

**Bunch Creek TPZ Rezone**

**PREAT20060521**

**Correspondence Received Prior to**

**June 2008 BOS Hearing**

*506*

**Exhibit K**

County of Placer  
WEIMAR/APPLEGATE/COLFAX  
MUNICIPAL ADVISORY COUNCIL

P. O. Box 1025

Colfax, CA 95713

County Contact: Administrative Aide (530) 889-4010



March 20, 2008

Placer County Board of Supervisors  
175 Fulweiler Avenue  
Auburn, CA 95603

RECEIVED			
BOARD OF SUPERVISORS			
5 BKS Rec'd	MB	DW	
Other	TS	COH	
MAR 31 2008			
Sup D1	Sup D4	Aide D1	Aide D4
Sup D2	Sup D5	Aide D2	Aide D5
Sup D3		Aide D3	

Subject: Recommendation on **Bunch Creek Rezone (PREA T20060521)**

Gentlemen:

On March 19, 2008, the Weimar-Applegate-Colfax Municipal Advisory Council was asked to make a recommendation on a proposal for a revised Tentative Map and a rezone from TPZ to RF-BX-80, as presented to the MAC by County planning staff. This project had been continued from the WAC MAC February 20, 2008 meeting.

**WAC MAC Recommendation to Board of Supervisors**

On March 19, 2008, the WAC MAC voted 4-0 (with one abstention) to recommend APPROVAL of a revised Tentative Map and rezone from TPZ to RF-BX-80 for the project known as the Bunch Creek Rezone.

Thank you and County staff for bringing this project to us for a recommendation.

Yours truly,

David Wiltsee, Chair



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246  
 SACRAMENTO, CA 94244-2460  
 (916) 653-7772  
 Website: [www.fire.ca.gov](http://www.fire.ca.gov)



RECEIVED

February 5, 2008

FEB 07 2008

Peg Rein  
 Placer County Planning Department  
 3091 County Center Drive  
 Auburn, CA 95603

ENVIRONMENTAL COORDINATION SERVICES

RE: Bunch Creek Rezone (PREA T20060521)

Dear Ms. Rein,

As the State agency with delegated authority to maintain the state's timberland base, the California Department of Forestry and Fire Protection (Cal Fire) carefully considers any proposal to remove timberland from land zoned Timber Production Zone (TPZ). As repeatedly witnessed in California, once the restrictive TPZ zoning is removed, the timberlands often are rezoned again, parcelized, subdivided or converted into other non-timber growing uses. Cal Fire is very concerned with the reduction of the state's timber base and the increased fire hazard likely to occur following the future development of these lands.

The Mitigated Negative Declaration for the Bunch Creek Rezone (PREA T20060521) involves the rezoning of 597.5 acres of TPZ to Residential Forest with a combined 80-acre minimum lot size. It is unclear if the County intends to request an "immediate rezone of TPZ" according to Public Resources Code (PRC) §4621 and Government Code (GC) §51130. This "immediate rezone of TPZ" will require a Timberland Conversion Permit issued by Cal Fire. In order to consider an application for immediate rezone the Board must have the information determined necessary under PRC §4621.2, including the specific requirement that the rezoning would be in the public interest as further described under 14 CCR 1109.2. Please address these public interest concern in the Mitigated Negative Declaration being developed for the subject rezoning.

Please note the proposed Residential Forest zone allows for timberland production but does not mitigate the fact that the rezone will lead to timberland conversion and the future development of incompatible uses. Additionally, current site conditions of the property do not negate the property as timberland and should not be used as mitigation to off-set agricultural impacts. Please contact me with any questions at (530) 889-0111 x 125.

Sincerely,

MATTHEW S. REISCHMAN  
 Unit Forester  
 Nevada-Yuba-Placer Unit

508



SIERRA  
CLUB  
FOUNDED 1892

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

P. 01

Attn: Crystal Jacobsen, Supervising Planner  
Placer County Planning Commission  
3091 County Center Dr.  
Auburn, CA 95603

RECEIVED  
APR 23 2008  
PLACER COUNTY PLANNING COMMISSION

Ladies and Gentlemen:

RE: Bunch Creek Rezone—Support Recommendation of Denial by Development Review Committee

Thank you for the opportunity to comment on the Bunch Creek Rezone. Our position on this proposed TPZ Rezone has not changed from what was stated in our letter submitted on February 6, 2008 (copy may be re-submitted if necessary/requested).

The Development Review Committee's recommendation of denial of the rezone must be upheld. As stated, the purpose of the TPZ is to encourage prudent/responsible forest resource management with the TPZ district's intention to be an exclusive area for the growing and harvesting of timber. More importantly, under the TPZ zoning district, the subject property cannot be developed with residential single-family uses AND is required to maintain 160-acre minimum lot sizes.

In addition to the stated TPZ statutes, to allow this request would set dangerous precedent—i.e., first reaping economic rewards of logging, then using fire to circumvent the intentions of the TPZ provisions (especially with no reforestation activities), and creating residential zoning in unacceptable fire-risk areas that should stay in timber production. The additional California requirements (CA Govt Code Section 51133) for rezoning from TPZ districts are not being met (i.e., this is NOT in the public interest; it would have substantial, unmitigated adverse effects on continued timber-growing use on other land zoned as timberland preserve).

The fire created an unfortunate "uneconomic" condition; however, ample opportunity exists for reforestation and future compliance and use within the existing TPZ designation. The applicant has alluded to the opportunity for timber replanting (couched in the "smaller scale timber company operation" language) which further supports denial of rezoning. Economic costs and substantial investment with no immediate economic return should not be used as leverage to favor rezone. If it were to be so used, then all zoning would be meaningless, arbitrary, and subject to constant rezone application. Whether TPZ makes economic sense, or not, is not the issue. At some point, a viable argument could be made that any zoning does "not make economic sense" relative to, or when compared to, some other rezone if profit motive is the criteria. We do not support the slippery-slope argument that "uneconomic" should be a consideration in rezoning approvals.

It is not necessary for us to reiterate the points presented in the County's Bunch Creek Staff Report. Suffice it to state: The Sierra Club Placer Group commends and supports the arguments for denial for this rezone request. Should denial be reversed, as stated in our previous comment letter, we urge the completion of an Environmental Impact Report (EIR). A Mitigated Negative Declaration is inadequate for full public disclosure. CEQA requires an EIR if any proposal or project "may" have the potential for an impact; we believe the threshold is met with this proposal.

Thank you for considering our views,

*Marilyn Jasper*  
Marilyn Jasper, Chair

Email: [mjasper@accessbee.com](mailto:mjasper@accessbee.com)

509

RECEIVED  
MAY 18 2007

PLANNING DEPT.

Larry Risser  
PO Box 11  
Colfax, CA 95713  
(530) 886-1811

APN: 071-330-005-000, 071-320-002-000, 071-330-012-000

Crystal Jacobsen  
Placer County Planning Dept.  
3091 County Center Dr.  
Auburn, CA 95603

**RE: Basquin Rezone**

Dear Ms. Jacobsen,

As owner of the aforementioned parcels, I want to express my support for the rezone being requested by Fred Basquin, et al. I am fully in support of his request for several reasons.

As the only existing residence on Gillis Hill, we would like to see the properties maintained and kept up in a fire safe manner. Previous owners had not maintained the properties in a fire safe manner, which resulted in the Ponderosa Fire of 2001 causing considerable damage. With the property occupied, we believe the property will be better maintained and made more fire safe.

Mr. Basquin mentioned that you felt our parcels currently zoned TPZ, 071-330-005-000 and 071-320-002-000, would be zoning "islands" if his rezone is granted. I want to make it clear that we have every intention of seeking a rezone of these parcels from TPZ to Forest Residential. At this time we have no specific plans to seek a rezone but ultimately will do so. Therefore I do not believe the parcels being a TPZ-zoned "island" is an issue.

Lastly, I do not believe Mr. Basquin's land currently represents a proper zoning of TPZ under the Placer County Code, Article 17.16. The land is not currently under timber production and will not be so in five years or more. In fact, if the situation were reversed and Mr. Basquin was requesting a rezone to TPZ from some other zone, you would be forced to deny it because it does not meet the criteria required by the code. I believe the highest and best use, not to mention the safest use, for the property would be as Forest Residential.

Please don't hesitate to call me if you have any questions or need further information. I would also like to be informed of any upcoming hearings regarding the Basquin rezone so I may attend if desired.

Thank you for your time and consideration.

Sincerely,



Larry Risser

January 28, 2008

My Father and I are protesting the Rezoning of property that is adjacent to our 160 acres.

We feel there are several very important issues that you need to be aware of with regard to this rezone.

We have attached a copy of the letter we sent to Gina Langford along with the "Mitigated Negative Declaration" form.

Please distribute these letters to the Board of Supervisors!!

Please feel free give me an email/call if you have any questions!

*Joy Mergen*

Joy Mergen

520-219-1425 (Home)

jmergen@att.net

<b>R E C E I V E D</b>			
<b>BOARD OF SUPERVISORS</b>			
Sup D1	Sup D4	Aide D1	Aide D4
Sup D2	Sup D5	Aide D2	Aide D5
Sup D3		Aide D3	
JAN 30 2008			
Sup D1	Sup D4	Aide D1	Aide D4
Sup D2	Sup D5	Aide D2	Aide D5
Sup D3		Aide D3	

RECEIVED  
JUL 18 2007

PLANNING DEPT.

July 13, 2007

Placer County Building and Planning Department  
Crystal Jacobsen, Planner  
3091 County Center Dr  
Auburn, CA 95603

Dear Ms Jacobsen,

Currently Jack Remington, A.R. Associates, on behalf of Fred Basquin and Jed Parker(owners) have filed a rezone request to remove TPZ zoning at Bunch Creek (PREA T20060521) and replace it with RF-B-X-80 AC. (See Agriculture Commission Meeting Minutes Attachment #1)

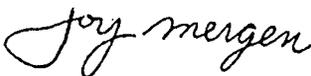
My father, Paul Mergen, and I own 160 acres of land in Colfax just adjacent to the Basquin/Parker land. (See Map Attachment #2) We have filed a lawsuit with the Superior Court of California County of Placer on 4/30/2007 a "Complaint to Quiet Title and for Declaratory and Injunctive Relief." (See Civil Case #3)

We respectfully request that you hold any decisions on this property split until we get this easement issue resolved with Fred Basquin and Jed Parker.

The Mergen family has owned the 160 acres since April 1964 and the easement was never an issue. Our current litigation is directed towards written clarification of our right to access our property. Approval to remove the TPZ zoning and then splitting the property into 6 parcels could greatly impair our access to the property.

We've enjoyed access to our property 43 years and we want our access clarified in writing before we have 6 more people to contend with on the road.

Respectfully Submitted,



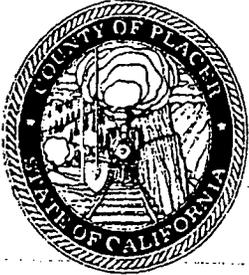
Joy Mergen  
8968 N Upper Bluffs Dr  
Tucson, AZ 85742  
[jmergen@att.net](mailto:jmergen@att.net)  
520-219-1425

Paul Mergen  
6362 N Willowhaven Dr  
Tucson, AZ 85704

Cc: Planning Director—Michael Johnson  
Placer County Supervisors  
Planning Commission Members  
Colfax City Manager—Joan Phillippe  
Reynolds Maddox LLP

Enclosure—Attachments #1, #2 & #3

512



**COUNTY OF PLACER  
AGRICULTURAL COMMISSION**

**CHRISTINE E. TURNER**  
Agricultural Commissioner  
Sealer of Weights & Measures

**AGRICULTURAL COMMISSION MEMBERS**

Tony Aguilar            Richard Johnson  
James Brenner        William Morebeck  
Patricia Beard        John Nitta  
Paul Ferrari            Vicky Morris  
Wayne Vineyard

11477 E AVENUE, AUBURN, CALIFORNIA 95603  
TELEPHONE: (530) 889-7372  
FAX: (530) 823-1698  
www.placer.ca.gov

**MINUTES**

**PLACER COUNTY AGRICULTURAL COMMISSION MEETING**

**May 14, 2007**

**Members Present:** Tony Aguilar, Patti Beard, Jim Brenner, William Morebeck, John Nitta,  
Richard Johnson, Vicky Morris, Wayne Vineyard

**Members Absent:** Paul Ferrari

- 
- I. **CALL TO ORDER** – Meeting called to order at 7:00 by Chairman Wayne Vineyard.
- II. **APPROVAL OF AGENDA FOR MAY 14, 2007 AND MINUTES FOR APRIL 9, 2007.**  
**Motion to approve April 9, 2007 Agenda:**  
*Johnson/Aguilar/MPUV*
- MOTION BY RICHARD JOHNSON:**  
To change the wording in #5 to replace "excluding" with "including".  
**MPUV**
- III. **PUBLIC COMMENT (The Commission does not act on items under Public Comment).**
- Walter Fickworth, rice, walnut, and cattle farmer had copper wires stolen from his agricultural well. He was told by Beamer Pump that he would need a permit from the Placer County Building Department to reconnect to electricity. He was told by PG & E that the fee could cost \$87. Nick Greco and Jarol Moore, local Placer County farmers, have also had agricultural thefts. Pending legislation may require recycling companies to hold items for 5 days before paying the customer, and to video tape the seller. The Commission members would like to invite Sheriff Bonner, or other department staff, to the June 11 Agricultural Commission meeting to address the agricultural theft issues in Placer County.
  - Christine Turner extended an invitation to everyone and handed out flyers for the 2007 Agricultural Tour on May 30, 2007 that is being coordinated by Mark White, Resource Conservation District. RSVP by May 25, 2007.

- IV. **BUNCH CREEK TPZ REZONE (PREA T20060521)** – Crystal Jacobsen, Planning Department  
This is a rezone request by applicant Jack Remington, A. R. Associates, on behalf of Fred Basquin and Jed Parker (owners) to remove the TPZ zoning and replace it with RF-B-X-80 AC minimum, which is still consistent with the Placer County General Plan. This rezone of 597.5 acres would result in three approved tentative parcels being divided in half with the result of three additional parcels.

The Planning Department will come back at a later date for recommendation from the Agricultural Commission.

