

Letter 91

ROBERT W. WINTERS
19525 KNEEBONE LN
PENN VALLEY, CA 95946-9723

(530)432-9876



November 11, 2013

Tyler Barrington, Principal Planner
Nevada County Community Development Agency
Suite 170
950 Maidu Ave.
Nevada City, CA 95959

Dear Mr. Barrington:

- 91-A | I am writing to object, in the strongest terms, to the proposed rezoning of the properties in Penn Valley to high density housing.
| The proposed properties have already been designated for business development by the Board of Supervisors.
- 91-B | Penn Valley already has quite a number of single family houses that rent for amounts that qualify as low income rents. Have you documented this in the EIR?
- 91-C | Does the EIR document the 3 cesspools located on or adjacent to the 20 acre property? Has it been determined that there is no health hazard from those cesspools?
- 91-D | The selection of properties based on the landowner willingness to rezone gives an unfair advantage to these developers when they will be allowed "by right" to develop with no further review than to obtain a building permit.
- 91-E | The property owners involved probably do not live in Penn Valley and do not care a whit about this community.
| If you do this rezoning you are bowing down to the bullies in Sacramento who threaten to withhold funds allocated for Nevada County. You will be condoning blackmail for a social engineering move by Big Brother. That would be morally wrong.

Please reconsider your plan.

Sincerely,

Robert Winters

Robert Winters
Cc: Hank Weston, Supervisor
Cc: Doug Donesky
Cc: Mike Mastrodonato

Letter 91 – Robert Winters

Response 91-A The County acknowledges this comment. Please see Master Response #3.

Response 91-B Please see Master Responses #1. The purpose of the EIR is to evaluate the physical impacts on the environment and to disclose what those impacts and potential mitigation measures to the public and to the County’s decision makers. The EIR does evaluate or address economic issues such as the existing rental housing conditions in a particular area. Please see Master Response #5.

Response 91-C The existing percolation ponds for the Creekside Village mobile home park are noted in the project setting for Site 13 on page 3-34 of the Draft EIR. The percolation ponds are not on any of the proposed project sites and are not related to the proposed project. The Creekside Village mobile home park is responsible for meeting and local and state water discharge requirements.

Response 91-D The County does not concur with this comment. Please see Master Response #1, Response 22-F and 22-G regarding the County’s site selection process. Future project submittals will be required to undergo a Design Review process and public hearing at the Planning Commission to ensure that the project is consistent with the Penn Valley Village Center Design Guidelines. As noted on page 4.3-10 of the Draft EIR, the purpose of the Penn Valley Village Center Area Plan Design Guidelines is to develop design guidelines that provide consistent design review criteria that encourages development that is compatible with the rural character of the Penn Valley Village Center; to identify public facilities and services that will serve new development; to identify and encourage natural resources; to advocate the development of paths and trails; and, to sustain the rural environment and encourage patronage of village center business.

Additionally, the RH Combining District has a requirement to create a “Regional Housing Need Implementation Plan” per the County’s Land Use and Development Code (LUDC) Sec. L-II 2.7.11.C.3. The Regional Housing Need Implementation Plan will include the site specific development standards and CEQA mitigation measures for all development of multi-family housing on a Regional Housing Need (RH) site. The purpose of the Implementation Plan is to ensure that all future development within the RH Combining District is constructed in compliance with the specific development standards and mitigation measures approved for the RH Combining District and that the conditions of approval and mitigation measures for each site are easily identifiable at the time when construction is proposed.

Response 91-E The County acknowledges and appreciates this comment. However, comment is not at variance with the content of the EIR and no further response is required. This comment will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Letter 92

Tyler Barrington

From: Daniel Buchholz <daniel.buchholz@att.net>
Sent: Tuesday, October 08, 2013 10:07 PM
To: Tyler Barrington
Subject: Housing element rezone program No. 2009072070

92-A

92-B

Dear Mr. Barrington,
 I'm writing to you in response to a public notice that I received by mail from the C.D.A..
 I just wanted to voice my concerns with the Housing Element Rezone Program No. 2009072070.
 I currently own a home in one of the subject areas. I reside at 10323 Broken Oak Court. My concern is making a busy area much busier. There is already one low income apartment complex at the end of Broken Oak Court. The impact of this one is more trouble than you could ever know. The constant traffic, speeding and noise on this tiny private street is ridiculous and with the possible addition of more low income housing not only here on Broken Oak Court but the other project areas that would be just across Penn Valley Drive from my house is, I'm afraid, more than the area can support. Not to mention the wear and tear on the streets. It appears that Penn Valley seems to be subject to a bigger quantity of this housing than any other area within the county. The old saying " Not in my backyard " seems to hold true here. We'll just sneak this into Penn Valley. I feel that these type of projects are needed but should be shared by all areas of Nevada County. I realize that there is a lot of wide open property here in Penn Valley, but feel that all should share the impact of a low income projects. Spread them out.
 Broken Oak Court can't handle another project. Personally, I feel that my street could use a traffic break. The apartment complex that now resides at the end of Broken Oak Court needs a separate entrance and exit. That would be extremely welcome.
 Mr. Barrington, I hope you will take my thoughts in consideration. I feel the impact of this rezoning will destroy the area. This is a pretty and peaceful area for now. Just hate to see it flushed with too many residents of rental properties. You know what I mean? Thank you for your time.

Oak Ct.
 Ca. 95946



Dan Buchholz
 10323 Broken
 Penn Valley,

Letter 92 – Daniel Buchholz

Response 92-A The County does not concur with this comment. Please see Response 10-D and 10-V regarding the percentage of the units (approximately 20%) in Penn Valley relative to the areas within the proposed project. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. Air quality and Noise impacts are evaluated in Sections 4.5 and 4.11, respectively. Please see Response 54-D. Please see Master Response #6 regarding the proposed high density housing units.

Response 92-B Please see Master Responses #1 and Responses 22-F and 22-G regarding the County site selection process and the rationale for selecting site in the Penn Valley area. Please see Response 10-V regarding the number of units in Penn Valley relative to the other areas within the project. The existing development on Broken Oak Court is not related to the proposed project and changes to that development cannot be implemented with this project.

Letter 93

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS
SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: Kathryn J. Niesen

Agency/Group/Organization: Property owner of 250 acre family
Mailing Address: 16735 Rough & Ready Hwy. Rough and Ready, 95975

Email Address: kjniesen@gv.net

Phone Number: 432-1617

Comments:

October 31, 2013

- 93-A | I am in opposition to the re-zoning of Penn Valley properties.
16 units per acre, are you kidding me?
I own 250 acres and I can only have one house and one granny house!
Are you kidding me?
- 93-B | Exactly who do you plan on living in all of these dwelling?
Tax payers?
Who will be paying for all of this?
Tax payers?
Thanks but no thanks!
Kathryne J. Niesen

Letter 93 – Kathryn Niesen

Response 93-A Please see Master Response #1 regarding why the County is proposing the project and why 16-units minimum per acre is required. Different zoning classifications including rural and residential zones have different restrictions regarding the number of separate housing units on one legal parcel.

The County agrees that you are restricted to one single family dwelling and one second unit on a single legal property under the County's Code. It is worth noting however, that your property does have the potential to be subdivided based on your zoning and overall property size. The property that is associated with your mailing address (16735 Rough and Ready Highway) is shown as being 106-acres AG-10 (General Agriculture-10-acre density limitation). Under existing zoning regulations, the allowed density for this property would be 10-units. If the remaining zoning approximately 150-acres of your 250-acres had the same zoning (AG-10) that would provide additional density for 15 more units (25 total units). In addition, County Code allows the construction second dwelling units as an allowed or by-right use (subject to building permit issuance and zoning compliance) in all zoning districts that allow single family development as an allowed use and therefore an additional 25 second units could be constructed if you were successful in subdividing your 250-acres into the maximum density allowed under AG-10 zoning.

Response 93-B It is likely there will be a need to provide a variety of housing types for all income segments of the population. This project would assist in providing higher density options that are limited not only in Penn Valley but throughout the unincorporated area. This new housing would likely serve an existing need in the community and accommodate future population growth.

All development and related improvements including any required mitigation will be paid for by the developers. No tax dollars or proposed for the development and no additional taxes or municipal bond financing is proposed or required for the project.

Letter 94

Tyler Barrington

From: deanna batson <ddbatson1962@att.net>
Sent: Thursday, October 31, 2013 7:07 PM
To: Tyler Barrington
Cc: hankweston@co.nevada.ca.us
Subject: Penn Valley Project

We attended your meeting Tuesday evening and are opposed to the development because of many factors, including:

- 94-A | 1. No jobs for occupants.
- 94-B | 2. No public transportation for occupants
- 94-C | 3. There are already a significant number of poor people included in the trailer park.
- 94-D | 4. The current sewer system is inadequate for additional housing and significant costs will be passed on to the tax payers.
- 94-E | 5. The current police (sheriff) and fire departments are not staffed for additional occupants.
- 94-F | 6. The addition of low to low low income people will effect the value of the existing properties in the area and will result in fewer tax payers to absorb the additional costs involved.
- 94-G | 7. Size of housing will require more parking than is currently planned.
- 94-H | 8. Roads in that area are inadequate for proper fire and police accessibility.
- 94-I | 9. Our current property tax payments will be increased as a result of the items above. Not to mention the costs involved with human services for low low income occupants.
- 94-J | 10. Since retiring here twenty years ago on a fixed income, the continuous rise of the cost of living and tax increases due to the normal rise in population is already a burden on retirees (which is the preponderance of current residents). A increase in non-contributory residents, added to the current tax burden would be prohibitive.

