
- Kristine Deutscher  
Principal  
Doris/John, Strategics
- David Hooty  
General Manager  
S&B Channel 6
- Randy Soper  
President  
Warner Local Co.
- Art Tyler  
President  
Sacramento City College
- Jim Williams  
Principal  
Williams + Porter Architects + Planners, Inc.
- At-Large Representatives  
Roy Brewer  
Manager Partner  
Brewer Ferguson LLP
- Peter Fernandez  
Regional Vice President  
Webb Fugate Group
- Douglas Poyam  
Vice President Public Affairs  
DeVore Fierman LLP
- Legal Counsel  
Christopher DeHino  
Attorney  
Dunney Brand Attorneys LLP
- Treasurer  
Warren Kellberg  
Partner  
Hess, Smith LLP
- President & CEO  
Matthew R. Malood  
Sacramento Metro Chamber

RE: July 16 Special Board Meeting – Placer Vineyards

Dear Supervisor Bruce Kranz:

The Sacramento Metro Chamber, representing nearly 2,500 member businesses and business organizations throughout the six-county Sacramento region, serves as the region's voice of business and is the leading proponent of regional cooperation on issues affecting business, economic development and quality of life.

Over the last several years, the Metro Chamber has been one of the main proponents the SACOG Preferred Blueprint Scenario. "Blueprint" as it is commonly known, provides a regional land use guide that encourages growth in a smarter, more responsible and coordinated way.

The Blueprint preferred scenario shows that if the Sacramento region grows in a more sustainable manner, we can minimize traffic congestion and serve to improve air quality. This approach also allows us to maximize the use of existing critical infrastructure that helps to support improved housing affordability.

By design, the Blueprint is only a guideline. In order for Blueprint to be successful, local land use agencies need to authorize projects that incorporate Blueprint densities and smart growth principles. We believe it is important that developers and public officials know that the Sacramento region's business community supports Blueprint, and encourages the development and approval of projects consistent with the densities and smart growth principles contained within Blueprint.

We respectfully request that you direct staff to develop the necessary documentation in order to consider the Placer Vineyards Blueprint alternative.

Sincerely,

Matthew R. Malood  
President & CEO

Cc: Placer County Board of Supervisors

metrochamber.org

One Capitol Mall, Suite 1000  
Sacramento, California 95814

Phone 916.552.6800  
Fax 916.443.2672  
metrochamber@metrochamber.org

424