V. **COMMITTEE REPORTS**

- A. **Agricultural Marketing Program Activities** – Nancyjo Riekse.
- Report of Ag Marketing activities for April
- B. **Economic Development Board (EDB) Update** – Lyndell Grey. No report
- C. **Livestock and Natural Resources Farm Advisor** – Roger Ingram.
- Mobile Poultry Processor handout. Explained how it works. Looking for sponsorships. Bio-security on commercial poultry farms is major concern.
- D. **Horticultural and Small Farms Advisor** – Cindy Fake. No report
- E. **Municipal Advisory Council (MAC) Agendas/Minutes** – Patti Beard. No report
- F. **Placer Parkway Meeting Update** – William Morebeck. No report
- G. **Agricultural Water Supply Subcommittee/Ag Water Waivers** – Christine E. Turner.
- April 23, 2007 article in Auburn Journal talked about possible agricultural water reduction in Placer County Water Agency's Zone 5 in western Placer County.

VI. **AGRICULTURAL COMMISSIONER'S REPORT** – Christine E. Turner, Agricultural Commissioner.

- Tonya Aguilar reappointed for 4 more years
- Richard Johnson appointment expires November 30, 2007, and Wayne Vineyard's expires in December 2007
- No official word from Board of Directors regarding the appointment of Nancyjo Riekse as Placer County Visitors Council Agricultural Representative
- On April 25<sup>th</sup>, Pattie Beard was honored at the Auburn "State of the Community" awards dinner as a "Friend of Agriculture."
- State OES has submitted a letter to USDA requesting Placer County be declared a disaster area due to unseasonable drought affecting over 30% of the county's grazing land
- The Brenner Ranch was highlighted in the May/June "Perspectives" magazine from the Arts Council of Placer County
- Board of Supervisor approved conditional support of a proposal by the City of Roseville to annex 2,172 acres (Sierra Vista Specific Plan) for development

- Heads up that Placer County Environmental Health Department is moving forward to be in compliance with State requirements regarding on farm hazardous materials reporting
- Patterson Sand & Gravel's quarry expansion Environmental Impact Report has supported 1:1 mitigation for mining impacts on agricultural land
- Confirmed that the Agricultural Commission has received the calendar year reports of the Parcel Review Committee's approval of 4-way, or less, parcel splits of agricultural land for 1999 through 2006
- Light Brown Apple Moth (LBAM) in 8 counties to date. Federal and Intra-State quarantines are in place. Feeds on more than 250 different agricultural crops. All nursery stock, cut flowers, greenery, trees & bushes, fruits, vegetables, hay, straw, bulk herbs & spices and more are affected by the quarantines. LBAM native to Australia & in Hawaii since 1800's. So far no countries have banned California fruit.

**VII. NEW BUSINESS AND GENERAL COMMISSION COMMENTS – None.**

**VIII. ADJOURNMENT –** There being no further business to come before the Agricultural Commission, the meeting was adjourned at 9:00. The next regular meeting will be held at 7:00 p.m. on Monday, June 11, 2007 at the Planning Commission Hearing Room in Auburn.

Recording Secretary  
tr

Attachment #2

DINGUS McGEES RESTAURANT

CANYON WAY EXIT

CANYON WAY

I-80 FREEWAY

YANKEE JIMS ROAD

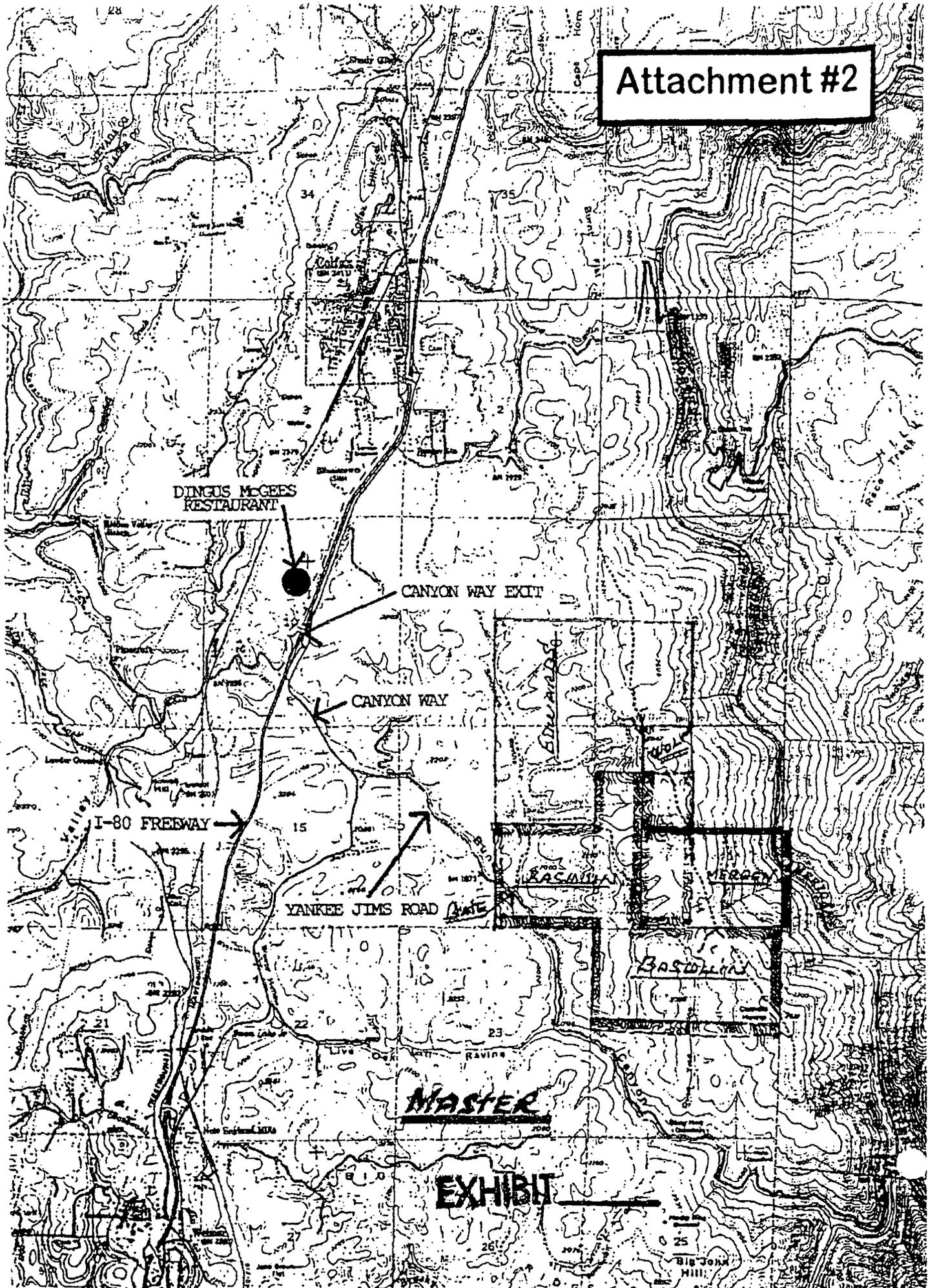
BASQUIN

NEARBY

BASQUIN

MASTER

EXHIBIT





**SUMMONS  
(CITACION JUDICIAL)**

FOR COURT USE ONLY  
(SOLO PARA USO DE LA CORTE)  
**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF PLACER  
  
APR 30 2007  
  
JOHN MENDES  
EXECUTIVE OFFICER & CLERK  
By P. Bohnet, Deputy

**NOTICE TO DEFENDANT:  
(AVISO AL DEMANDADO):**

Allan Edwards, Nancy Edwards, Steven Wolf, Kathy Wolf, Fred Basquin III, Karen Basquin, Jed Parker, all persons unknown claiming any right, title, estate or interest in defendants' property, and Does 1-30, Inclusive

**YOU ARE BEING SUED BY PLAINTIFF:  
(LO ESTÁ DEMANDANDO EL DEMANDANTE):**

Paul Mergen and Joy Mergen

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.courtinfo.ca.gov/selfhelp/espanol/](http://www.courtinfo.ca.gov/selfhelp/espanol/)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.courtinfo.ca.gov/selfhelp/espanol/](http://www.courtinfo.ca.gov/selfhelp/espanol/)) o poniéndose en contacto con la corte o el colegio de abogados locales.

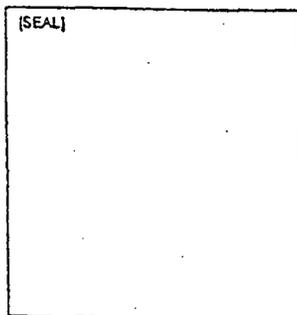
The name and address of the court is:  
(El nombre y dirección de la corte es):  
Placer County Superior Court  
101 Maple Street  
Auburn, CA 95603

CASE NUMBER:  
(Número del Caso): **SCV 20979**

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:  
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):  
Reynolds Maddux LLP, c/o Scott D. Christensen, Esq., SBN 181629  
500 Auburn Folsom Road, Suite 210, Auburn, CA 95603, 530-885-8500

DATE: APR 30 2007 Clerk, by P. Bohnet, Deputy  
(Fecha) (Secretario) (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)  
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).



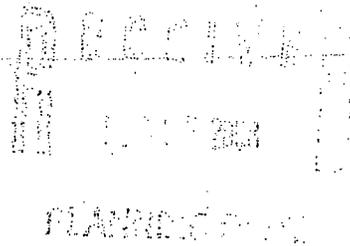
- NOTICE TO THE PERSON SERVED: You are served**
- as an individual defendant.
  - as the person sued under the fictitious name of (specify):
  - on behalf of (specify):  
under:  CCP 416.10 (corporation)  CCP 416.60 (minor)  
 CCP 416.20 (defunct corporation)  CCP 416.70 (conservatee)  
 CCP 416.40 (association or partnership)  CCP 416.90 (authorized person)  
 other (specify):
  - by personal delivery on (date):

518

Edwards Family Farm  
22801 Gillis Hill Rd.  
Colfax CA 95713  
(530) 637-4211

February 5, 2008

John Marin, Agency Director  
Placer County Community Development resource Agency,  
3091 County Center Drive, Suit 190  
Auburn CA 95603



re: Comments on the draft negative declaration for the proposed Bunch Creek Rezone (PREA T20060521)

Dear Director Marin,

Below are comments on the draft Mitigated Negative Declaration for the Bunch Creek Rezone (PREA T20060521) issued by County staff on or about January 11, 2007.

Overall, the declaration contains dozens of factual errors and omissions. As a result, the analysis of many of the impact areas, and some of the proposed mitigation measures are significantly flawed. In addition, there are several areas of impacts which are not addressed at all, and for which no mitigation is identified. This document is insufficient and can not be used a basis for concluding that the proposed rezone would have no unmitigated impacts. In addition, by its very nature, this rezone is a major, long-term change in land use. The CEQA document for this proposal needs to include a thorough, long-term cumulative impacts analysis.

Due to the extensive problems with this document, we believe the county needs to correct the factual errors, provide the missing data (including field data) and analyses, reanalyze the impact categories, and reissue the resulting CEQA document for public review and comment.

What follows are detailed comments that are presented in the same order as the related sections in the draft declaration. These comments identify problems in the document as they relate to: Factual errors, Factual omissions, inadequate mitigation, and unmitigated impacts. Attached are documents in support of our comments; specifically an USDA site-specific soils analysis of the applicant parcel, and letters from existing neighbors regarding conflicts between subdivisions and timber harvests.

#### Detailed Comments

- A. Page 1: Factual error: The language in the declaration indicates that the minor land division was finalized for the applicant's (Basquin/Parker) land. Checking with county planning staff, they report that this subdivision was *tentatively* approved as a subdivision of TPZ land in 2005, but will not be final until the required improvements (road and other) are completed.
- B. Page 1: Factual error: The declaration states that under TPZ, one of the 3 parcels created in the 2005 parcel map could be further subdivided. But since the minimum parcel size in TPZ is 160 acres, the largest of the applicant's tentative parcels (277.5 acres) does not meet the 320 acre minimum size for a 2 split. At the present time, since the 2005 minor parcel split is not final, this land contains only one parcel (597 acres).
- C. Top of Page 2: Factual errors: This section refers to an application for a timberland conversion

following are errors contained in the description of that permit application and other information from CDF:

- I. The site was not harvested in 1990.
  - II. The characterization that the previous owners "split the land and placed (it) in timber production zoning" is incorrect. Actually, the land was put into TPZ under a single ownership (partnership) as single parcel under List A in 1977. The partnership was created in 1946 and partitioned in 1989.
- D. Center of Page 2 – B Factual Errors: "Environmental Setting": Contains the following errors and misrepresentations:
- I. "Site" -- Fails to state that the current Timber Production Zoning is 160 acre minimum parcel size, and fails to state that part of the site is in the American River Canyon.
  - II. "North" -- Fails to mention that 2 of the 3 parcels to the north are Timber Production Zoning with a 160 acre minimum parcel size.
  - III. "East" -- Mischaracterizes this as only have a zoning of FBX 20, and as being "developed with medium density single-family residences ...". In reality, of the 1.25 miles on the eastern boundary of the site, .75 miles is undeveloped TPZ land and .5 miles is owned by BLM (this single parcel is zoned Water influence in the general plan, and is mostly on the steep side of the American River Canyon). The declaration states "Parcels to east are developed with medium density single-family residence, with rear yards containing many oaks which provide a buffer to the project site". In reality, there are no houses on the immediate east side of the Basquin/Parker land, this area is in the American River Canyon – the nearest houses several miles away.
  - IV. "West" -- Mischaracterizes the land as a large parcel along the south line and medium density residential development along the north portion. In reality, the south ½ mile is a large undeveloped parcel in Bunch canyon. The middle ½ mile has 5 parcels which contain a total of 2 houses. And the north ¼ mile is Timber Production Zoned land.
- E. Page 3, C. Previous Environmental Documents: Factual errors: The declaration lists the Foresthill Community Plan EIR as a reference EIR. The applicant's land is not within the boundaries of the Foresthill Community Plan EIR.
- F. Page 5 - I. Aesthetics:
- I. Factual error: The discussion section for "Aesthetics" states that this project "does not include any development of the site." This is untrue. The applicant obtained tentative approval for a 3 parcel subdivision in 2005. Once the applicant completes the required improvements this subdivision will be finalized. However, since the land is still in TPZ, the applicant and subsequent owners have no right to build houses on these parcels. Approval of this proposed rezoning will give them that right, allowing 3 homes where none are now allowed, without any further environmental assessment and public review.