Donald and Deanna Batson
18641 Hummingbird Drive
Penn Valley

Letter 94 – Donald and Deanna Batson

Response 94-A Please see Master Response #2.

Response 94-B The County does not concur with this statement. All of the project areas have access to some public transportation. With regard to Penn Valley public transportation please see Response 10-II.

Response 94-C This comment is not a CEQA related issue and no further response is required.

Response 94-D The County concurs that additional sewer capacity would be required for the project. Impacts on sewer facilities were discussed in Section 4.13-3 of the Draft EIR. Please see Master Response #4. No costs associated with the proposed project would be passed on to the taxpayers.

Response 94-E The County does not concur with this comment. Please see the responses to Letter 7 and Response 10-NN.

Response 94-F The County does not concur with this comment. Please see Master Response #6. The owners of the property would be required to pay property tax and residents of the proposed units would pay the same taxes on income and goods and services as other residents in the area.

Response 94-G The County does not concur with this comment. Future developers would be required to provide parking spaces in accordance with the County's Land Use and Development Code. This would be enforced through the County's site plan review process which would occur prior to construction.

Additionally, the RH Combining District has a requirement to create a "Regional Housing Need Implementation Plan" per the County's Land Use and Development Code (LUDC) Sec. L-II 2.7.11.C.3. The Regional Housing Need Implementation Plan will include the site specific development standards and CEQA mitigation measures for all development of multi-family housing on a Regional Housing Need (RH) site. The purpose of the Implementation Plan is to ensure that all future development within the RH Combining District is constructed in compliance with the specific development standards and mitigation measures approved for the RH Combining District and that the conditions of approval and mitigation measures for each site are easily identifiable at the time when construction is proposed.

Response 94-H The County does not concur with this comment. Any new driveways or access ways on the proposed sites would be required to meet County and fire district design standards. Additionally, The County's Land Use and Development Code LUDC Section L-II 2.7.11.C.8. for the RH Combining District requires the following:

If a property does not have direct access to a County maintained roadway, it shall be the responsibility of the land owner or developer to provide written documentation as to their legal right to utilize and improve the road(s) that provide ingress and egress to the site, including secondary access if required, and that the road(s) meet the County minimum standards to serve the development proposed. The land owner or developer shall also be responsible for providing an offer of dedication of the road(s) for acceptance into the County maintained road system, if required by the Department of Public Works. If roads are determined to be inadequate, in width, size, surfacing,

capacity, safety or some other standard, it shall be the responsibility of the land owner or developer to bring the road up to the minimum standard required by the Department of Public Works prior to issuance of a certificate of final occupancy.

These standards would be enforced during County and Fire District review of the site plans prior to building permits. Please see Response 94-G above regarding the Implementation Plan. Failure to comply with the standards would result in the developer not receiving building permits.

Response 94-I The County does not concur with this comment. There is no evidence that the proposed project would result in higher property taxes or costs in human services. No tax dollars or proposed for the development and no additional taxes or municipal bond financing is proposed or required for the project. Please see Master Responses #3 and #5.

Response 94-J The County does not concur that the project would contribute to a rise in taxes or in non-tax paying residents. Please see Response 94-I and Master Response #6.

Letter 95

Tyler Barrington

From: Armon <aforse@sbcglobal.net>
Sent: Thursday, October 31, 2013 9:27 PM
To: Tyler Barrington; Ed Scofield; Nate Beason; Terry Lamphier; Hank Weston; Richard Anderson
Subject: Housing Element Rezone Program Implementation

95-A Sir,
I would vigorously like to protest the Penn Valley portion of the Housing element of the EIR. It is seriously flawed. The need for commercial development far outweighs the need for low income housing. If we could get more commercial development, we could employ more people. Thereby when people are working, they can afford to buy or rent . If you don't earn a place to live, then there is no pride in your community. I have live here for 37 years, and believe the current general plan was well conceived and should be allowed to be developed.
Hope you allow the will of the people to be your utmost concern in determining the outcome of this decision.

Armon Forse

Letter 95 – Armon Forse

Response 95-A The County does not concur with this comment. Please see Response 10-A. Please see Master Response #3. Please see Master Response #1 regarding why the County is proposing the project.

Letter 96

Barbara Price

From: Donna Landi
Sent: Thursday, October 31, 2013 10:18 AM
To: All BOS Board Members; Brian Foss; Alison Barratt-Green
Cc: Barbara Price
Subject: FW: Rezoning and General Plan Change

Letter on Housing Element Rezone in Penn Valley

Donna Landi
 Clerk of the Board
 950 Maidu Avenue, Suite 200
 Nevada City, CA 95959
 Office: 530.265.1480 Fax: 530.265.9836
 Website: <http://www.nvnevadacounty.com/bos/cob>



The Clerk of the Board's office will be closed Monday, November 25, 2013, thru Friday, November 29, 2013, and Monday, Dec. 23, 2013, thru Friday, December 27, 2013, in observance of the November and December holidays and previously-announced furlough days for County employees.

From: Joyce Hammer [mailto:joycelgh@mac.com]
Sent: Thursday, October 31, 2013 10:10 AM
To: bdotsupervisors
Subject: Rezoning and General Plan Change

Gentlemen,

- 96-A | As I am sure you are aware, the Town Hall Meeting in Penn Valley on October 29, 2013, was very well attended. In fact, you could say that the Seventh-day Adventist Church hall was packed with Penn Valley residents who were extremely upset by the zoning changes being proposed by the Nevada County Planning Department. While we do realize that affordable housing is important for people with low income, the residents of Penn Valley on the whole do NOT believe Penn Valley is the appropriate venue for this project. And the proposal of changing commercial zoning is extremely troubling.
- 96-B | There are many reasons that a zoning change is inappropriate for our town. However, the two main and most important issues are the strong desire of the community to maintain its small town rural setting and to improve the opportunity to shop and work at small businesses right here in Penn Valley. In addition, we feel that Penn Valley is inappropriate for low income families because of the distance they would have to commute should
- 96-C | they be able to find jobs and because medical facilities are not easily accessible. As I'm sure you realize, rural areas offer few amenities for those on low incomes.

96-D | The Environmental Impact Review did not take into account the impact of rezoning on Penn Valley's Village Plan. Nor did it consider that Fire and Police Department fees will not be supported by low income residents, meaning higher taxes for current residents. Eventually the rezoning will result in higher income residents leaving the area and many residents currently paying taxes to support the county will no longer be contributing to maintain its vitality.

96-E | Rezoning Penn Valley's commercial zoning is detrimental to Penn Valley's ongoing development, its residents and its future. This decision to rezone the proposed areas in Penn Valley should not be finalized until an economic impact analysis has been completed.

Thank you for your consideration of this issue.
Joyce Hammer

Letter 96 – Joyce Hammer

Response 96-A The County acknowledges this comment. Please see master Responses #3 and #6.

Response 96-B Please see Master Response #3. With regard to maintaining the feel of the existing community, future project submittals will be required to undergo a Design Review process and public hearing at the Planning Commission to ensure that the project is consistent with the Penn Valley Village Center Design Guidelines. As noted on page 4.3-10 of the Draft EIR, the purpose of the Penn Valley Village Center Area Plan Design Guidelines is to develop design guidelines that provide consistent design review criteria that encourages development that is compatible with the rural character of the Penn Valley Village Center; to identify public facilities and services that will serve new development; to identify and encourage natural resources; to advocate the development of paths and trails; and, to sustain the rural environment and encourage patronage of village center business.

Response 96-C The County does not concur with this comment. Please see Master Response #6 and Response 22-G.

Response 96-D The County does not concur with this comment. Please see Response 9-B regarding the Penn Valley Village Plan. Please see Master Response #3. Please see Response 10-NN regarding mitigation for fire and sheriff services. The project does not propose any new taxed, increased taxes, or municipal financing for the proposed project. All construction related costs, including any required infrastructure costs will be the responsibility of the developer.

Response 96-E The County does not concur with this comment. Please see Master Responses #3 and #5.

Letter 97

Cc: bdfsupervisors; planningdepartment@co.nevada.ca.us
Subject: Rezoning/ Low Income Housing/ Penn Valley

Matthew and Maryellen Beauchamp
10450 McLand Court
Penn Valley, CA 95946

October 31, 2013
Nevada County Planning Commission
950 Maidu Avenue, Ste. 170
Nevada City, CA 95959

Re: **Public Comment**

Housing Element Rezone Program Implementation Project
Principal Planner: Tyler Barrington
Penn Valley Area

To the Planning Commission:

97-A | The proposal to change the general land use and zoning designation for Penn Valley’s downtown from commercial zoning to urban high density zoning is ill advised. Rezoning to allow for the building of multiple low income housing units will have an extremely negative impact on both the citizens of Penn Valley and the surrounding environment.

Penn Valley is a pastoral agrarian community. The lifestyle is rural and the town’s citizens like it that way. Penn Valley’s residents raise horses, cattle and other livestock. We support our local rodeo, "Cowboy Christmas" and other community events. Mandating the building of multiple urban projects in the center of Penn Valley will damage, disrupt or destroy the culture that has always existed here.

97-B | I attended the October 29, 2013, standing room only, Planning Commission informational meeting. At the meeting the Planning Commission’s presenters advised those in attendance of all the potential ill effects that the proposed rezoning and

97-B
CONT'D

future development would have on our community. Not once during the entire two hour meeting, did the presenters state a single specific benefit that rezoning would have for Penn Valley. We were informed that because of the proposed rezoning the citizens of Penn Valley could expect high density housing built in already zoned, and needed, commercial areas, insufficient parking for the high density housing units, polluted air quality that would need to be mitigated, road construction to widen roads and other negative impacts.

While mentioning the above environmental problems, the meeting presenters either glossed over, or completely ignored the following:

97-C

1. The impact that the persons who would occupy the high density housing would have on traffic, property values and public services including law enforcement resources? The meeting presenters completely ignored the real probability of more crime in Penn Valley as a result of massed urban housing. As you know, Penn Valley is an area that has almost no law enforcement presence.

97-D

2. Where would these new residents come from? Are the low income housing units going to be ear marked for local people or transplants from another area?

97-E

3. How many new residents would descend on Penn Valley? We were told at the meeting that we would receive approximately 40 percent of the 1200 high density units planned for Nevada County. If we are talking about roughly 480 units and add to that number 4 persons living in each unit, that becomes 1,920 new urban residents for rural Penn Valley? Really?

97-F 4. Where would these new residents work? There is no real employment readily available in Penn Valley. Unless you own a local business, or work for yourself, there is extremely limited opportunities for employment. Shouldn't those limited local jobs go to persons who already live here and who have committed themselves to being a part of the community for reasons other than being able to get cheap housing?

97-G We have three incorporated cities in Nevada County. Nevada City, Grass Valley and Truckee. It makes much more sense to rezone and incorporate clusters of high density housing in the above cities. The above mentioned cities all have existing police services and infrastructure that can more readily absorb the impact of the type of developments proposed. At the informational meeting only Grass Valley was mentioned as a possible site for proposed high density rezoning. Shouldn't all the communities in Nevada County shoulder a share of the responsibility for low income housing?

97-H Speaking as someone who lives in, owns property in and has raised his children in Penn Valley, it is my strong belief that rezoning parts of Penn Valley to allow high density, low income housing is wrong headed and will only bring a lower quality of life for those of us that live here. I urge you not to make Penn Valley the dumping ground for this unwanted state mandate. Urban zoning has no place in Penn Valley – period. I ask you on behalf of myself, my wife, my family and friends to reject this extremely flawed plan and leave the commercial zoning and

97-H
CONT'D | other zoning in Penn Valley as it currently exists.
Sincerely,

Matthew R. Beauchamp

cc Planning Department
Board of Supervisors

Letter 97 – Matthew Beauchamp

Response 97-A Your comment is noted. The four sites proposed in Penn Valley are within the Penn Valley Village center area. All the proposed sites are currently undeveloped and adjacent to existing development. None of the surrounding properties support any agricultural operations. Two of the sites are currently zoned for commercial uses of which the project would permit in mixed use development. Please see Master Response #3. As such, the proposed project would not alter the existing agricultural community or have a substantial adverse impact on the existing character of the community.

Response 97-B The County does not concur with this comment. Please see Master Response #3. Future developers would be required to provide parking spaces in accordance with the County's Land Use and Development Code. This would be enforced through the County's site plan review process which would occur prior to construction. Please see Response 94-G regarding the Implementation Plan. Air quality impacts are evaluated in Sections 4.5. The County concurs that air quality impacts were identified in the Draft EIR and mitigation is required, and that some air quality impacts were identified as significant and unavoidable. Please see Response 54-D.

Response 97-C Please see Response 97-B above regarding traffic. Please see Response 54-D. Please see Master Response #5 regarding property values and Response 10-NN regarding law enforcement services.

Response 97-D Please see Master Response #6.

Response 97-E Exactly how many new residents is unknown at this time because the actual number of units is not known. The EIR assumed that 535 units (20 percent of the overall project total) would be built in Penn Valley if each site achieved its maximum buildout at 16 dwelling units per acre. According to the 2010 Census the average household size in Penn Valley is 2.57 people.²¹ However, that calculation does not take in account that Environmentally Sensitive Areas, or physical or regulatory constraints that may reduce the actual yield for number of units.

Response 97-F Please see Master Response #2.

Response 97-G The County does not concur with this comment. Please see Responses 22-F and 22-G.

Response 97-H The County acknowledges and appreciates this comment. It should be noted that overall the Penn Valley Village Center is approximately 200-acres in area and approximately 46-acres of that area has an existing R2 (Urban Medium Density) or R3 (Urban High Density) zoning designation. The proposed project would increase the density of approximately 25 acres of that existing R2 zone to R3. Please see Master Response #3 and #6.

²¹ http://www.dof.ca.gov/research/demographic/state_census_data_center/census_2010/

Letter 98



HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS
SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: REIFEL, GARFIELD

Agency/Group/Organization:

Mailing Address: 14002 DOORSIDE CT PENN VALLEY CA

Email Address:

Phone Number: 530 432-0771

Comments:

98-A

I AM AFRAID THAT POTENTIAL RESIDENTS WILL NOT
HAVE SERVICES OR NEED TRANSPORTATION OUT OF PV.
TO FILL THEIR NEEDS.

THIS HOUSING, COMPLEX COULD BE PLACED IN ANOTHER AREA.
I AM AGAINST HOUSING OF THIS TYPE IN PENN VALLEY.

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 98 – Gerald Reifel

Response 98-A The County acknowledges and appreciates this comment. Please see Master Response #1 regarding why the County is proposing the project. Please also see Responses 22-F and 22-G regarding the rationale for selecting Penn Valley for the RH Combining District and the existing services available in the community. Please see Response 97-H.

Letter 99



HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS
SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: DENNIS & LINDA KEELS

Agency/Group/Organization:

Mailing Address: 17613 CHAPARRAL DRIVE

Email Address:

Phone Number: 530-432-3613

Comments:

I DO NOT THINK THE INFRASTRUCTURE OF PENN VALLEY WILL HANDLE THE AMOUNT OF PERSONS INTENDED TO BE IN THIS LOW INCOME PROJECT. THE TRAFFIC AND EMPLOYMENT WILL NOT ALSO HANDLE THIS PROJECT

99-A

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 99 – Dennis and Linda Keels

Response 99-A The County concurs that additional infrastructure improvements will be needed for the proposed sites in Penn Valley. Please see Master Responses #2, #4 and #6 and Response 10-NN. Potential traffic impacts were evaluated in Section 4.15 of the Draft EIR and no traffic impacts were identified in Penn Valley. Please see Response 54-D.

Letter 100



HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: *Roland D. Fedall*
Agency/Group/Organization:
Mailing Address: *18056 Hummerberg*
Email Address: *Penun Valley, CA 95946*
Phone Number: *432-4458*
Comments: *Not in favor.*

100-A

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maiden Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 476-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 100 – L. Kendall

Response 100-A The County acknowledges and appreciates this comment. However, the comment is not at variance with the content of the EIR and no further response is required. This letter will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Letter 101

To:
NEVADA COUNTY PLANNING COMMISSION
950 Maidu Avenue
Nevada City, CA 95959

From: SHIRLYN VOGEL
19193 Chaparral DR.
Penn Valley, CA 95946

Regarding: Proposed changes to the General Land Use and Zoning Designation for sites in Penn Valley to rezone candidate sites to Urban High Density/high density residential zoning.

Dear Sirs:

101-A

I AM OPPOSED TO THE LOW INCOME HOUSING development proposed in Penn Valley, Penn Valley does not have the infrastructure to support THIS size growth. We currently pay \$900.00 a year toward the sewage treatment facility which is apparently unable to accommodate current usage.

Sincerely,
Shirlyn Vogel

Letter 101 – Shirlyn Vogel

Response 101-A The County concurs that additional infrastructure improvements will be needed for the proposed sites in Penn Valley. Please see Master Response #4. All of the construction costs including infrastructure costs associated with the proposed project would be the responsibility of the developer. No taxes, assessments on existing residents, or municipal financing is proposed for development of any of the project sites.