Furthermore, while not part of the current project, this rezoning could result in a total of 7 houses that are not allowed under the current zoning. This CEQA review is the correct place for assessing the cumulative impacts of the full development that will result from this rezoning.

- II. Unmitigated impacts: The Discussion "All Items:" on page 5 acknowledges that the Placer County General Plan considers the ridges west of the North fork of the American river to be scenic resources. If this rezone is approved, 3 houses will be immediately allowed, and up to 7 houses will be eventually allowed on this property without further rezoning. The only flat, accessible, buildable land on the property is on the ridgetops. So the rezone will likely result in compromising the scenic resource with residential development.

- I. Factual error: The discussion section, item II-1,3: refers to a conclusion that the land has poor growing conditions for conifer forests. This is part of the economic justification for rezoning the land from Timber production to a residential zoning. However the "poor growing conditions" conclusion is factually incorrect. This land was part of a detailed soils analysis conducted by US Department of Agriculture in 1966. This analysis found 23 separate soils areas on what is now the applicant's land (see attachment A). While the study showed 2 small areas that were too rocky for commercial forests, it also showed that approximately ½ the land has soils with 100 year Ponderosa pine site indices of 95 to 100 (considered a medium site class) and approximately ½ has soils with 100 year indices of 118 to 120 (considered medium to high site class). In addition, according to the same soils analysis, the 520 acre TPZ parcel immediately to the north of this land has a very similar mix of soil types – and it is currently growing excellent quality pine and Douglas fir timber. All of this, along with historical information indicating that the applicant's land has produced several million board feet of timber in the last 60 years, contradicts the conclusion in the item II-1,3: that the Basquin/Parker land is poorly suited for growing forest.
- II. Factual omission: The discussion for sections 1 & 3 also concludes that restocking the land and growing timber will be economically infeasible. While the discussion refers to a forest management report, neither this reference report nor the discussion offer real economic analysis to substantiate the conclusion.
- III. Unmitigated Impacts: As discussed above, this rezoning would result in conversion of medium to medium-high site timberland to non-timber uses. As discussed below, it is likely that, if rezoned, this land will never be returned to the forest that it once was. In addition, if rezoned to residential uses, the 200 acres that was not burned and is stocked will likely not be maintained as productive forest. Yet despite these likelihoods, the document offers no mitigation for the agricultural and environmental impacts of this conversion.

Support for the statement that a rezoning will likely result in a permanent conversion of this land from its former status as mixed conifer forest to bushland with some oaks is as follows:

- i. The brush and vegetation which have come to dominate the land since the Ponderosa fire are aggressive excluders of native conifers, particularly Ponderosa pine. This, and the lack of conifer seed trees in the immediate area, means that it will be difficult for this land to naturally reforest. Reforesting will take affirmative management in the form of site preparation and replanting.
- ii. Post-wildfire restocking is standard forestry practice throughout the forest regions of the Western US. There was (and is) government money available to share the cost of replanting/restocking. Neighboring land also burned in the Ponderosa fire was successfully restocked with commercial conifers immediately after the fire. However, there was no attempt to reforest the applicant's land after the Ponderosa fire.
- iii. There is no discussion in the negative declaration about replanting the land to conifers, and so presumably no plans to do so.
- iv. In addition, this rezoning would take this land out of the timberland market and put it in the high-end residential market. With the resulting change in land values, growing a forest for the production of timber will truly become uneconomic. And as a result of the change in land price, the land will likely come to be owned by people whose priorities and land investment activities are residential, not forest. So it is not likely that future residential owners would do the replanting necessary to restore conifer forest on the burned portions of the applicant's land.

neighboring TPZ and does not provide adequate mitigation. The result is significant unmitigated impacts.

The discussion on page 6 of the negative declaration states that the rezoning may result in land-use conflicts between future residents of the applicant's land and adjacent forest and agricultural operations. But the declaration only considers only noise and dust issues. There are other issues that have caused significant conflicts when residential development was allowed next to existing TPZ land. (See attached letters from neighbors to a TPZ parcel regarding potential conflicts with a permitted harvest.) The areas of conflict that must be addressed in the CEQA document include:

- Residential neighbors objecting to permitted timber harvests,
- Residential neighbors objections to harvesting trees that may change their view
- Residential neighbors objecting to logging trucks using the county road
- Residential neighbors living more than 100 feet from the TPZ boundary objecting to the noise and other aspects of harvesting activities.
- Residential neighbors' dogs harassing livestock on the TPZ land
- Residential neighbors regularly trespassing on TPZ land
- Lawsuits by neighbors attempting to gain access through TPZ land for development purposes.

These conflicts have arisen due to the subdivision the county approved on our western boundary. Adding another subdivision that runs along our southern boundary will make the economics of growing timber all the more difficult. The negative declaration offers a 100' setback from the remaining TPZ parcels as sole mitigation for conflict impacts. Yet most of the conflicts between the TPZ owners and neighboring subdivisions were from subdivision people who lived more than 100 feet from our boundary. Therefore, the negative declaration does not include adequate mitigation for impacts to neighboring TPZ.

- V. Unmitigated impact: County-Wide Impacts – Rezoning this parcel could encourage conversion of TPZ parcels throughout the eastern half of the county. The negative declaration offers no mitigation for this broader impact.

Placer County landowners are facing great pressure to convert their working land for real estate developments. Within the County's forested areas, many of the remaining parcels are Zoned TPZ. Up until now, the severe restrictions associated with TPZ have left these parcels largely untouched by development pressure. But this rezoning proposal is a test case that will set a precedent, and may determine the eventual fate of much of the County's forest.

The Discussion page 6 of the negative declaration offers arguments as to why the rezoning and conversion of the Basquin/Parker land is justified. Those arguments include the following key elements:

- the property was heavily logged,
- 2/3 of the property was burned in a wildfire (at least in part because the historic fuel breaks had not been maintained)
- the owners failed to even minimally replant to conifers following the fire.
- there is no near term expectation of commercial timber harvests on this site
- Overall the economics of keeping this land in forest is less attractive than the economics of rezoning and subdividing.

These same arguments for rezoning could be applied to other TPZ land.

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wildfires. The negative declaration did not address this impact.

H: Page 6 & 7, Air quality: The table and discussion on pages 6 and 7 conclude in error that this rezoning proposal would have no impacts on air quality.

I. Unmitigated impact -- This is a Transportation-generating project. When built-out with 7 residences, this project will generate a large number of additional trips a year; we estimate approximately 7000 trips per year. This would be a considerable addition to the transportation-generated air pollution, particularly since the residents may need to commute long distances to jobs in the Sacramento valley.

II. Unmitigated impacts -- In addition, because this is a precedent setting project, the broader air quality implications could be great.

There is no mitigation offered in the negative declaration for these impact.

I. Pages 7 & 8, Biological Resources: The table and discussion concludes in error that this proposed rezoning would have no impacts on biological resources. This erroneous conclusion is partly based on incorrect information, and partly on information and analysis that is absent from the document.

I. Factual error -- The discussion on page 8 concludes that the rezoning proposal would not include any development of the site. But as pointed out in section F.I above, the approval of this proposal would immediately allow 3 houses where they are not currently allowed. In addition, the proposal would ultimately result in at least 7 residential parcels on land that now allows no residences. Therefore the conclusions are based on incorrect information.

II. Factual omissions --

- a. This section of the negative declaration concludes that the proposed rezone and conversion would have no impact on sensitive species or their habitats. But there is no information or analysis presented or referenced to support this conclusion.
- b. Further, as discussed in section G above, the applicant argues against restoring the land to its former status as a mixed conifer forest. By implication, this means that the land will continue in its current status as a wildfire-induced brush field with scattered oaks that survived the fire rather than its former status as conifer forest and mixed conifer forest. In addition, this proposed rezoning would fragment what is now a large block of undeveloped land. Overall, this would mean the permanent loss of a large block of conifer and mixed conifer forest. But there is no analysis presented to conclude that this would have no impacts on Biological Resources.

III. Unmitigated Impacts --

- a. Without information and analysis to support the conclusion of no Biological Resource impacts, this document must conclude that impacts to Biological Resources are possible. As a result, the document needs to either provide such information and analysis, or offer mitigations for any impacts that may be possible (for example, impacts on sensitive amphibians and raptors). Yet this document offers no such mitigations.
- b. More broadly, because this project is precedent setting, it could well encourage other timberland owners to strip and/or burn their land, and rezone for development. The overall impacts on forest habitats in Placer County could be devastating. Yet this document offers no mitigation for this possibility.

J. Page 8, Cultural Resources:

I. Factual error -- As discussed in sections F & I above, this negative declaration ignores the fact that the Rezoning automatically allows 3 houses on a parcel that here-to-fore did not have the right to residences. Therefore the conclusions are based on incorrect information.

II. Factual omission -- This document does not reference either site specific studies or broader

mining dump sites, etc.). And since neighboring land holds the site of a Native American village, this land is likely to contain Native American artifacts.

III. Unmitigated impacts – There is no discussion of mitigating impacts the rezoning may have on cultural resources.

K. Page 9 & 10, Hazards and Hazardous Materials:

I. Factual error -- The discussion item VII-4 mentions 2 mine tunnels – one exposed and one covered. In fact, there are at least 8 historic mines and a stamp mill on this property. If mining activity creates concerns about hazardous materials, all of these should be examined.

II. Factual error – The discussion item VII-7 states that this proposed rezoning would not include the development of the site. But as shown in sections F & I above, this is factually incorrect. Therefore these conclusions are based on incorrect information.

III. Factual omission – This property has been given the highest wildfire hazard ranking in the California Fire Plan. In the past 50 years it has experienced 3 major wildfires, culminating in the destruction of approximately 2/3 of the forest on the land in the 2001 Ponderosa fire. Rezoning this land from TPZ to residential uses would seem inappropriate without an expert's analysis of the health and safety impacts from the standpoint of future wildfires. Unfortunately no such analysis has been referenced or offered.

IV. Factual omission – The Mitigation measures – Item VII-7 mentions mitigation measures designed to reduce the threat of wildland fire damage. But the language in measures 1 & 2 are not specific as to the details, location, and timing of the installation and maintenance of the shaded fuel breaks and access roads. Measures 3 & 4 do not identify which roads will be so treated. Measure 8 does not specify when, where, and how many water storage tanks will be installed.

V. Unmitigated Impacts – This section of the document fails to mitigate, or fails to adequately mitigate the following impacts:

- a. toxic hazards from mine tailings and mine mill tailings
- b. physical hazard of open mines (the negative dec mitigates one open tunnel, but there are several more that would still be open.)
- c. the wildfire hazard mitigations, as described, are inadequate, and it is possible that allowing houses on the ridgetops of this property would create wildfire risks that are not mitigatable.

L. Page 11 & 12, Hydrology and Water quality:

I. Factual Error -- The discussion item VIII-1 states that this proposed rezoning would not include the development of the site. But as shown in sections F & I above this is factually incorrect. Therefore the conclusions are based on incorrect information.

II. Unmitigated Impacts –

- a. The applicants will need to prove a potable water supply is available for the three houses that will be immediately approved if this rezoning proposal is approved.
- b. there may be other unmitigated hydrologic impacts that have not been discussed because of the incorrect conclusion discussed in section L.I above

M. Pages 12, 13 & 14, Land Use and Planning:

I. Factual errors

- a. The discussion – Item IX-3,4,5 is incorrect. The site was not legally harvested for marketable timber in 1990.

II. Inadequate mitigation –

- a. Mitigation Measures-Items IX3,4,5 are inadequate. As discussed in section G.III.b above, the 100' buffer is not sufficient to prevent conflict between residential development and TPZ

- a. As discussed in section G.III.c above, if approved, this rezoning proposal could encourage conversion and development in forestland throughout the county.
- b. The discussion Item IX-7 erroneously concludes that the proposed rezoning will not result in a substantial alteration of the present and planned land use of the site. As discussed in section G.III.a above, the proposed rezoning would permanently convert the land use of the site. For this impact, the negative declaration offers no mitigation.

N. Page 15, Public Services:

I. Factual error – The discussion item at the bottom of page 15 states that this proposed rezoning would not include the development of the site. But as shown in sections F & I above this is factually incorrect. As a result, this document incorrectly concludes that the proposed rezoning will have no impact on fire protection services, and on the maintenance of public roads.

II. Unmitigated Impacts --

- a. Fire protection – the project certainly has the long term impact of increasing the demand for protecting houses during wildfires. Yet those impacts are not mitigated.
- b. Maintenance of public roads – In the long term, the project will increased traffic, and resulting wear and tear, on Yankee Jim's road. This issue is unlikely to be raised in subsequent minor parcel splits. Now is the time to analyze it, particularly if there is any move toward increasing the area's density in the community plan update. The declaration did not do this.

O. Pages 16 & 17, Transportation:

I. Factual error -- The discussion item at the top of page 17 states that this proposed rezoning would not include the development of the site. But as shown in sections F & I above this is factually incorrect. As a result, this document incorrectly concludes that the proposed rezoning will have no impact on traffic.

II. Unmitigated impacts – As discussed above in section G, there has already been significant conflicts between the Edwards family and residents of existing neighboring subdivisions in regard to periodic timber harvests on the Edwards TPZ parcel. Some of the most significant of those conflicts concerned the unwillingness of subdivision neighbors to share public roads with trucks hauling logs to market. The proposed subdivision would add residential neighbors along our southern boundary. They would share the same county road with our haul trucks; and, in addition, share an easement road as well. It is reasonable to expect traffic conflicts between these future neighbors and the Edwards haul trucks. But the negative declaration does not discuss these significant impacts, nor does it identify any mitigation measures.

P. Page 17, Utilities and services issues:

I. Factual error -- The discussion item at the bottom of page 17 states that this proposed rezoning would not include the development of the site. But as shown in sections F & I above this is factually incorrect. Therefore the conclusions are based on incorrect information.

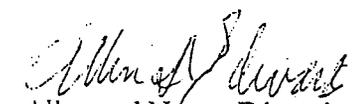
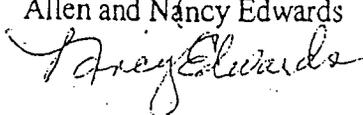
II. Unmitigated impacts – Because of the factual error discussed above, the mitigated negative declaration fails to propose mitigations for the impacts of residential water supply and on-site sewage disposal.

- a. According to the environmental questionnaire, there have been no wells dug for the 3 parcels created by the 2005 minor parcel split – for which this rezoning would allow houses.
- b. Neither have there been perc and mantle tests for the three parcels.

significant factual errors and omissions. As a result, the declaration comes to a number of unsupported conclusions regarding the need for mitigations, and the adequacy of proposed mitigations. In additions, there are several impacts and potential impacts of the proposed rezone that the document does not attempt to mitigate. As a result, the conclusion in this section are unsupported.

Please feel free to contact us if you have any questions about the above comments.

Sincerely,

  
Allen and Nancy Edwards  


Attachment A

Rezoning - Soils map

The listing below shows the soils Types on Basquin/Parker land, as taken from the February 1965 site-specific soils map - compiled by the Staff from the USDA's Soil Conservation Service. Overall, based on the 1965 site-specific soils survey, approximately 1/2 of the Basquin/Parker land is medium site land (site index 95 - 100) and half is higher site land (site index approximately site index of 120), with a very small portion in rocky land. The specific soil types found on this land are as follows:

Soils in areas that were not burned in the Ponderosa Fire

<u>Soil Symbol on Map</u>	<u>Soil Type</u>	<u>Pine Site Index(100 yr)</u>
4M4E/70G-2	Mariposa Loam	95 - 100
5VVME/46G-1	Rockland	-----
2M43E/55G-1	Sites Loam	120
4M4E/50F-1	Mariposa Loam	95 - 100
3M4YE/19E-1	Josephine Loam	118
4M4E/51G-1	Mariposa Loam	95 - 100
4RM4YE/40F	Sutherlin Loam	about 120 (4)
3M4YE/54G-1	Sutherlin Loam	about 120 (4)
3M4YE/32F-1	Sutherlin Loam	about 120 (4)

Soils in areas that were burned by the Ponderosa Fire

<u>Soil Symbol on Map</u>	<u>Soil Type</u>	<u>Pine Site Index(100 yr)</u>
3M4YE/ 54G-1	Sutherlin Loam	about 120 (4)
5VVMB/62G-2	Rockland	-----
3M4YE/32F-1	Sutherlin Loam	about 120 (4)
4M4E/60G-2	Mariposa Loam	95 - 100
2M4YE/40F-1	Sutherlin Loam	about 120 (4)
3M34E/38F-1	Sites Loam	120
4M43E/38F-1	Mariposa Loam	95 - 100
3M43E/15D-1	Sites Loam	120
4M4E/35F-1	Mariposa Loam	95 - 100
4rM4E55G-1	Mariposa Loam	95 - 100
4rMC/25E-1	Dubakella	60
3rM4E/65G-1	Josephine Loam	118
4rME4/15D-1	Mariposa Loam	95 - 100
3rM43E/43F-1	Sites Loam	120

- Notes:
- 1) the soil classifications were read off the soil map from left to right and top to bottom
  - 2) The Soil classifications came from the Table that accompanied the soils map in the 1965 study.
  - 3) The 100 year pine site indexes came from Table 4 of the Soils Survey of Placer County, California - Western Part. By USDA Soil Conservation Service, issued 1980.
  - 4) The Soil Survey ... cited in # 3 above did not list Southerlin Loam site indexes. Given the soil depth and texture, they should be approximately the same as Sites Loam.

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# SOIL SURVEY SUMMARY

Cooperator: Barnes & Edwards - #10 (Revised)

Date: February - 1965

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile			Average Slope in %	Erosion	Suitable Land Uses	Limiting Factor or Remarks
				Texture		A.W.C. Inches				
				Surface	Subsoil					
III e1	3M43E 15D-1	SITES	20-36"	Loam	Clay Loam	6-10"	15% 10	SLIGHT	PASTURE, RANGE, WOODLAND, WILDLIFE	depth / wood slope / grass
III e3	3M4YE 8C-1	SUTHERLIN	20-36"	Loam	clay	4-6"	8% 10	SLIGHT TO MED	PASTURE RANGE WOODLAND WILDLIFE	depth slope woodland grass
III e9	3M43E 6C-1 15D-1	SITES	20-36"	Loam	clay Loam	6-10"	6-15% 10	SLIGHT	PASTURE RANGE  WOODLAND WILDLIFE	depth slope woodland grass
III e8	3M4E 2B± 5C-1 10D-1	JOSEPHINE	20-36"	Loam	Loam	4-6"	2-10% 10	"	PASTURE RANGE  ORCHARD WOODLAND WILDLIFE	depth slope woodland grass
IV e1	2M43E 25E-1	SITES	36-60"	Loam	clay Loam	8-12"	25% 10	"	RANGE PASTURE WOODLAND WILDLIFE	depth slope woodland grass
IV e8	3M43E 25E-1	SITES	20-36"	Loam	clay Loam	6-10"	25% 10	"	Loam PASTURE WOODLAND WILDLIFE	depth slope wood. grass 4

# SOIL SURVEY SUMMARY

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Cooperator: \_\_\_\_\_

Date: \_\_\_\_\_

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile		A.W.C. Inches	Average Slope in %	Erosion	Suitable Land Uses	Limiting Factor or Remarks
				Texture Surface	Subsoil					
IVe8	3M4YE 16E-1 19E-1	SUTHERLIN	20-36	Loam	Clay	4-6	16-19	Slight wood to severe	RANGE PASTURE woodland wildlife	Depth slope
IVe8	3M4E 20E-1 25E-1	JOSEPHINE	20-36	Loam	Loam	4-6	20-25	"	RANGE PASTURE woodland wildlife	woodland grass
IVe8	4M4E 30E-2	MARIPOSA	10-20	Loam	Heavy Loam	2-4	30	"	Christmas trees RANGE wildlife	"
VIe1	2M43E 32F-1	SITES	30-60	Loam	Clay loam	8-12	32	"	RANGE woodland wildlife	woodland grass
VIe1	3M43E 33F-1 33F-1 35F-1 38F-1	SITES	20-36	Loam	Clay loam	6-10	32-38	"	RANGE woodland wildlife	wood. group 5
VIe81	3M43E 33F-1	SITES	20-36	Loam	Clay loam	6-10	33	"	RANGE woodland wildlife	wood group

# SOIL SURVEY SUMMARY

Cooperator: \_\_\_\_\_

Date: \_\_\_\_\_

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile			Average Slope in %	Erosion	Suitable Land Uses	Limiting Factor or Remarks
				Texture		A.W.C. Inches				
				Surface	Subsoil					
VI e1	$\frac{3M4YE}{32F-1}$	SUTHERLIN	20-36	Loam	Clay	4-6	32	Moderate to severe	Range woodland wild life	depth slope
VI c1	$\frac{4M4E}{35F-1}$ 50F-1	MARIPOSA	10-20	Loam	Heavy loam	2-4	35-50	"	Range woodland wild life	depth slope wood young ?
VI e8	$\frac{2M4YE}{42F-1}$	SUTHERLIN	36-60	Loam	Clay	4-6	40	"	Range <del>pasture</del> woodland wild life	slope depth
VI e8	$\frac{3M4YE}{19E-1}$ 32E-1 54G-1	SUTHERLIN	20-36	Loam	clay	4-6	19-54	"	Range pasture woodland wild life	slope depth
VI c8	$\frac{3M4E}{40F-2}$	JOSEPHINE	20-36	Loam		4-6	40	"	Range woodland wild life	slope depth wood young ?
VI c81	$\frac{3M4E}{40F-1}$	JOSEPHINE	20-36	Loam		4-6	40	"	Range woodland wild life	slope depth wood young ?

# SOIL SURVEY SUMMARY

Cooperator: \_\_\_\_\_

Date: \_\_\_\_\_

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile			Average Slope in %	Erosion	Suitable Land Uses	Limiting Factor or Remarks
				Texture		A.W.C. Inches				
				Surface	Subsoil					
VI e 81	4M4E 31F-1	Maniposa	10-20	Loam to heavy loam	2-4	21	Mod to severe	Large woodland well-drained	depth slope	
VI e 8	4M4E 50F-1	MANIPOSA	10-20	Loam to heavy loam	2-4	50	"	Woodland well-drained	depth slope	
VI 84	4M4E 50F-1 40F-1	MANIPOSA	10-20	Loam to heavy loam	2-4	40-50	"	Woodland well-drained	slope depth	
VI 51	2Am43E 31E-1 40F-1	SITES	36-60	Loam Clay loam	8-12	71-40	"	Large woodland well-drained	slope depth	
VI 51	2AA43E 50F-1	SITES	36-60	Loam Clay loam	8-12	50	"	Large woodland well-drained	slope depth	
VI 51	3Am43E 43F-1	SITES	20-36	Loam Clay loam	6-10	43	"	Large woodland well-drained	slope depth	

# SOIL SURVEY SUMMARY

Cooperator: \_\_\_\_\_

Date: \_\_\_\_\_

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile		A.W.C. Inches	Average Slope in %	Erosion	Suitable Land Uses	Limiting Factor or Remarks
				Texture						
				Surface	Subsoil					
VI S1	31m4E 16E-1	JOSEPHINE	20-36	loam		4-6	16	Mod	Range Pasture woodland wildlife	depth rocks
VI S81	31m4E 3B±	JOSEPHINE	20-36	loam		4-6	3	Slight	Range Pasture woodland wildlife	depth rocks slope
VI S8	49m4E 3B±	MIXED LAND	10-20	Gravelly loam		4-6	3	"	Range Pasture woodland wildlife	depth gravel variability
VI S8	41m4E 40F-1	SUTHERLIN	10-20	loam	Clay	4-6	40	Mod to Severe	Range <del>Pasture</del> woodland wildlife	slope depth rockiness
VI S84	41m4E 15D-2	MARIPOSA	10-20	loam	Heavy loam	2-4	15	Mod	Range Pasture woodland wildlife	depth rockiness slope
VI S9	31m4C 15G-1	Dubakella	20-36	loam	Clay loam	4-6	15	"	Range Pasture woodland wildlife	depth slope

## SOIL SURVEY SUMMARY

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Cooperator: \_\_\_\_\_

Date: \_\_\_\_\_

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile			Average Slope in %	Erosion	Suitable Land Uses	Limiting Factor or Remarks
				Texture		A.W.C. Inches				
				Surface	Subsoil					
VII c1	3M 43E 51G-1	SITES	20-36	Loam	Clay Loam	6-10	51	Mod to Severe	Woodland wildlife	Slope depth
VII c1	4M 4E 55G-1 70G-2	MARIPOSA	10-20	Loam	Heavy Loam	2-4	55-70	Mod to Severe	Woodland wildlife	Slope depth
VII e7	4M 4E 70G-2	MARIPOSA	10-20	Rocky Loam		2-4	70	Mod to Severe	Woodland wildlife	Slope Rockiness depth
VII e8	2M 4YE 49G-1	SUTHERLIN	36-60	Loam	Clay	4-6	49	Mod to Severe	Woodland wildlife	Slope depth
VII c8	3M 4YE 54G-1	SUTHERLIN	20-36	Loam	Clay	4-6	54	Mod to Severe	Large Woodland wildlife	Slope depth
VII c8	4M 4E 60G-2 70G-1	MARIPOSA	10-20	Loam	Heavy Loam	2-4	60-70	Mod to Severe	Woodland wildlife	Slope depth

# SOIL SURVEY SUMMARY

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Cooperator: \_\_\_\_\_

Date: \_\_\_\_\_

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile		A.W.C. Inches	Average Slope in %	Erosion	Suitable Land Uses	Limiting Factor or Remarks
				Texture						
				Surface	Subsoil					
VII e 81	4M4E 50F-1 60G-1 70G-2	MARIPOSA	10-20	loam	Heavy loam	2-4	50-70	Slight mod.	Low woodland wildlife	Slope Depth
VII e 81	3M43E 55G-1	JOSEPHINE	20-36	loam		4-6	55	Slight mod to severe	Low woodland wildlife	Slope depth
VII c 81	3M4E 55G-1	JOSEPHINE	20-36	loam		4-6	55	"	Low woodland wildlife	Slope depth
VII 50	5XZ 2A-0	RIVERWASH	0-10	Variable		0-2	2	"	Low wildlife	Stoniness Rockiness
VII e 7	4M4E 70G-2	MARIPOSA	10-20	Rocky loam		2-4	70	mod to severe	Low woodland wildlife	Slope depth Rockiness
VII 58	4M4E 51G-1	MARIPOSA	10-20	loam	Heavy loam	2-4	51	"	Low woodland wildlife	Slope depth

# SOIL SURVEY SUMMARY

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Cooperator:

Date:

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile			Average Slope in %	Erosion	Suitable Land Uses	Limiting Factor or Remarks
				Texture		A.W.C. Inches				
				Surface	Subsoil					
VII 58	41m4E LSG-1 80G-1	MANIPOSA	10-20	Loam	Heavy loam	2-4	65-80	Wd to SW	Rangeland woodland wildlife	Slope depth Rockiness
VII 584	41m4E 15D-1	MANIPOSA	10-20	"	"	2-4	15	Wd	Rangeland Pasture woodland wildlife	Depth Slope Rockiness
VII 584	41m4E 9D-1	MANIPOSA	10-20	Rocky loam	"	2-4	9	"	Rangeland Pasture woodland wildlife	depth Rockiness slope
VII 58	31m43E 55G-1 65G-1	SITES	20-36	Rocky loam	Rocky clay loam	6-10	55-65	Wd to SW	Rangeland woodland wildlife	Slope depth Rockiness
VII 581	31m43E 85G-1	SITES	20-36	"	"	6-10	65	Settle	Rangeland woodland wildlife	Slope depth Rockiness
VII 581	31m4E 65G-1	JOSEPHINE	20-36	Loam	"	4-6	65	SW	Rangeland woodland wildlife	Slope depth Rockiness

# SOIL SURVEY SUMMARY

536

Cooperator:

Date:

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile			Average Slope in %	Erosion	Suitable Land Uses	Limiting Factors or Remarks
				Texture		A.W.C. Inches				
				Surface	Subsoil					
VII S8	4V1M46 706-1	Duickella	10-20	Very Rocky loam	Very Rocky clay loam	2-3	70	light Wet to swire	Range woodland wildlife	Slope depth Rockiness
VII S8	4V1MC 25E-1	Duickella	10-20"	"	"	2-3	25	"	Range Pasture woodland wildlife	depth slope Rockiness
VIII S1	5V1ME 466-1	Rockland	0-10"	Very Rocky loam		0-2	46	"	Range woodland wildlife	depth Rockiness slope
VIII S1	5V1ME 606-1	Rockland	0-10"	"		0-2	60	"	Range woodland wildlife	"
VIII S1	5V1MB 626-2 706-1 706-2	Rockland	0-10"	"		0-2	62-70	"	Range woodland wildlife	"
VIII S8	5V1M4E 626-2	Rockland Mudstone	0-10"	"		0-2	62	"	Range woodland wildlife	"

# SOIL SURVEY SUMMARY

Cooperator: \_\_\_\_\_

Date: \_\_\_\_\_

Land Capability Unit	Symbol on Map	Correlated Soil Name	Effective Depth	Soil Profile		Average Slope in %	Erosion	Suitable Land Uses	Limiting Factors or Remarks
				Texture					
				Surface	Subsoil				
VIII 58	5VMB 706-1	METASEDI-MENTARY	0-10	W. Rocky loam	0-15"	70	Mod to severe	Watershed wildlife <del>pasture</del>	Slope rockiness Depth
VIII 591	5V1MC 706-1	SERPENTINE	0-10	"	0-12"	50	V	Watershed wildlife <del>pasture</del>	Slope rockiness Depth Toxicity

Appendix 3

April 26, 1993

*Allen Edwards*

Mr. Jack Warren, Director  
Placer County Public Works Dept.  
11444 B Ave.  
Auburn, CA 95603

Subject: N.T.M.P. # N-2-93-1

My husband and I wish to add our names to those opposing the logging operation proposed by Allen and Nancy Edwards of Davis, California, in our area.