Letter 102



HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS
SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: *J. Patricia Kendall*
Agency/Group/Organization: _____
Mailing Address: *18056 Hummingbird Dr*
Email Address: *Benn Valley, Ca 95946*
Phone Number: *432-4458*

102-A | Comments: *Opposed - Will cause too many
problems to see area -*

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maida Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 102 – Patricia Kendall

Response 102-A The County acknowledges and appreciates this comment. However, comment is not at variance with the content of the EIR and no further response is required. This letter will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Letter 103

11-2-13

Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maiden Ave. Suite 170
Nevada City, Ca. 95959

I am writing to object to proposed rezoning of Penn Valley to accommodate a low-cost public housing project for the following reasons:

- 103-A 1. The strain on our area schools to increase class size or provide more classroom space has not been financially evaluated.
- 103-B 2. There is no convenient transportation systems in the affected areas.
- 103-C 3. No systematic adult public education programs exist. Thus housing project inhabitants can ^{not} look to increasing their educational and job prospects.
- 103-D 4. Finally, there is not a vibrant job market in this area - no incentive present to entice the population to advance their prospects.
- 103-E All of the above bespeak this location a poor choice. Ideally a project such as this should be placed in a area (ex Sacramento) that provides adequate public schools.

-2-

103-E
CONT'D

for the children, good transportation,
numerous adult education projects and
topped off with a vibrant job market.
The idea is to provide advancement for
this population. Reno Valley and the
surrounding area do not come close to
qualifying in any of these areas.

John Leggett
18460 Lake Forest Dr
Reno Valley, Ca. 95946

Copies: Doug Donesky
Hank Weston

RECEIVED

NOV 7 2013

NEVADA COUNTY
BOARD SUPERVISORS
cc: BOS
Planning
L. Cnsl.

Letter 103 – Fran Wyatt

Response 103-A The County does not concur with this comment. Please see Response 10-MM.

Response 103-B The County does not concur with this comment. Please see Response 10-II.

Response 103-C The locations for local adult education facilities would be the same for any of the residents in the Penn Valley Area.

Response 103-D Please see Master Response #2.

Response 103-E The County does not concur with this comment. Please see Response 22-F and 22-G regarding the rationale for the proposing sites in the Penn Valley Area.

Letter 104



RECEIVED
NOV 07 2013
Nevada County Community
Development Agency

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: Gladys HARTINES
Agency/Group/Organization:
Mailing Address: P.O. BOX 64 P.O. CA. 95946
Email Address: CLEANsOBER BERTLE ATT. NOT
Phone Number: 650-743-7987-530-432-9950

104-A
Comments: My lat CONCERN - NOT being Notified of the
Proposed Project.
THANK goodness FOR the PLYERSE word of mouth
That went out - Day/1 week before Oct 26, 2013
meetings.
The E.I.R. Needs to be Returned & Completely
Re-Evaluated - This project for DENSE Housing does
Not belong in PV with its Rural 2 have RDS -
Many many Plans in this EIR Report
You need to Extend the Nov. 12, 2013 deadline
ONE more month to allow US the People of PV to
Receive more ~~at~~ Public F.A.P.U.T.

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 104 – Gladys Hartines

Response 104-A The County does not concur that there are many flaws in the EIR. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. Please see Responses 54-D and 22-G.

For both the Notice of Preparation and Notice of Availability of the Draft EIR, the County met the distribution requirements of the California Environmental Quality Act and the County's own internal policies for public notification. The Notice of Availability was published in the local newspaper, and notices were sent to adjacent property owners up to 500 feet, exceeding the County's normal 300-foot distribution. While the County has met and gone beyond its statutory noticing requirements, it has agreed to extend the noticing of future public comment periods and meetings to include other residents outside of the noticing requirements to ensure the public has an opportunity to participate in the public process. The County held three public comment meetings, one in each of the proposed areas, in addition to the County Planning Commission Hearing during the public review period. The public comment on the Draft EIR was for 60 days which exceeds the standard 45-day review period required by CEQA and County Policy. The public review period closed as planned on November 12, 2013. The County Planning Commission considered a request to extend the public review period at the October 10, 2013 hearing and elected not to extend it.

Letter 105



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NOV 07 2013
Nevada County Community
Development Agency

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: Maureen K Lafond
Agency/Group/Organization: Babies & Me - Infant/toddler car
Mailing Address: 10699 "A" Spenceville Rd PV 95946
Email Address: mosbabes@att.net
Phone Number: 477479

Comments:

105-A

Please reconsider these rezoning plans for PV. We are small with limited resources as it is. Water, transportation, traffic (which is already extremely dangerous) are all to be compromised if all these parcels become homes to low income families. We need more commerce not people looking for

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

105-A
CONT'D

and using our limited resources as is.

Thank you for your consideration.

I know this can't be an easy situation.

Sincerely
Mio Stafford

Letter 105 – Marueen Lafond

Response 105-A The draft EIR evaluated potential impacts on public services and utilities (including public water service) in Section 4.15 and mitigation measures were identified. Please see Master Response #4. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. Please see Response 54-D. Please see Master Response #6 regarding low income housing and Master Response #3 regarding retaining the commercial land use designation for the two Penn Valley properties with an existing commercial designation.

Letter 106

1 of 3



Re: Lake of Pines

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: Andrew & Linda Barter

Agency/Group/Organization:

Mailing Address: 10601 Riate Way (off Rosewood Rd)
Auburn

Email Address: grimhaven@att.net

Phone Number: 530-268-2639

106-A

Comments: This project will burden Combie Rd more than it is already. Cascade Crossings is adding 82 homes, an additional 32 homes are projected for the NW intersection of Combie Rd/Magnolia/Hacienda and now you're trying to add additional high density housing along Combie Rd, and Woodridge with an exit onto Combie off of Higgins. What are you thinking? As it is now for us to access Combie off of Rosewood is next to impossible before and after school and LOP →

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

106-A
CONT'D

6
 Commuters around 4:30-5-6 P. This traffic is backed up halfway between Combie/Magnolia towards Rosewood Rd.

106-B

Your new proposal of high density, low income is alarming to us as our property value most likely will deflate. These types of projects have brought blight to other areas where they've been built, not to mention flooding an already overburdened economy in our area. Our schools are already at capacity: Will there be

106-C

any assistance to the taxpayers to add additional teachers and/or buildings or rooms to accommodate the overflow? What about law enforcement? There will have to be more hired because the per capita is over maxed.

106-D

106-E

Is the wastewater treatment plant able to service ALL new proposed housing?

106-F

Additionally, to notify only 2 or 3 residents in our ^{immediate} neighborhood is unreasonable. It may be allowable within metropolitan areas where lot sizes are 50', 60' or 100'. But in a rural area where acreage is involved all citizens ^{concerned} within a one mile radius should have been notified. Your rules need to be revised regarding rural notification. Therefore we

106-F
CONT'D

question the legality of this
proposal due to lack of citizen
notification. Will you forge on with
the proposed development, yes; are
we concerned citizens! ABSOLUTELY.

106-G

Our request of you is to be consider
ate of our local citizens ^{and environment} & please
reduce your numbers of units
greatly.

Respectfully submitted,
Andrew & Linda Barter

cc: Grass Valley Chamber of Commerce

Letter 106 – Andrew and Linda Barter

Response 106-A The County concurs that the existing level of service at the Rosewood/Combie Road intersection currently operates at LOS F during the peak hour. Developers on Sites 14 through 18 would contribute to traffic mitigation improvements that would improve the traffic operations at SR 49 and Combie Road and Combie Road at Higgins Road. The traffic improvements at this intersection include installing additional turn lanes at SR49/Combie Road and a traffic signal at Combie Road/Higgins Road. Improving the operations at these intersections would improve the flow of traffic along the Combie Road roadway segment because the traffic flow would be controlled which would improve operations the Rosewood/Armstrong/Combie Road intersection.

Response 106-B Please see Master Responses #5 and #6.

Response 106-C Please see Response 10-MM

Response 106-D The following discussion is provided on page 4.13-15 of the Draft EIR: future developments would bring additional annual revenue in the form of increased local property taxes and sales taxes that would help offset the increased demand for police services by funding increases in police personnel, training and equipment. Furthermore, the project developer would be required to pay development impact fees which are intended to provide the means which allow the local police and sheriff to maintain the current level of service. As such, impacts are considered to be less than significant. Implementation of Mitigation Measure 4.13-1c, which would require the project to provide documentation noting adequate response times, would reduce impacts to less than significant.

Additionally, Mitigation Measure 4.13-1(c) has been revised to include the following statement: “The formation of an assessment district may be required to provide adequate public safety services.” The formation of an assessment district, on the proposed units, may be used to provide additional funds to the district to allow the District meet the required response times to serve future projects.

Response 106-E Please see Master Response #4.

Response 106-F The Notice of Availability for the EIR and community meetings and Planning Commission hearing was published in the local newspaper, and notices were sent to adjacent property owners up to 500 feet, exceeding the County’s normal 300-foot distribution. While the County has met and gone beyond its statutory noticing requirements, it has agreed to extending the noticing of future public comment periods and meetings to include other residents outside of the noticing requirements to ensure the public has an opportunity to participate in the public process. One example is the County has agreed to notice all residents whose property’s access is off of Rosewood even though they are beyond distances that would normally be noticed. Similar criteria will be applied to other sites in LOP, PV and GV SOI.