We feel strongly that this harvesting of the trees would not only be detrimental to the environment but would be a blight on this neighborhood. All of the homes here were built because of the aesthetic beauty and natural environment and to divest such a large area of so many trees would not only be disastrous to the wild life but would cause a reduction of property values.

As we understand it, they plan to drive logging trucks on 1.25 miles of Yankee Jim Rd., which is a very narrow road and would be extremely unsafe for residents driving to and from their homes and school, work, etc.

We hope you will take our concerns under consideration and reconsider this logging operation.

Sincerely,

*Ella May Staskus*

Ella May Staskus

*Ben Staskus*

Ben Staskus

P.O. Box 1419 (23750 Grandview Ave.)  
Colfax, CA 95713

ES/es

- CC: Allen and Nancy Edwards
- Cathy Schori, CDF - Region II
- Dave McNamara " " "
- Wendell Reeves, Regional Forester, CDF - Region II
- Clark Newton, Engineer Placer County Public Works Dept.

93 APR 29 PM 12:27  
REC'D OFFICE


*10/6*  
*C.R.*  
*K.F.*  
*ms. the*

Fred & Karen Basquin, III  
22057 Porcupine Ridge Road  
Colfax, California 95713

May 25, 1993

Department of Forestry  
13760 Lincoln Way  
Auburn, California 95603

Dear Ken Neilson,

This letter is being written in opposition of the proposed logging operation taking place on Yankee Jims Road, Colfax, California. As residents and concerned citizens, we very much object to the problems a project of this magnitude would create. We have lived on Porcupine Rige Road for the past 12 years and seen the development of land all around us, including our own. We have no objection with development. We do object to stripping the land and ruining natural habitat for our wildlife. We happen to know that Camels Hump, one of the proposed areas for clearing, is the home for 2 black bears, which we have seen onoccasion while hiking in that area. We don't feel it is our position to tell the owner of his property how to manage it. It is, however, our business when his capitalization infringes upon our safety when traveling on Yankee Jims Road. As we are sure you are aware, Yankee Jims Road is a narrow, curvey road, only 16 feet across in some areas, barely allowing ordinary cars to pass safely in the opposite directions. If large logging trucks are allowed to travel on this narrow road, our safety, our families safety, friends and neighbors safety, and even strangers safety will be in jeopardy. Logging trucks have quite a reputation for driving faster that the law and conditions permit. Not to mention, Placer County will not get involved with this project, however, they will make a profit from its harvest of timber. In the meantime, the owner of the property being logged makes a profit and no provisions or responsibility of road maintenance is even a consideration. We feel the burden and responsibility for road maintenance and safety should be placed on the project land owner and we fully support our neighbors who are pushing to at least see some safety measures taken. If these steps are not taken,

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who would be responsible if there was a serious accident? We urge you to please review this project more carefully.

We thank you kindly for your attention regarding this matter.

Sincerely,

*Fred & Karen Basquin, III*

Fred & Karen Basquin, III

cc: Rex Bloomfield  
Jack Warren  
Jan Witter  
Kathleen Schori

May 27, 1993

Kathleen Schori  
Dept. of Forestry & Fire Protection  
6105 Airport Road  
Redding, CA 96002  
FAX#224-4341

Re: NTMP Plan No. N-2-93-1  
Colfax Logging

Dear Ms. Schori,

As nearby neighbors of the Edwards' Yankee Jim property we have some real concerns regarding the impact of their logging operation (and logging trucks) on the terrain and our roads.

Has an environmental impact study been performed on this operation? How would we best find out the results of this?

Measures we would like to see CDF take include:

- 1) Require the use of flagman on Yankee Jims Road to prevent head-on collisions.
- 2) Prohibit log hauling during commute and school business hours.
- 3) Prohibit logging operations on weekends and holidays and limit the use of power equipment to the hours between 6:00 a.m. and 5:00 p.m.
- 4) Require the posting of a Performance Bond to help cover the cost of road repairs.

We live 1/2 mile West of Yankee Jims Road on Sierra View Drive, off Canyon Way. Canyon Way between our road and Yankee Jims Rd. claims a life every 6 months to 2 years due to the dangerous curve. Our approach to Canyon Way from Sierra View Drive is already hazardous due to this blind curve. If we need to worry about logging trucks flying around that curve I fear the fatalities will increase.

If they approach Highway 80 from the other direction on Canyon Way, the curve prior to Yankee Jims merging onto Canyon Way is tricky, too, and someone could easily run right into a big, slow merging lumber truck as they clip along Canyon Way.

Please keep us apprised of this situation, or let us know how we can stay informed.

Robert Caskey      Linda L. Fisher

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cc: R  
RF  
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6-10-93

541

Robert C. Fisher, Jr.  
222 Sierra View Drive, Colfax, CA 95713  
(916) 637-4180

Linda L. Fisher

To: Kathleen Schori  
Re: NTPM plan No. N-2-93-1  
From: Teresa Root

NOV 26 AM 11:50  
D. COFFEE II


I am writing regarding a timber harvest plan that will affect people living on or around Yankee Jims Rd. It is my understanding that a timber harvest operation will begin this summer.

I am requesting an evening public hearing for people in the ~~log~~ Yankee Jims area who will be affected by those logging trucks, specifically families living on Yankee Jims Rd, Pine Lake Drive, Porcupine Ridge, Pine Hollow Rd. and Tree Farm Rd.

All of these roads exit on to Yankee Jims Rd. My concerns include those submitted to you by Steve and Lorraine Reigel (Timberlake Estate). I would ask you to give me written clarification of CDF's plan regarding:

- access of emergency vehicles when fire or drownings occur (Ambulances use Yankee Jims Rd. approximately 2 weekend per month during the rafting season, there was a drowning down Yankee Jims (May 1st 1993))

- written agreement from the Smuthers Ravine property owner to have logging trucks abide by safety provisions and use of a pilot car
- Clarification of county posted sign at intersection of Canyon Way and Yankee Jims that reads:

Tractor trailer and truck combinations prohibited. Not recommended for autos with trailers, ~~§~~

(How does CDF / Placer County justify permitting logging <sup>trucks</sup> that can legally weigh up to 40 tons?)

Respectfully submitted,

Teresa K. Root

Teresa K. Root

705 Yankee Jims Rd.

Colfax CA 95713

(916) 637-5515

652-1836 (wk)

cc: Jack Warren, Director

Rex Bloomfield

Ken Neilson

May 25, 1993

Kathleen Schori  
Dept of Forestry & Fire Protection  
6105 Airport Road  
Redding, CA 96002

Re: NTMP plan No. N-2-93-1

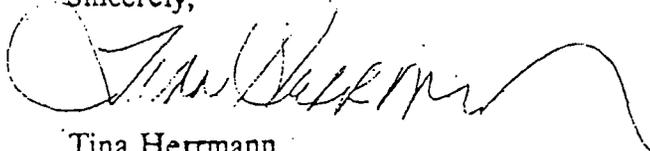
Dear Ms. Schori:

My family and I live on Maplewood Lane which is accessed off of Yankee Jim's Road in Weimar/Colfax California. It has recently come to my attention that a nearby property owner is petitioning to harvest lumber and that the access to this operation will also be Yankee Jim's Road.

Yankee Jim's is a county road, but it narrows in many places. Large vehicles could greatly impede traffic, block emergency vehicles and possibly cause accidents. This road is also in marginal condition and I believe it will be damaged further by heavy equipment fully loaded. We urge you to consider these factors when hearing and ruling on the above referenced plan:

- \*Require the use of flagmen on Yankee Jims
- \*Prohibit log hauling during commute and school busing hours
- \*Prohibit logging operations on weekends and holidays
- \*Limit the use of power equipment to the hours between 6:00am & 5:00pm
- \*Require the posting of a performance bond to help cover the cost of road repairs.

Sincerely,



Tina Herrmann  
971 Maplewood Lane  
P.O. Box 682  
Colfax, CA 95713

cc: Ken Neilson, Dept of Forestry Auburn, CA  
Supervisor Rex Bloomfield  
Jack Warren, Placer County Public Works

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6-10-93

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May 7, 1993

Ms. Kathleen Schori  
California Department of Forestry  
6105 Airport Road  
Redding, CA 96002

93 MAY 11 PM 3:36  
REC'D OFF REC'D II


Info  
cc: [unclear]  
[unclear]  
[unclear]

Re: NTMP No. N-2-93-1

Dear Ms. Schori:

We are writing in response to the proposed implementation of NTMP No. N-2-93-1. As residents of a housing development immediately adjacent to the area covered by the plan, with some of our homes within 150 feet of the harvest area, we are very concerned that the plan be implemented with the proper safety precautions and respect for the surrounding community.

In the nearly quarter of a century since this property was last logged, the nature of the surrounding area has changed a great deal. Homes have been built all along the four roads that enter Yankee Jims in the area that will be used for log hauling. Timberlake Estates, a residential development of 19 homesites, has been built on property adjoining the Edwards Tree Farm. Commuters now use Yankee Jims on a daily basis as they travel to and from Interstate 80. Yankee Jims is also a favorite access route for kayakers, rafters, and other recreational users of the North Fork of the American River.

One thing that has not changed despite an increase in traffic volume is Yankee Jims Road, the only access local residents have into the area. Yankee Jims is a lightly constructed county road which does not meet present county width requirements for a two lane road (please see enclosed copy of letter to the Placer County Public Works Department). This road is bordered by a steep cut bank on one side and a stream on the other, and contains several blind corners. The shoulders of the road are crumbling in several places and the road itself is subject to annual flooding.

We urge you and your review team to delay approval of NTMP No. N-2-93-1 until the following concerns have been addressed:

- Improvements need to be made to the affected area of Yankee Jims to increase both the road's width and load-carrying capacity before operations begin. This will avoid the possibility of serious head-on accidents and a continuous patchwork of repairs. At present, a single truck breakdown could have the effect of eliminating fire fighting and other emergency services to anyone living south of that location, as well as block all access to Interstate 80 for commuters.
- A Performance Bond or other financial security should be posted to cover the cost of road repairs.

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NTMP No. N-2-93-1

May 7, 1993

Page 2

- Log hauling should not be permitted during commute hours or during school busing hours to prevent a serious hazard to traffic flow and safety. This would prevent school children walking to and from the bus stop at the intersection of Canyon Way and Yankee Jims from having to compete for space with logging trucks.
- Because of the close proximity to residential dwellings, logging operations should not be permitted on Saturdays, Sundays, or legal holidays. In addition, the operation of power equipment, including chain saws, should be limited to the hours between 6:00 a.m. and 5:00 p.m.
- A maximum limit on the length of the harvest should be set at two months, or 60 days, per year (as estimated by Mr. Edwards).

It is our understanding that NTMP's have no expiration date. With this in mind, we feel that the plan approved for the harvesting of timber on the Edwards Tree Farm should be carried out with the safety and residential nature of the community in mind.

Sincerely,

Timberlake Estates Homeowners Association  
P.O. Box 1079  
Weimar, CA 95736  
(916) 637-4192

Board of Directors:

Maureen Kleppe, President  
Judy Wilming, Secretary  
Helen Reese, Treasurer  
Toby Hirning  
Steve Ort  
Steve Reigel  
Ted Wilming

cc: Supervisor Rex Bloomfield, Placer County - District 5  
Ken Neilson, Department of Forestry, Auburn Office  
Jack Warren, Director, Placer County Department of Public Works  
Jack White, California Department of Forestry

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May 25, 1993

Kathleen Schori  
Dept. of Forestry & Fire Protection  
6105 Airport Road  
Redding, CA 96002

COMMUNITY RELATIONS  
DIVISION  
MAY 27 1993

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Wfs  
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6-10-93

Dear Ms. Schori:

As a registered voter in Placer County and a resident of 975 Maplewood Lane off of Yankee Jims Road for the past six years, I am writing to express my concerns regarding the proposal by Mr. Edwards to use public roads to access his property for a timber harvest.

1. Yankee Jims Road narrows to one lane with no shoulder and several blind corners. Use of flagmen should be required to prevent head-on collisions. Log hauling during commute and school busing hours should be prohibited.
2. A logging truck breakdown or spill on Yankee Jims or Canyon Way could block access by fire trucks and other emergency vehicles. Several years ago, I watched from our porch as a small fire began off Yankee Jims and, within 15 minutes, blazed up and over the mountainside. While that fire blazed for two days and destroyed many acres of forest, a fortunate shift of the wind saved our homes. Fire trucks responded within ten minutes to our neighbor's phone call. Many elderly people who reside in the mountains off of Yankee Jims, several of whom are housebound, would not be able to drive or walk out in case of an emergency. Our only access roads are by way of Yankee Jims and Canyon Way.
3. Loaded logging trucks and other heavy equipment can cause major road damage. The posting of a Performance Bond should be required to help cover the cost of road repairs.
4. Logging operations on weekends and holidays should be prohibited and limit the use of power equipment to the hours between 6:00 a.m. and 5:00 p.m.

Thank you for your consideration of the above.