Response 106-G The County acknowledges and appreciates this comment. This comment will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Letter 107



RECEIVED
OCT 31 2013
Nevada County Community
Development Agency

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: *Maime + Cecil Lewelling*
Agency/Group/Organization:
Mailing Address: *P.O. Box 855 Penn Valley, Ca 95946*
Email Address:
Phone Number: *530-432-0663*

107-A

Comments: *We are 84 and 86 years old. Please do not allow rezoning to be done in Penn Valley. We moved to Nevada County in 1958, worked for Hansen Brothers 25 years, and raised our family here. We built our house in Penn Valley 1979. Planned to live the rest of our lives here, but if taxes, fire fees, Dialysis, and etc. keep going up we may be forced to leave our family and live elsewhere. We love it here, Our Church, our neighbors, friends, small town, and living close to our children for family fun and help when we need it. So Please do not rezone and change our lives.*
Maime + Cecil Lewelling

Thanks for the meeting to explain the rezoning.

Send To: **Tyler Barrington, Principal Planner**
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 107 – Maxine and Cecil Lewelling

Response 107-A The County acknowledges and appreciates this comment. This letter will be will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Letter 108



RECEIVED

OCT 31 2013

Nevada County Community Development Agency

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: Douglas and Shirley Moon
Agency/Group/Organization:
Mailing Address: 11889- Kingbird Ct - Penn Valley 95946
Email Address:
Phone Number: 530-205-9554

Comments:
These proposed projects and sites are seriously flawed. This is a rural area of Nevada County without adequate infrastructure (sewer, roads, police & fire protection) to support high density housing. In addition there is not adequate services (shopping, medical, pharmacy, etc.) to support high density population. High density housing projects should be located close to the services, transportation and infrastructure designed to support such projects, not in rural horse country. What type of public transportation is being proposed to support low-income house hold who can not afford a private vehicle? What type of emergency, ambulance, police and fire services are being increased to serve this new population?

108-A

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us
The proposal to rezone the only retail, commercial and light industrial area central to Penn Valley will have a severe impact on future development of the business community and those jobs in our community -
These proposed sites are a very, very bad idea & will be fought.

108-B

Letter 108 – Douglas and Shirley Moon

Response 108-A The County does not concur that the proposed project and sites are seriously flawed. Please see Master Response #1, and Responses 10-H, 22-F, and 22-G regarding the rationale for selecting sites in the Penn Valley area. The draft EIR evaluated potential impacts on public services and utilities (including public water service) in Section 4.15 and mitigation measures were identified. Please see Master Response #4. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. Please see Response 54-D. Please see Response 10-II regarding public transportation. Please see Response 10-NN regarding potential impacts on fire and sheriff services. It is anticipated that the Penn Valley Fire Protection District would provide some EMT services as part of their normal emergency response. Other ambulance services would be provided by existing ambulance services such as Nevada County Ambulance Service.

Response 108-B The County does not concur with this comment. Please see Master Response #3.

Letter 109

RECEIVED

NOV 12 2013

Nevada County Community Development Agency

TO: Tyler Barrington
Principal Planner Nevada County
Community Development Agency
950 Maiden Ave, Suite 170
Nevada City, CA

cc: Hank Weston
Doug Donocky

109-A

We are writing this letter in response to the possible high density rezoning of 60 acres of Penn Valley. I and my husband are opponents of rezoning of this community and our feelings and opinions could not be more upset. We have, having resided in a area of Solano County in the past, we are newly retired and several years ago bought ~~the~~ a much older home in this quaint town of Penn Valley.

109-B

We relocated here to get away from the disappearing open land traffic congestion and most important the growing crime rate due to population growth. Both of us have retired from public safety and know first hand the results of what high density housing can bring to once peaceful communities.

High density rezoning and their developments should be constructed in cities where there are readily available jobs, adequate water supply (not discussed at Nov # meeting) adequate number of law enforcement. This rezoning of low income housing will depreciate & take away this "peaceful natural beauty with tranquil lifestyle small town atmosphere" which states in a popular local magazine "we as a community will have nothing to boast & take pride in that will draw visitors & families. Many of us who were drawn to this area to get away from the craziness of population areas will be forced to move away if high density low income housing is allowed. Please hear our concerned voices!

Sincerely
Teresa Helmen +
Robert Cornwell
Robert Cornwell

Letter 109 – Trisha Helmen and Robert Cornwell

Response 109-A Your comment is noted. However, the comment is not at variance with the content of the EIR and no further response is required. For clarification, your comment indicates that 60-acres are being considered from rezoning in Penn Valley. This number is inaccurate as the four parcels that are being considered for rezoning in the Penn Valley area total only 33.52-acres collectively. This letter will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Response 109-B Please see Responses 10-H, 22-F, and 22-G regarding the rationale for selecting sites in the Penn Valley area.

Letter 110



RECEIVED

NOV 12 2013

Nevada County Community Development Agency

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS
SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: DONALD L. RINGEN

Agency/Group/Organization:

Mailing Address: 11455 Penn View Lane

Email Address: Penn Valley, CA 95946

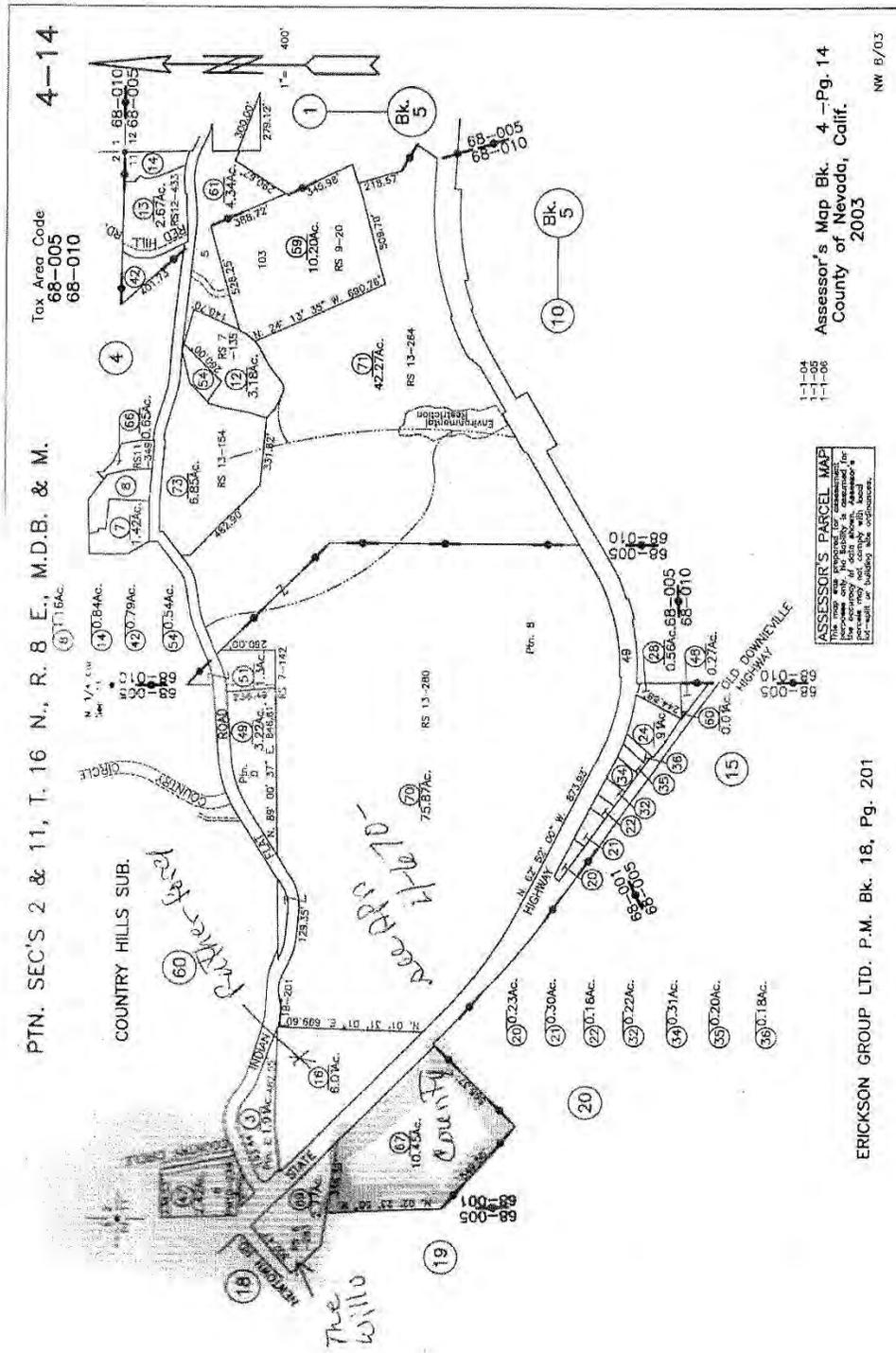
Phone Number: 530 432-8002

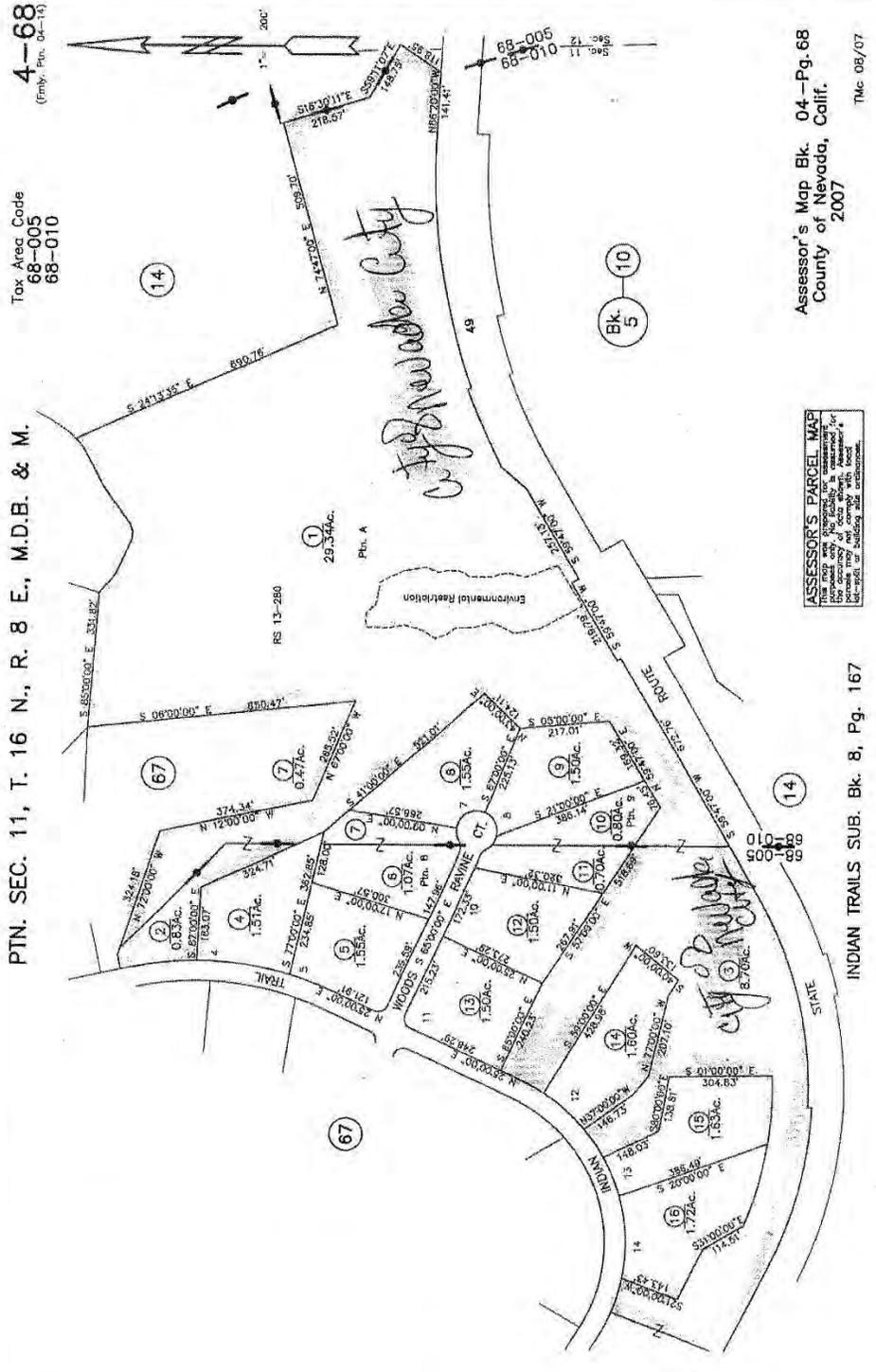
Comments:

The attached 7 parcels are owned by Nevada City or Grass Valley. That could be rezoned to be used for the low income housing. This would then not take commercial property zoning away from Penn Valley. Nevada County or Grass Valley would be paid for the property, income. That property on tax shall mean income.

110-A

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us





4-68
(Emby. Plan, 04-14)

Tax Area Code
68-005
68-010

Assessor's Map Bk. 04-Pg. 68
County of Nevada, Calif.
2007
TMC 08/07

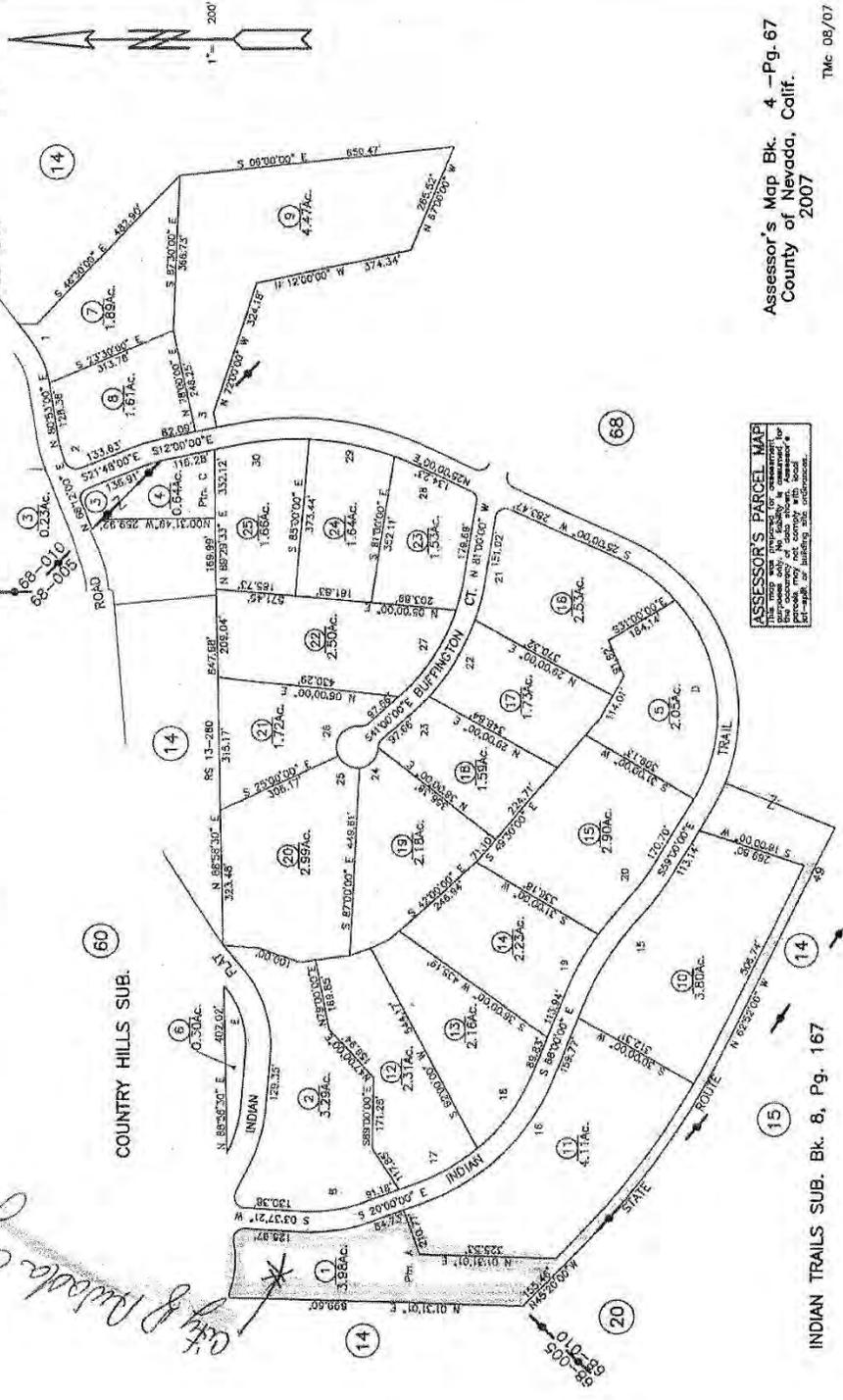
ASSESSOR'S PARCEL MAP
This map was prepared by the Assessor for the County of Nevada, Assessor's Office, for the purpose of showing the location and area of each parcel within the County of Nevada, and is not intended to be used for any other purpose.