Sincerely,

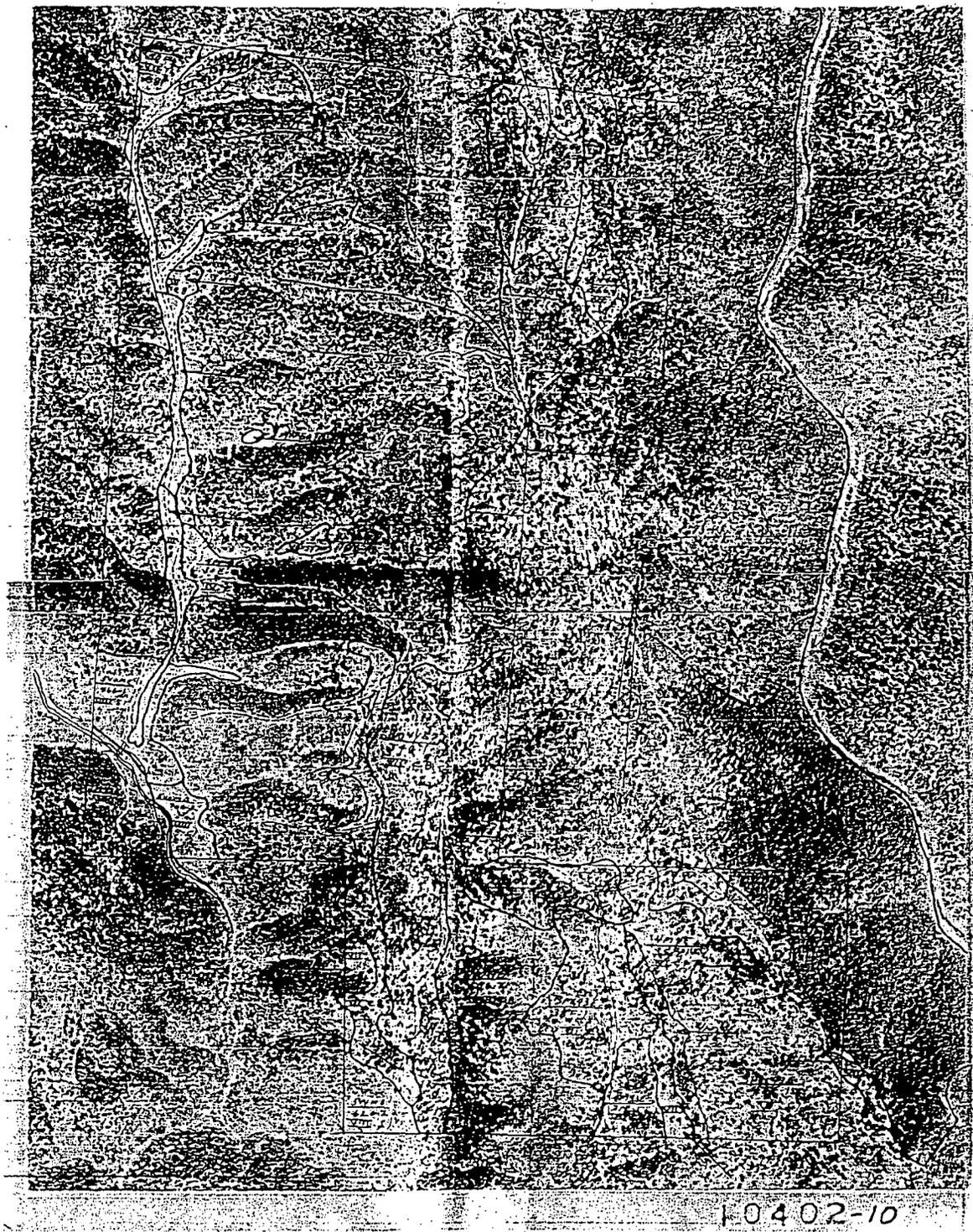


Lisa D. Biermann  
P.O. Box 682  
Colfax, CA 95713

975 Maplewood Lane  
Colfax/Weimar, CA

cc: Jack Warren, Director, Jan Witter, Supervisor Rex Bloomfield,

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10402-10

549



NORTH FORK  
AMERICAN  
RIVER  
ALLIANCE  
(NFARA)

P.O. Box 292  
Gold Run, CA  
95717  
info@nfara.org  
www.nfara.org

*To preserve the  
wild, scenic and  
cultural heritage  
within the  
watershed of the  
North Fork  
American River*

**Officers 2007**

*President  
Jim Ricker*

*Vice-president  
Ron Gould*

*Treasurer  
Judy Suter*

*Secretary  
Catherine O'Riley*

*Board Members  
Heidi Johnson  
Bob Suter*

*Honorary Board  
Member  
Rena Ferreira*

February 5, 2008

County of Placer  
Community Development Resource Agency  
Environmental Coordination Services  
3091 County Center Dr., Suite 190  
FAX (530) 745-3003  
Attention: Maywan

**RE: Bunch Creek Rezone (PREA T20060521) Mitigated Negative Declaration**

Dear Maywan,

Thank you for the opportunity to comment on the Bunch Creek Rezone Project. Please accept these comments on behalf of NFARA.

The Mitigated Negative Declaration for this project is inadequate. It cannot be used as a basis for concluding the rezone will have no unmitigated impacts. The Declaration contains factual errors, inconsistencies, insufficient analysis of environmental impacts and inadequate mitigation measures. This rezone is a permanent, major change in land use.

An EIR may not be necessary. However, the County needs to correct the errors, review the impact categories, provide sufficient data and analysis on all impacts including those from potential development, strengthen mitigation measures and reissue the document for public review and comment. The CEQA document needs to include a thorough, long term analysis of cumulative impacts. A Mitigated Negative Declaration cannot be used when it relies on the presumed success of further mitigation measures that have not been formulated at the time of project approval (*Sundstrom v. County of Mendocino* (1988) 202 Cal App 3d 296, 306-314).

The most obvious factual error is on page 3 under Previous Environmental Documents. Applicant's land is not within the boundaries of the Foresthill Community Plan EIR. The background information on Page 1 is inconsistent and confusing. Does applicants land consist of three parcels? Is the 2005 Minor Land Division of TPZ land final or must required improvements be in place first? It appears the 2005 Minor Land Division has not been finalized and applicant's land presently consists of one 597 acre parcel. In addition, on bottom of page one, the Declaration states that under TPZ, one of the three parcels "created" in the 2005 Minor Land Division can be further subdivided. This is incorrect. Under TPZ the minimum parcel size is 160 acres so a 277.5 acre parcel cannot be split.

Throughout the entire document there is very little analysis on the impacts of development. In discussions under the various impact categories, there is a common statement that the "project includes the rezoning of the site from TPZ to Residential Forest, and does not include any development of the site." This statement is ludicrous. The whole purpose of this rezone is to create parcels that allow for residential development. Applicants, through the 2005 Minor Land Division, have already tried to

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create additional parcels with the hope of building residences on each. The intent of the applicants is clear. The impact of this development will be significant. A thorough analysis of these impacts and a detailed list of measures to mitigate the impacts to less than significant must be addressed in the Mitigated Negative Declaration. This rezone will permanently change the land use on the site. Where there were once no homes, there will be seven.

There are inconsistencies in the analysis of the impacts. Under Hazards and Hazardous Materials on pages 9 and 10, development is acknowledged and several specific mitigation measures are listed. In most other categories there is minimal acknowledgment of development which results in minimal analysis of its impact. For example, on page 5 under Aesthetics, it states "The proposed rezoning will result in the potential for eventually creating 4 additional parcels, totaling 7. All of these parcels could create the potential for future residential development. In the event that a proposal for such development will occur, further review will be required by the County. However, because of the small scale of the potential residential development in relation to surrounding land, it is considered fairly benign." North Fork American Alliance does not consider the impact, especially the visual impact, of 7 houses on 597 acres where there are currently zero, to be insignificant or benign. Residential development of this land is not just potential, it probable; indeed it is inevitable. This Declaration, this CEQA review, is the appropriate place for assessing the impacts, including cumulative impacts, of the development resulting from this rezone.

The viewshed of the NF American River canyon may suffer the most significant impacts from resulting development. Even one house if improperly located and screened can ruin an otherwise pristine view. The Mitigated Negative Declaration acknowledges that "portions of the site are located along ridges west of the NF American River, which is considered a scenic resource within the Placer County General Plan." The North Fork American River Canyon in this area is part of the Auburn State Recreation Area. Potential significant visual impacts exist, especially for members of the public using the river or hiking the Windy Point-Indian Creek Trail.

A thorough, detailed analysis of potential impacts from residential development in the viewshed is necessary. Mitigation measures that reduce the impacts to less than significant must be developed and specified. Topographic map overlays with location of building sites, roads, cut banks and graded areas are needed. Line of site studies from the river, the trails, the picnic areas, or anywhere in the recreation area that may be visually impacted by project's potential development, must be conducted. The parcels created must identify potential building sites, pad locations and graded areas, that do not impact the viewshed; Building sites must be set back from the ridgeline. Specific language is needed for set backs, for natural screening, for unobtrusive and glare free building materials, for lighting that preserves the night sky, maybe even size limits on houses; for whatever mitigation measures necessary that reduce the impacts to less than significant. The above is obviously not a complete list.

All other impact categories need similar detailed analysis of impacts from potential development and a detailed list of mitigation measures.

There is a major discrepancy or conflict of opinion regarding Agricultural Resources. In 11-1, 3 discussion, the Forest Management Plan prepared by RPF Doug Ferrier states

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the site has "naturally poor growing conditions". Yet a 1966 soils analysis by the US Department of Agriculture shows the land is half Medium Site Class, and half Medium to High Site Class. Since this is a major justification for the rezone, a more thorough analysis is needed to resolve the different conclusions. There has also been no detailed economic analysis, only a forest management report, that can substantiate the conclusion that restocking and growing timber are economically unfeasible. In fact, the owners of the adjacent TPZ land argue that growing timber is economically viable. The justification for rezoning the land is therefore questionable.

This Mitigated Negative Declaration is inadequate as it stands. Its scope of impacts too narrow and its mitigation measures insufficient to reduce all impacts to less than significant. To meet CEQA requirements, this Declaration must consider all impacts including those from probable development of each of the seven parcels created and must list the specific mitigation measures in detail. This rezone proposal will change the land use of the area permanently and an adequate CEQA document is mandatory.

Sincerely,



Jim Ricker - President  
North Fork American River Alliance  
P O Box 536  
Alta, CA 95701  
530-389-8344

Please send correspondence to the above address. It is my personal address and I'll get you responses in a more timely manner. Thanks,

Jim



February 7, 2008

RECEIVED

FEB 07 2008

County of Placer  
 Community Development Resources Agency  
 3091 County Center Drive, Suite 190  
 Auburn CA 95603  
 FAX 530-745-3003  
 Attention: Peg Rein

ENVIRONMENTAL COORDINATION SERVICES

Re: Bunch Creek Rezone (PREA T20060521)

Dear Ms. Rein:

Please consider and include in the public record the following comments on the Mitigated Negative Declaration for the proposed Bunch Creek Rezone, submitted on behalf of Protect American River Canyons (PARC). As set forth below, we disagree with the Planning Department's conclusion that the subject mitigated negative declaration includes legally sufficient mitigation measures; instead we believe the proposed project continues to have potentially significant environmental impacts. As a result, unless additional legally adequate mitigation measures are incorporated into the proposed mitigated negative declaration (MND), preparation of an environmental impact report (EIR) will be mandated by the California Environmental Quality Act (CEQA).

As you are aware, this project proposes rezoning a 597 acre parcel that lies within the North Fork American River Canyon from TPZ (Timberland Production) to RF-BX-80 (Residential Forest with 80 acre minimum lot sizes). If approved, the project will result in the creation of seven buildable parcels on historically forested canyon slopes that are surrounded by other forested, undeveloped lands within the pristine North Fork American River Canyon.

In a deeply flawed, disingenuous, and legally deficient analysis, the MND repeatedly ignores and fails to consider the very real environmental impacts the contemplated rezone and subsequent residential development will have on the North Fork Canyon. The MND consistently avoids any meaningful consideration of the likely impacts of the proposed project with the often-repeated assertion that the proposal is simply a rezone request and as such "does not include any development of the site." Such a skirting of the obligation to analyze and adequately mitigate potential impacts of a rezone request such as this violates CEQA requirements.

Under CEQA, a lead agency (in this case, the Planning Department) must prepare an EIR whenever substantial evidence in light of the entire record supports a "fair argument" that

a proposed project may have a significant adverse impact on the environment. [Pub. Resources Code, §21080, subds. (c) & (d); CEQA Guidelines, §§15064 subd. (a)(1); 15070, subd. (a); *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4<sup>th</sup> 144, 150-151.]

Preparation of an EIR may be avoided under such circumstances only if: 1) a mitigated negative declaration is prepared that includes revisions agreed to by the project applicant that avoid the impacts to the environment or mitigate those impacts to the point where clearly no significant effects on the environment will occur, and 2) there is no substantial evidence in light of the entire record that the project, as revised, may still have a significant effect on the environment. (Public Resources Code section 21064.5)

If there is substantial evidence in the record that the proposed project, even as modified, may have a significant effect on the environment, the lead agency must either further modify the project to eliminate or reduce the potential significant environmental effect or prepare an EIR for the proposed project prior to approving or carrying out the project. (CEQA Guidelines, section 15070, subd. (b)(2).)

Moreover, mitigated negative declarations cannot be used when they rely upon the presumed success of future mitigation measures that have not been formulated at the time of project approval (*Sundstrom v. County of Mendocino* (1988) 202 Cal App 3d 296, 306-314.)

Because the construction of seven homes is a reasonably foreseeable consequence of the proposed project (indeed, it is the very reason for the rezone request), an analysis of the potential impacts of such construction, along with legally adequate mitigation measures, must be included in the MND.

What follows is a discussion of some of the proposed MND's deficiencies.

### AESTHETICS

Incredibly, the MND concludes the project will result in no significant impacts to the scenic resources of the American River Canyon, and proposes no mitigation measures whatsoever to address potential scenic impacts.

As noted above, the 597 acres in question lie within the North Fork American River Canyon. The North Fork canyon in this location is part of the Auburn State Recreation Area (ASRA), a 42,000 acre wilderness and recreational treasure comprising nearly 50 miles of the canyons of the North and Middle Forks of the American River. The North Fork canyon is particularly pristine, having been found eligible for federal Wild and Scenic River status as well as National Recreation Area designation, in no small measure due to its outstanding and largely unspoiled scenic qualities.