4-67
(Fmly. Plan. DA-14)

Tax Area Code
68-005
68-010

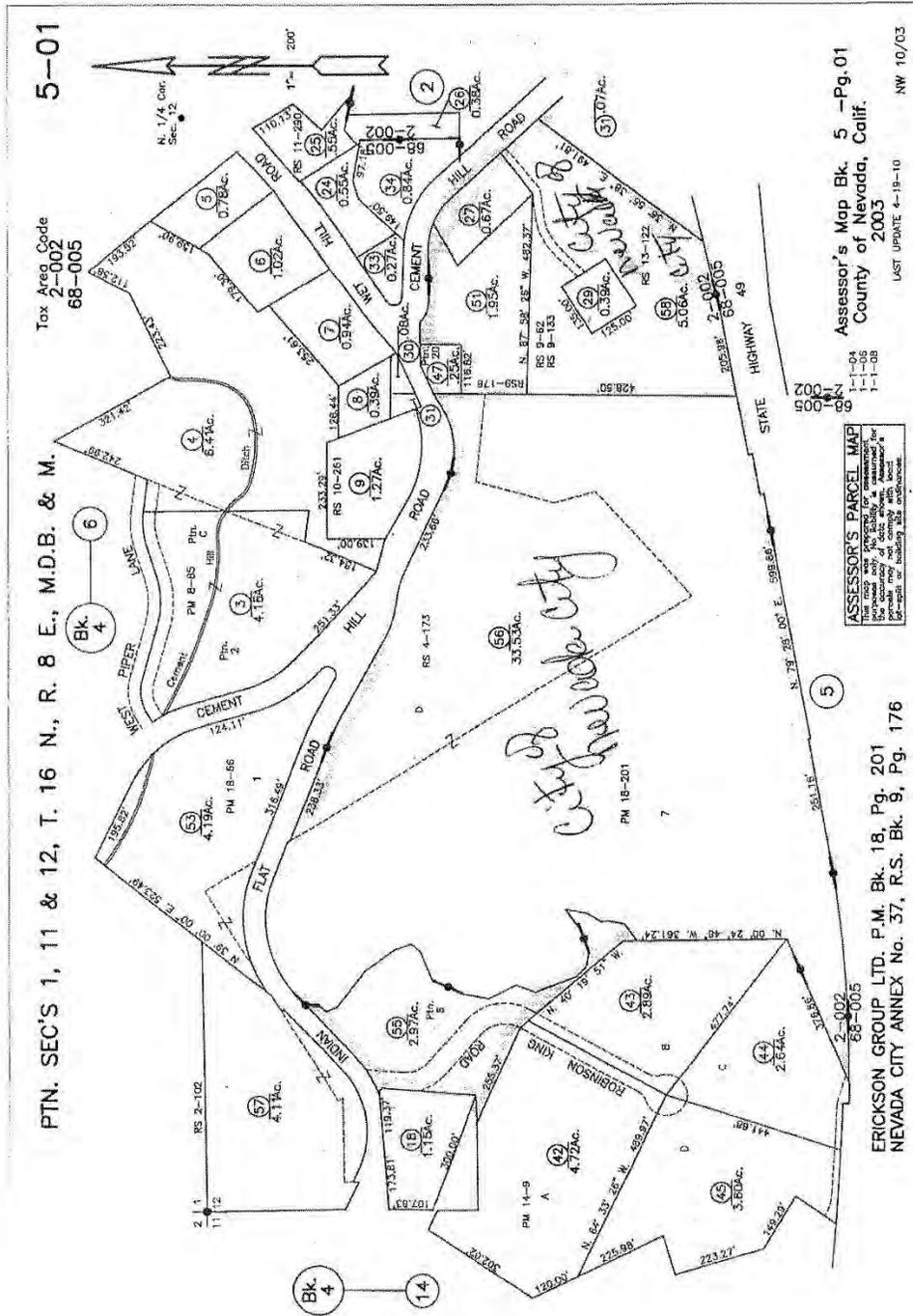
PTN. SEC. 11, T. 16 N., R. 8 E., M.D.B. & M.

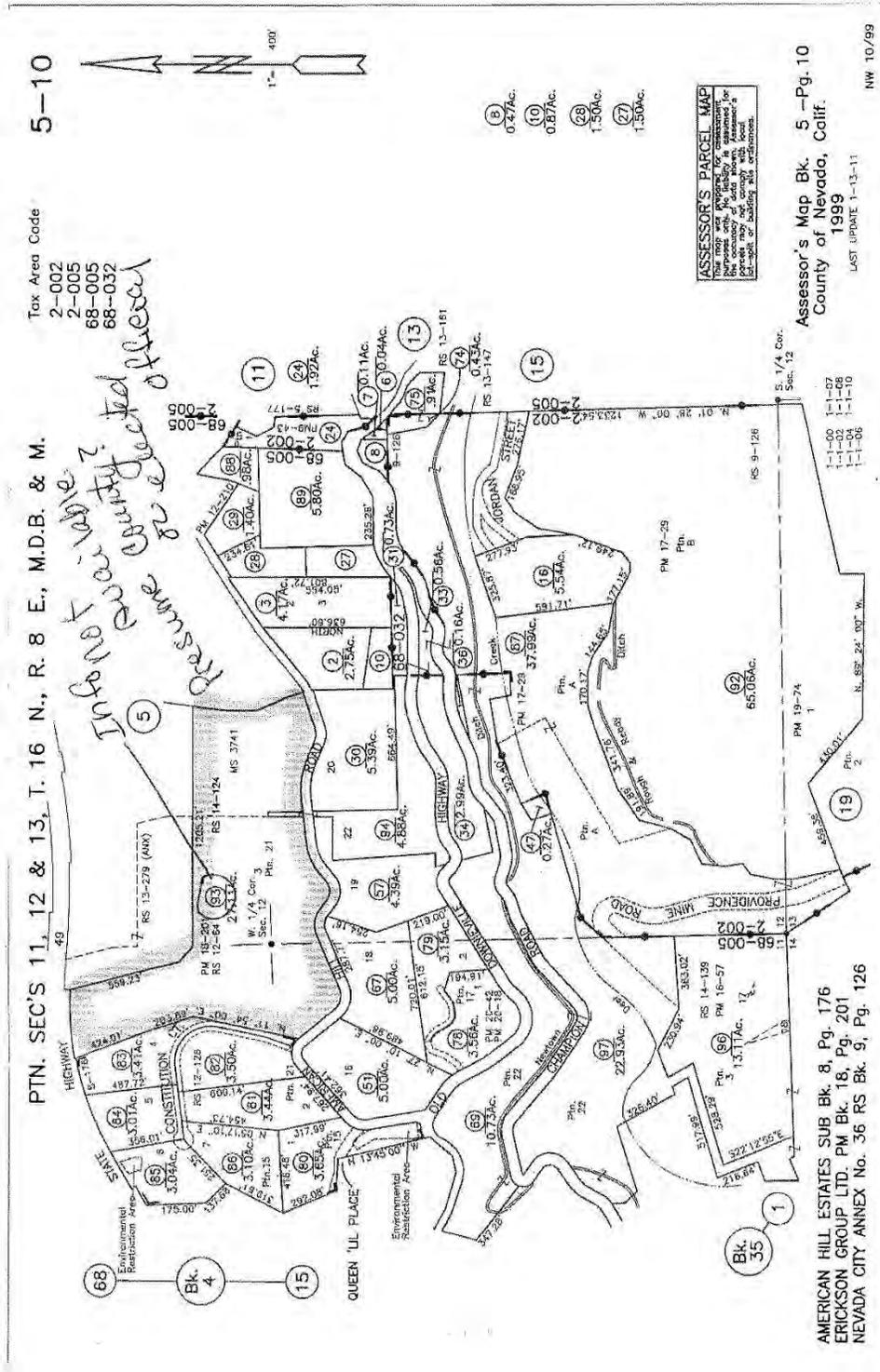
City of Nevada City



ASSESSOR'S PARCEL MAP
This map is prepared by the Assessor's Office for the County of Nevada, California. It is based on the best available information and is not a warranty of accuracy or performance.

Assessor's Map Bk. 4 -Pg. 67
County of Nevada, Calif.
2007
TMC 08/07





Letter 110 – Donald Ringen

Response 110-A Please see Responses to Letter 12 which provided these same parcels as suggested alternative site locations. Additionally see Master Response #3 regarding the potential for rezoning commercially zoned property by this project.

Letter 111



HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS
SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: JULIE COX
Agency/Group/Organization: -
Mailing Address: P.O. BOX 1142, PENN VALLEY, CA. 95946
Email Address:
Phone Number: (530) 432.29.55

Comments:

111-A

The EIR did not take into account that trees will be felled when roads are widened. How many trees, especially on the Penn Valley Drive, would be removed?

Thank you.
Sincerely,
Julie Cox.

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us



HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS
SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

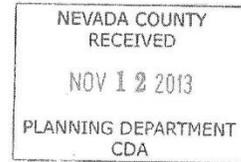
Name: JULIE COX
Agency/Group/Organization: -
Mailing Address: P.O. Box 1142
Email Address:
Phone Number: 432.29.55

Comments:

111-B

Sewer and water problems already exist. How will the additional population with their need for sewer & water infrastructure impact Penn Valley?