Fortunately, the Placer County Board of Supervisors recognized the value of preserving the scenic qualities of places like the North Fork canyon when it adopted the current county general plan in 1994. General Plan Policy 1.K.1 reads as follows:

"The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:

- a. Avoids locating structures along ridgelines and steep slopes;
- b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
- c. Maintains the character and visual quality of the area."

General Plan Policy 1.K.1 was enacted to help achieve General Plan Goal 1.K, which states as its goal:

"To protect the visual and scenic resources of Placer County as important quality-of-life amenities for county residents and a principal asset in the promotion of recreation and tourism."

Thus the General Plan expressly recognizes the value of preserving Placer County's scenic resources, and mandates the application of clear and specific guidelines when considering development proposals that may impact those resources.

Much of the acreage on the seven parcels to be created under this proposal are on steep canyon-facing slopes. As a practical matter, the only relatively flat, accessible, and buildable land on these proposed parcels is located on the ridge tops. Homes built in those locations have the potential to cause substantial visual impacts, particularly for members of the public using the river, hiking the Windy Point-Indian Creek Trail, or driving into or out of the canyon on Yankee Jim Road or Ponderosa Way.

The MND's conclusion that the "small scale" of the contemplated residential development will result in "fairly benign" impacts is a wild guess at best. Even a single poorly placed home in a visually prominent canyon rim location can have a devastating impact on scenic qualities, as a number of canyon rim homes built in recent years attest.

To pass legal muster, a thorough, detailed analysis of potential impacts to the viewshed is necessary, and specific, detailed mitigation measures must be articulated. The proposed MND contains neither.

#### AGRICULTURAL AND BIOLOGICAL RESOURCES

Because this land has been extensively logged, burned, subsequently salvage-logged and firewood-logged, it is in desperate need of a restoration plan that includes replanting of the conifer species and selection for the hardwood oak species on the property. To allow the owners to rezone this land without a restoration plan that addresses wildlife habitat loss and forest agricultural loss would reward the current owners for years of mismanagement. Their apparent agenda, to deplete the land of its wilderness and timber values in exchange for conversion to residential home sites, sets a dangerous precedent in

the American River canyon and could lead to the conversion of other TPZ lands to residential uses.

The MND's conclusion that reforestation of the project site is not economically viable is also suspect. That conclusion appears to be based solely on a Forest Management Plan prepared for the project proponent in 2006 that apparently relied heavily on the erroneous assumption that the site had poor soils and poor growing conditions. In fact, a 1966 soils analysis by the U.S. Department of Agriculture showed that the project site had excellent timber-growing soils, a fact confirmed by the project site's history of timber production.

Historically, the land in question has provided much needed contiguous habitat refuge for forest flora and fauna as well as producing high quality pine and Douglas Fir timber. Current mismanagement practices have reduced much of the area to brushland that makes it difficult for conifers to reforest naturally. The rezone application offers no mitigation for the agricultural and environmental impacts that will result from subdividing. Taking this land out of agricultural production and into residential home sites will likely result in the permanent loss of the land's wildlife and timberland values. The land will become too expensive to manage for wildlife habitat and timber production. This rezone plan could have adverse impacts on surrounding properties such that neighboring property owners may also try to convert to residential subdivisions resulting in an even greater loss of wildlife habitat and mixed conifer forest.

The rezone application offers no survey of sensitive species or their habitats yet concludes that there will be no impacts to wildlife. Forest dependent species, especially those in need of large tracts of land to hunt and forage, will experience fragmentation. Other species of plants and animals that rely on sensitive macro- ecosystems may disappear entirely. Certainly, to meet CEQA requirements, a study or baseline survey must accompany such a statement of no impacts.

### CONCLUSION

As noted, the project as proposed may have significant environmental impacts that have not been adequately mitigated. To meet CEQA requirements, the MND must include specific, meaningful mitigation measures that will reduce the potential impacts to a less than significant level. Unless the MND is revised to include such measures, California law compels the preparation of an EIR for this proposed project.

Sincerely,



Tim Woodall  
Board President  
Protect American River Canyons



SIERRA  
CLUB  
FOUNDED 1892

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

February 6, 2008

Placer Co. Comm. Development  
Resource Agency  
3091 County Center Dr.  
Auburn, CA 95603

Ladies and Gentlemen:

RE: Bunch Creek Rezone

Thank you for the opportunity to comment on the Bunch Creek Rezone. Although CEQA may allow a mitigated negative declaration by incorporating specific mitigation measures to reduce impacts to less than significant, it also very clearly states that an Environmental Impact Report (EIR) is required if any aspect of the project, "...either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial...." We believe this project easily meets the threshold to require that a full EIR be prepared.

This zoning change proposal represents a piecemeal approach to further zoning changes, with each subsequent request citing another's approval as precedence. Furthermore, some zoning change impacts are dismissed with the erroneous assumption that because no project is being proposed, then certain impacts do not exist and therefore do not have to be addressed. We respectfully disagree. CEQA encompasses growth-inducing impacts (which is the essence of this zoning change) and requires that impacts must be addressed if there is a potential for adverse impacts on the environment. Thus we request that an EIR be prepared for the Bunch Creek Rezone proposal.

#### I. AESTHETICS

A great deal of community effort has been undertaken to reject any residential building on scenic ridges of the canyons of the American River and its forks. These types of structures have been referred to as "vulture houses." The Bunch Creek Rezone may have a significant impact on the scenic resources of the North Fork of the American River. Thus, especially with community concern already expressed on other scenic ridges, this potential impact of structures or fuel breaks on any ridges along the North Fork would be significant and requires the preparation of an EIR.

The fact that the proposed rezoning will result in the potential for eventually creating seven future residential developments, which would in turn degrade the existing visual character or quality of the site, also meets the CEQA threshold for preparation of an EIR as this is certainly a significant future impact. Although the Initial Study refers to the impacts as being "fairly benign" due to the scale, scale is not justification to lessen the impact. In fact, it brings up a significant "cumulative impact" threshold—which parcels will be next?

#### II. AGRICULTURAL RESOURCE

Rezoning should not be decided on the basis of a natural disaster (fire), unless it was further restrictive for public health and safety. The fact that a fire did occur in TPZ lands simply means that the site should have been managed for continued timberland use and replanted. It is our

understanding that governmental forestry agencies provide the resources for replanting. Should a land owner choose to not replant, that should not be the basis for changing the zoning. The fact is that replanting can result in commercial harvesting of timber on the project site. If the soils were good enough to allow a TPZ designation, surely a replanting is called for. A natural disaster should not be an impetus to allow rezoning (especially to residential zoning in such a high fire prone area).

#### IV. BIOLOGICAL RESOURCES

Whether residences are ever built on the parcel(s) is irrelevant as far as CEQA is concerned. The project's impacts that are being created, or potentially created, by changing the zoning is what must be addressed. The impact cannot be dismissed by claiming the zoning change does not include development on the site; the impacts of a zoning change from timber to residential are significant and must be analyzed to inform the public. One purpose of CEQA is to provide individuals with the opportunity to participate effectively in all steps of the environmental review process. We request that an EIR be prepared for this zoning change, and that all the potential biological impacts (especially with regard to wildlife) inherent in changing from timberland production to residential forestry be analyzed.

#### VI. GEOLOGY & SOILS

Again, changing the zoning from timberland to a residential creates potential impacts, not a physical project, and that is what needs to be analyzed.

#### VII. HAZARDS & HAZARDOUS MATERIALS

7. We strongly agree that the zoning will result in exposing new residents and structures to wildfire hazards. We also believe that a shaded fuel break on ridge tops or anywhere else on steep-sloped landscapes will have to be of such a magnitude as to create a variety of impacts with erosion, wildlife corridors, etc. Whether fuel breaks are 100' wide or 200,' they will have tremendous environmental impacts and must be analyzed in an EIR. Grading for secondary roads will also have environmental impacts.

Requiring the fuel reductions on both sides of roadways 50' to 100' from centerline, 15' vertical clearances, and defensible space would help mitigate the hazard, but who will enforce the maintenance of these measures? The following section also mentions in the mitigation measure that the "method and mechanism for guaranteeing the maintenance of this land in a safe and orderly manner shall be established at the time of the development approval." In effect, an important mitigation measure for a significant zoning change impact is deferred. Such a mitigation deferral is unacceptable and violates CEQA.

#### IX LAND USE & PLANNING

Because a previous owner chooses not to reforest a site after a timber salvage operation is not grounds for a zoning change. If anything, to allow this type of zoning change could provide an incentive for intentional burning of timberland. If a residence burns, and the homeowner chooses not to rebuild, that is his/her choice. It should not trigger a zoning change based upon speculative opportunities.

The incompatibility uses and subsequent conflicts with existing surrounding timberland logging practices create impacts that must be studied in more depth. The fair argument here is that this zoning change will potentially create significant compatibility and cumulative growth-inducing impacts in an area that is not conducive to such development. To argue otherwise, or try to avoid a

discussion of the inherent growth-inducing impacts this zoning change will create, is to avoid the true scope and purpose of CEQA. An EIR must be prepared that allows the public to review the impacts and make meaningful comments.

#### MANDATORY FINDINGS OF SIGNIFICANCE

2. We disagree that this zoning change has no impacts. It is cumulatively a growth-inducing change that has the potential to be initiated on any timberland parcel that has burned or been damaged due to natural or man-made causes. There is a reasonable probability that this rezone will trigger additional proposal/requests to change other TPZ's, resulting in more land splits and leap frog development. This rezone needs to be analyzed for public review in an EIR.

Cordially,

Marilyn Jasper, Chair

Email: [mjasper@accessbee.com](mailto:mjasper@accessbee.com)

Daniel K. Macon  
11515 Joeger Road  
Auburn, CA 95602  
(530) 305-3270

February 5, 2008

Received  
FEB 07 2008  
CDRA - Admin.

County of Placer  
Community Development Resource Center  
3091 County Center Dr.  
Auburn, CA 95603

RECEIVED

FEB 07 2008

ENVIRONMENTAL COORDINATION SERVICES

To Whom it May Concern:

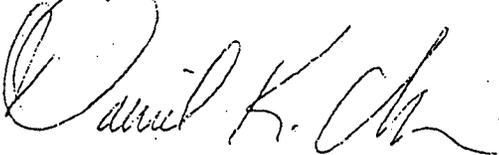
I am writing to express my concern regarding the proposed mitigated negative declaration for the Bunch Creek Rezone (PREA T20060521). Based on my review of the supporting documentation, I believe that the mitigated negative declaration contains factual errors and omissions and suggests substantial unmitigated impacts on neighboring properties and on the community in general.

Rezoning the property, and the resulting development of as many as seven residential lots, will have unmitigated impacts on surrounding public and private lands. Specifically, this type of wildland-urban interface development has been shown to increase the likelihood of catastrophic wildfire, as well as the cost of suppressing such wildfires. Furthermore, this development is likely to make timber and agricultural operations on surrounding properties more difficult because of conflicts over road use, management activities and other factors.

I am most concerned about the precedent this rezoning will set. In essence, the county is justifying this decision by stating that burned and mismanaged timberland should be converted to residential uses. This will encourage other timber landowners to mismanage their land by conducting timber harvest operations without reforestation, all with the understanding that the county will allow the land to be converted to residential uses after the harvest. The California Environmental Quality Act, as I understand it, requires decision-makers to analyze all impacts, including cumulative impacts. This document fails to do so.

Thank you for considering my comments. I urge you to reject this mitigated negative declaration and to require a complete environmental impact report.

Sincerely,



Daniel K. Macon

January 26, 2008

RECEIVED

JAN 29 2008

ENVIRONMENTAL COORDINATION SERVICES

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

Re: Bunch Creek Rezone Plus# PREA T20060521

Attn: Gina Langford, Coordinator

Dear Ms Langford,

This letter is in response to the "Mitigated Negative Declaration" you sent to us postmarked January 9, 2008.

My father and I own 160 acres just adjacent to the property recently purchased by Basquin and Parker. Our family has owned our property for almost 44 years.

We are hereby commenting on your document. We question several items that you have indicated, "no impact" as you see it.

**Cultural Resources Section V numbered 1 thru 6 as "no impact".**

We believe there is the potential impact to cultural resources within this 597.5 acre site. We do not want anything to substantially disrupt or adversely affect any area of possible historic or cultural significance to an ethnic group.

This property has never been subject to any previous cultural resource field surveys but we believe this is an activity area and could be an archeological site. We believe this area should be monitored by qualified archeologists before any proposed changes in the land use designations.

Because this land was previously owned by one family since 1950, the site areas should be in great condition, which will aid in finding subsurface historic period deposits. My Dad has seen evidence of this archeological site.

**Mandatory Findings of Significance Section E**

#1 "Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?"

Our answer is stated in the Cultural Resources above. We believe that Senate Bill 18 in 2004 needs to be addressed with regard to this property.

#3 "Does this project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?"

The road through our property gives the future 3 to 7 parcel owners an emergency access route in case of a wild fire... to escape north. Because fire in this area is quite possible and has occurred recently, having another access road for escape is imperative in the division of the 597.5 acres of property. Besides emergency access to escape a fire, it would also enable the fire district to access through our property to defend the future parcel owners lives, homes or animals.

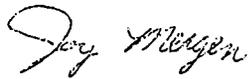
To avoid the demise of any future parcel owners or the destruction of valuable real estate, we emphatically implore you to make this road easement a mandatory requirement with the Basquin/Parker and the Mergen family. The safety of the future land owners is an issue you can't ignore.

It should also be noted, the property located on the very north end ridge top (heading towards Iowa Hill) has an enormous "tank trap" in the road along with a gate which prevents anyone exiting the area due to a fire. There is no reason to have this fire escape exit blocked. Your immediate attention is needed with this issue.

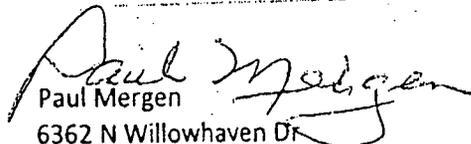
Please address the issues stated above before you do anything else. Past projects such as Clover Valley Lakes had pinpointed the need for careful review of areas with valuable history.

We thank you for your time!

Respectfully Submitted,



Joy Mergen  
8968 N Upper Bluffs Dr  
Tucson, AZ 85742



Paul Mergen  
6362 N Willowhaven Dr  
Tucson, AZ 85704

Cc:

Placer County Board of Supervisors  
Placer County Agriculture Committee  
Placer County Planning Committee  
Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi  
UAIC Tribal, Jessica Tavares  
UAIC Tribal, Shelly McGinnis, PhD  
Native American Heritage Commission

January 26, 2008

RECEIVED

JAN 29 2008

ENVIRONMENTAL COORDINATION SERVICES

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

Re: Bunch Creek Rezone Plus# PREA T20060521

Attn: Gina Langford, Coordinator

Dear Ms Langford,

This letter is in response to the "Mitigated Negative Declaration" you sent to us postmarked January 9, 2008.

My father and I own 160 acres just adjacent to the property recently purchased by Basquin and Parker. Our family has owned our property for almost 44 years.

We are hereby commenting on your document. We question several items that you have indicated, "no impact" as you see it.

**Cultural Resources Section V numbered 1 thru 6 as "no impact".**

We believe there is the potential impact to cultural resources within this 597.5 acre site. We do not want anything to substantially disrupt or adversely affect any area of possible historic or cultural significance to an ethnic group.

This property has never been subject to any previous cultural resource field surveys but we believe this is an activity area and could be an archeological site. We believe this area should be monitored by qualified archeologists before any proposed changes in the land use designations.

Because this land was previously owned by one family since 1950, the site areas should be in great condition, which will aid in finding subsurface historic period deposits. My Dad has seen evidence of this archeological site.

**Mandatory Findings of Significance Section E**

#1 "Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?"

Our answer is stated in the Cultural Resources above. We believe that Senate Bill 18 in 2004 needs to be addressed with regard to this property.

#3 "Does this project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?"

The road through our property gives the future 3 to 7 parcel owners an emergency access route in case of a wild fire... to escape north. Because fire in this area is quite possible and has occurred recently, having another access road for escape is imperative in the division of the 597.5 acres of property. Besides emergency access to escape a fire, it would also enable the fire district to access through our property to defend the future parcel owners lives, homes or animals.

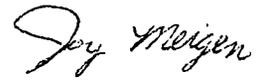
To avoid the demise of any future parcel owners or the destruction of valuable real estate, we emphatically implore you to make this road easement a mandatory requirement with the Basquin/Parker and the Mergen family. The safety of the future land owners is an issue you can't ignore.

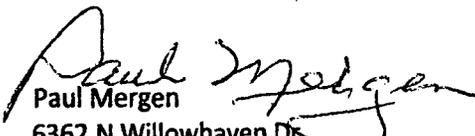
It should also be noted, the property located on the very north end ridge top (heading towards Iowa Hill) has an enormous "tank trap" in the road along with a gate which prevents anyone exiting the area due to a fire. There is no reason to have this fire escape exit blocked. Your immediate attention is needed with this issue.

Please address the issues stated above before you do anything else. Past projects such as Clover Valley Lakes had pinpointed the need for careful review of areas with valuable history.

We thank you for your time!

Respectfully Submitted,

  
Joy Mergen  
8968 N Upper Bluffs Dr  
Tucson, AZ 85742

  
Paul Mergen  
6362 N Willowhaven Dr  
Tucson, AZ 85704

- Cc:
- Placer County Board of Supervisors
  - Placer County Agriculture Committee
  - Placer County Planning Committee
  - Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi
  - UAIC Tribal, Jessica Tavares
  - UAIC Tribal, Shelly McGinnis, PhD
  - Native American Heritage Commission

January 28, 2008

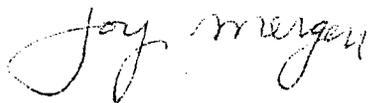
My Father and I are protesting the Rezoning of property that is adjacent to our 160 acres.

We feel there are several very important issues that you need to be aware of with regard to this rezone.

We have attached a copy of the letter we sent to Gina Langford along with the "Mitigated Negative Declaration" form.

Please distribute these letters to the Commissioners!!

Please feel free give me an email/call if you have any questions!



Joy Mergen

520-219-1425 (Home)

jmergen@att.net

**COPY**

April 13, 2008

Placer County  
Agricultural Commission  
RE: April 14, 2008 7:00PM Meeting  
Auburn, California 95603  
Fax: 530-823-1698

Dear Commission Members,

My daughter and I cannot attend your meeting of April 14, 2008 regarding the Bunch Creek Rezone, (Item # V) we are faxing our comments. We sincerely hope you will review our comments and our suggestions...

We own the 160 acres in Section 13, just adjacent to the Bunch Creek property, in the past we have paid close to \$80,000.00 dollars in taxes, whereas, the adjacent owners have paid approximately \$8000.00..

**We are opposed to subdividing this property into 80 acre parcels with our reasons listed below:**

#1 There are Indian artifacts on these parcels, along with other parcels. It's also quite possible there are burial grounds and should be looked at by an archeologist on the scene. The previous ownership had a Timber Harvest Plan and this information was redacted, however, the owner of record harvested the timber over the parcels aforementioned..

As a real estate agent in Tucson, (Joy) I would want to know that these issues are addressed before I allow my buyers to make an offer and purchase any of these Bunch Creek parcels. As you know, Rocklin, California had some problems with these like issues several years ago and a reasonable resolution was found and the community gained by their efforts.

#2 Factually, Paul Mergen has been forbidden to travel in and out of his property, as a result of the Basquin and Edwards actions, I am unable to keep a road clear of brush and any road maintenance work. The causes of mother nature will impede travel through one side of the ridge to the other, if a forest fire starts in any direction.

Currently, and with the only road route, from Yankee Jim road to the Ward Subdivision ends at this point...Mergen's property.. If one was to follow Outhouse Road, (Basquin) to the top of the ridge the road ends...Mergen's property... Should a forest fire occur in any direction, it appears likely the escape route, would be essential to exit over the Mergen road...

566

**COPY**

The U.S. Forest Service has noted this area as a very high fire danger zone. With gold miners, hikers, and river rafting that is occurring thru the eastern corner of our property (10 acres) we are unable to control the access of travel by others ...

We've owned this property since 1964 and there was no one living in this area. About 1980 Allan Edwards was the first resident to build a home. The home was built one hundred yards (100) to the north of Yankee Jim's gate..Larry Risser now lives at the end of Gillis Hill Road in the Ward Subdivision . I have given Larry a easement across my property to the south so he could leave the area if the fire was to occur from the north..

Because this land owned by Basquin/Parker is going to be sold to future buyers, I feel the fire issue is extremely important. A buyer wants to know that in case of a fire, their escape has several options. Our property would be that option. My Dad and I would be happy to provide Mr. Basquin and Mr. Parker access over our road which crosses the ridgeline heading north and out towards the Iowa Hill area.

Last, but not least, as a group, the commissioners, or a representative should physically travel the route that I have suggested...I am positive that you will see our side of the picture, (Joy & Paul) until then I would request one last favor, I would like to pay for a copy of the recording taken on the 14<sup>th</sup> of April 2008 hearing, THANKS It is my hope that you read this response to the full hearing...

Respectfully submitted,

Paul M. Mergen  
6362 N Willowhaven Dr.  
Tucson, AZ 85704  
littledukeb24j@comcast.net

Joy Mergen  
8968 N Upper Bluffs Dr  
Tucson, AZ 85742  
jmergen@att.net

567

**COPY**

April 16, 2008

Placer County

Planning Commission  
RE: April 24, 2008 10:20 AM Meeting  
Auburn, California 95603  
Fax: 530-745-3080

Attention: Crystal Jacobson – Staff Planner

Dear Commission Members,

My daughter and I cannot attend your meeting of April 24, 2008 regarding the Bunch Creek Rezone, we are faxing our comments. We sincerely hope you will review our comments and our suggestions... I have a very serious medical situation and I am unable to travel at this point in time..

**We are opposed to subdividing this property into 80 acre parcels with our reasons listed below: In the past it appeared that the applicants intentions were to increase the parcels to seven, if this were the case, a question would arise, does the March 4,th 1972 Subdivision Map Act, enter the picture?**

#1 There are Indian artifacts on these parcels, along with other parcels. It's also quite possible there are burial grounds and should be looked at by an archeologist on the scene. The previous ownership had a Timber Harvest Plan and this information was redacted, however, the owner of record harvested the timber over the parcels aforementioned..

As a real estate agent in Tucson, (Joy) I would want to know that these issues are addressed before I allow my buyers to make an offer and purchase any of these Bunch Creek parcels. As you know, Rocklin, California had some problems with these like issues several years ago and a reasonable resolution was found and the community gained by their efforts.

#2 Factually, Paul Mergen has been forbidden to travel in and out of his property, as a result of the Basquin and Edwards actions, I am unable to keep a road clear of brush and any road maintenance work. The causes of mother nature will impede travel through one side of the ridge to the other, if a forest fire starts in any direction .

Currently, and with the only road route, from Yankee Jim road to the Ward Subdivision ends at this point...Mergen's property.. If one was to follow Outhouse Road, (Basquin) to the top of the ridge the road ends...Mergen's property... Should a forest fire occur in any direction, it appears likely the escape route, would be essential to exit over the Mergen road... Note: The existing County Utility

568

easement (PUE) would allow a fifty (50ft) easement , however , CURRENTLY the present route is (25ft) wide in a one way direction...(Fire equipment and EMT Vehicles would be impaired)

The U.S. Forest Service has noted this area as a very high fire danger zone. With gold miners, hikers, and river rafting that is occurring thru the eastern corner of our property (10 acres) we are unable to control the access of travel by others ...

We've owned this property since 1964 and there was no one living in this area. About 1980 Allan Edwards was the first resident to build a home. The home was built one hundred yards (100) to the north of Yankee Jim's gate..Larry Risser now lives at the end of Gillis Hill Road in the Ward Subdivision . I have given Larry a easement across my property to the south so he could leave the area if the fire was to occur from the north..

Because this land owned by Basquin/Parker is going to be sold to future buyers, I feel the fire issue is extremely important. A buyer wants to know that in case of a fire, their escape has several options. Our property would be that option. My dad and I (Joy) would be happy to provide Mr. Basquin and Mr. Parker access over our road which crosses the ridgeline heading north and out towards the Iowa Hill area. (Once the tank trap is removed on Edwards property)

Last, but not least, as a group, the commissioners, or a representative should physically travel the route that I have suggested...I am positive that you will see our side of the picture, (Joy & Paul) until then I would like to pay for a copy of the recording taken on the 24<sup>th</sup> of April 2008 hearing....

Respectfully submitted,

Paul M. Mergen  
6362 N Willowhaven Dr.  
Tucson, AZ 85704  
littledukeb24j@comcast.net

Joy Mergen  
8968 N Upper Bluffs Dr  
Tucson, AZ 85742  
jmergen@att.net



done  
ELS

Larry Risser  
PO Box 11  
Colfax, CA 95713

Placer County Planning Commission  
April 24, 2008

**RE: Bunch Creek Rezone**

As the owner of parcels 071-330-002, 071-330-005 and 071-330-012, I would like to express my support for the Bunch Creek Property rezone from TPZ to Forest Residential.

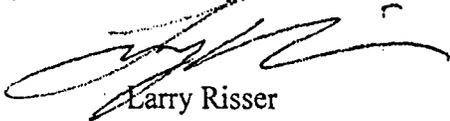
The property in questions was devastated by the 2001 Ponderosa Fire, with nearly all the property burned. Since then, the land has become dangerously overgrown and presents an even greater fire danger than before. No management of the property has been done except a salvage logging and fire-prone brush has taken over the land. By dividing the property into smaller, more-manageable parcels, I believe the fire hazard to surrounding property owners will be reduced.

In addition, the property in question is currently surrounded by residential subdivisions, some with lots as small as 4 acres. Considering nearby private property, TPZ zoning represents a nonconforming use. Nearby owners enjoy greater subdivision rights than the property in question, denying the owners full rights to their property. Eighty acre parcels is an appropriate use considering surrounding land uses.

Lastly, Timber Production is not an appropriate use of the property in its current state. If the situation were reversed, and the landowners were requesting a rezone from residential to TPZ, you would be required by County and State code to deny their request. County Code requires TPZ zoning to meet the timber stocking standards of Public Resource Code Section 4561 now or within five years. That code requires average coverage of 300 trees per acre of 4 inches or greater in diameter at chest height, and no less than 150 per acre. There are much less than 150 trees per acre, much less of breast height. Even the most intense forest management would not meet that standard within five years.

Most of all, I am concerned for the fire safety of our home and property and the surrounding area. Allowing this property to become unmanaged and overgrown presents a clear danger to my property, surrounding homes and the cities of Colfax and Weimar.

Sincerely,



Larry Risser

PLACER COUNTY  
DATE RECEIVED  
APR 24 2008  
PLANNING COMMISSION  
Larry Risser

571

RECEIVED  
JUL 18 2007

PLANNING DEPT

July 13, 2007

Placer County Building and Planning Department  
Crystal Jacobsen, Planner  
3091 County Center Dr  
Auburn, CA 95603

Dear Ms Jacobsen,

Currently Jack Remington, A.R. Associates, on behalf of Fred Basquin and Jed Parker(owners) have filed a rezone request to remove TPZ zoning at Bunch Creek (PREA T20060521) and replace it with RF-B-X-80 AC. (See Agriculture Commission Meeting Minutes Attachment #1)

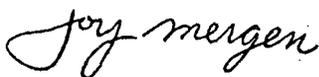
My father, Paul Mergen, and I own 160 acres of land in Colfax just adjacent to the Basquin/Parker land. (See Map Attachment #2) We have filed a lawsuit with the Superior Court of California County of Placer on 4/30/2007 a "Complaint to Quiet Title and for Declaratory and Injunctive Relief." (See Civil Case #3)

We respectfully request that you hold any decisions on this property split until we get this easement issue resolved with Fred Basquin and Jed Parker.

The Mergen family has owned the 160 acres since April 1964 and the easement was never an issue. Our current litigation is directed towards written clarification of our right to access our property. Approval to remove the TPZ zoning and then splitting the property into 6 parcels could greatly impair our access to the property.

We've enjoyed access to our property 43 years and we want our access clarified in writing before we have 6 more people to contend with on the road.

Respectfully Submitted,



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Cc: Planning Director—Michael Johnson  
Placer County Supervisors  
Planning Commission Members  
Colfax City Manager—Joan Phillippe  
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Enclosure—Attachments #1, #2 & #3

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