Send To Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us



HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS
SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: *JULIE COX*
Agency/Group/Organization: -
Mailing Address: *P.O. BOX 1142, PENN VALLEY, CA. 95946*
Email Address:
Phone Number: *(530) 432.29.55*

Comments:

111-C | *The EIR did not address the drainage of the proposed building sites. Where will the run-off be?*

*Thank you.
Sincerely,
Julie Cox.*

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 111 – Julie Cox

Response 111-A Biological resources were evaluated in Section 4.4 of the Draft EIR. A biological survey was completed for each site and the different habitat on each site and included in the EIR analysis on Chapter 4. For areas that have sensitive biological habitats such as wetlands, landmark oak trees (greater than 36” in diameter measured breast height) and landmark oak groves (oak woodlands with a canopy closure of 33% or greater) or other sensitive plant types, no building zones called Environmentally Sensitive Areas were designated to avoid and minimize potential impacts. Because, no development is planned on the sites at this time, it is not known how many trees would be removed on any of the sites. The Nevada County Tree Preservation and Protection Ordinance is discussed on page 4.4-35 of the Draft EIR. This ordinance requires projects to minimize impacts to trees and maximize the long term preservation of trees in their natural setting. The ordinance calls for avoidance of impacts to Landmark Trees and Landmark Groves. Please see Response 26-D which describes the requirements of a management plan that is required for any project with impacts on trees protected by the ordinance.

Response 111-B Please see Master Response #4

Response 111-C The County does not concur with this comment. Surface water drainage was evaluated in Section 4.10 of the Draft EIR. Mitigation Measure 4.10-1c requires the developers to submit a hydrology report that evaluates the pre- and post-construction surface water runoff and confirm that adequate conveyance facilities exist for the project. All future development, as a result of this project, will be subject to Federal, State and local standards, policies and regulations related to discharge of storm water run-off including Nevada County General Plan Policy 3.19A, which requires the following:

For all discretionary development, increases in stormwater runoff due to new development, which could result in flood damage to downstream residences, commercial, industrial, active natural resource management uses (i.e., farming, ranching, mining, timber harvesting, etc.), public facilities, roads, bridges, and utilities shall not be permitted. Required retention/detention facilities, where necessary, shall be designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event. The sizing of such facilities, when needed, shall be based upon the protection of downstream facilities.

Letter 112



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NOV 12 2013
Nevada County Community
Development Agency

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: *DANA ETTLIN - OAKTREE NURSERY*
Agency/Group/Organization:
Mailing Address: *POB 295 PENN VALLEY CA.*
Email Address:
Phone Number: *432-8996*

112-A

Comments: *I AM TOTALLY OPPOSED TO THE
RE-ZONING EFFORT BY YOUR OFFICE. I
HAVE BEEN HERE 35 YEARS AND HAVE SEEN
WHAT THE APARTMENTS BY R.S. SCHOOL HAVE
AFFECTED OUR DOWNTOWN. I DO ANTICIPATE THE
WHOLE COMMUNITY IS IN AGREEMENT, AS YOU
NOTICED AT A RECENT MEETING!!
GO TO THE WILDWOOD SIDE OF 20!!!*

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 112 – Dana Ettlin

Response 112-A The County acknowledges and appreciates this comment. However, comment is not at variance with the content of the EIR and no further response is required. This letter will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Letter 113



RECEIVED
NOV 12 2013
Nevada County Community
Development Agency

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: ELIZABETH HAYMAN
Agency/Group/Organization:
Mailing Address: 10167 VALLEY OAK CT. PENN VALLEY, CA. 95946
Email Address: RONBETSEY@YAHOO.COM
Phone Number: 530-432-4877

113-A

Comments: Penn Valley is a suburban community not ready to house or service low cost housing. It should remain a small community. If we wanted city life, we would move to a city!

Send To: Tyler Barrington, Principal Planner
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 113 – Elizabeth Hayman

Response 113-A The County acknowledges and appreciates this comment. However, comment is not at variance with the content of the EIR and no further response is required. This letter will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Letter 114



RECEIVED
NOV 12 2013
Nevada County Community
Development Agency

HOUSING ELEMENT REZONE IMPLEMENTATION PROGRAM
ENVIRONMENTAL IMPACT REPORT

EIR PUBLIC REVIEW COMMENTS

SUBMIT COMMENTS PRIOR TO 5:00 PM ON NOVEMBER 12, 2013

Name: *JIM & ALLENE O'CONNOR*

Agency/Group/Organization:

Mailing Address: *12048 LAKE WILLOWOOD DR, PENN VALLEY CA 95946*

Email Address: *OCONNOR752001@YAHOO*

Phone Number: *530-432-1535*

Comments:

*PENN VALLEY IS A STRUGGLING COMMUNITY,
POLICE & FIRE ARE SHORT STAFFED, MOST
OF US CANNOT AFFORD ANY MORE TAXES
OR FEE'S - PLEASE RE-THINK THIS PLAN -*

114-A

Send To: **Tyler Barrington, Principal Planner**
Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
Telephone: (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

Letter 114 – Jim and Arlene O’Connor

Response 114-A Please see Response 10-NN regarding mitigation measures for fire and sheriff service for the proposed project. The project does not require or propose any new or additional taxes or any municipal financing for the project.

Letter 115

Attn: Tyler Barrington, Principal Planner
Nevada County Community Development Agency

RECEIVED
NOV 12 2013 11/8/13
Nevada County Community Development Agency

RE: Penn valley re-zoning

115-A

My name is Lindsay Betz, and I am a year resident of Penn Valley. The news of the possible re-zoning was an unpleasant and even disturbing surprise, and I would like to emphasize my opposition to it. Here are some of my many reasons:

115-B

- I have not met or heard a single person who supports this idea.
- This plan is for an "urban" area. Clearly the state hasn't noticed that this is not an urban area. We are rural. Densely packing so many people into such a small region will have numerous consequences, such as traffic congestion and visual eye sores. Not to mention the buildings would be an "environmentally sensitive" area.

115-C

- Another consequence would be the stress put on local schools because of the sudden influx of students. Already, local schools complain of large class sizes and stretched funding.

115-D

- Still another consequence would be the spike in crime. Statistically, crime rates rise in densely-populated areas because they are (what is known in the criminal justice world as) "target-rich environments." Statistics also suggest that crime rises with poverty rates. It would then stand to reason that our crime rate will go up. As it is, local law enforcement agencies have had to let go many of their officers and cannot afford to hire any more. Penn Valley is the jurisdiction of the Nevada County Sheriff's Department, which only has a small, insufficient number of sworn deputies as it is. Their jurisdiction includes all the non-city areas between Penn Valley and up

115-D
CONT'D

Past North San Juan - an area that includes towns (or sections of their jurisdiction) all over our geographically large County, I had to call all last year when there was a woman screaming in my yard, and it took about twenty minutes for the poor deputies to arrive and do a quick search because he had to leave a high-speed chase to look in on us then return to it. When our past office was vandalized, it took repeated calls for deputies to drive by - even when the suspected vandals were hanging out in the field behind it. Your proposal to rezone these properties for dense, impoverished populations will endanger our citizens.

115-E

- These parcels are quite close to western Gateway Park, one is also close to Paddy Springs school. With an escalation in crime, our town's children will not be able to travel on foot as safely as they do now.
- One parcel surrounds the sewage treatment plant. Commuters complain about the smell just driving by it. Who is going to want to live right beside it? It's already difficult to sell homes in this economy. Why expect someone to live in that stretch? That parcel in particular will benefit no one. Speaking of sewage, our system is already faulty. Local wells have dried up this summer with the drought. Our current citizens are already challenged with these basic needs not being met, and we plan to add at least hundreds more?

115-F

Two parcels are currently commercially zoned. To rezone these for urban housing developments means preventing employment opportunities and adding hundreds more people who will need jobs. Our entire population will suffer.

115-G

Property values tend to drop around low-income housing units. This will also damage our local

115-G
CONT'D

economy and hurt our citizens, many of whom are already struggling in this economy.

• Our area is beautiful, rural, and scenic. This rezoning will ruin that. And for what? Because state bureaucrats who don't live here (and perhaps never saw our county) say they think we should? They do not have our best interest in mind. But our local government

115-H

should, I sure hope you do, because all this rezoning will do is cause damage and pain. Our entire town will be upset if this moves forward, judging by the Penn valley meetings and the community response so far.

115-I

• The lack of local jobs and the increase in populations would increase the probability of unemployment, and drive those who are employed to commute. This will stress our local roads and the cost of gas will further harm our residents.

115-J

- This Plan has nothing to offer anyone involved, look at all these reasons. Listen to how upset our people are. If you have any concern for this section of the county, listen. Why approve of this plan? State grants? Would it be worth all this damage? Let us become a self-reliant county. If we can rise up & speak out against this plan, let us also take care of our own county. Let us decide whether or not we need those grants. When I heard them mentioned at our town meeting, the mention was met with several resounding "who cares?!" The people have spoken, and they say "NO."

Please, PLEASE listen.

- Lindsay Retz ~ 530-432-4482
P.O. Box 596
Penn Valley CA
95946

Letter 115 – Lindsay Betz

Response 115-A The County acknowledges and appreciates this comment. However, comment is not at variance with the content of the EIR and no further response is required. This letter will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Response 115-B The County does not concur with this comment. Please see Responses 22-F and 22-G regarding the rationale for selecting the Penn Valley area for project sites. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. Please see Response 54-D.

Regarding visual impacts, future project submittals will be required to undergo a Design Review process and public hearing at the Planning Commission to ensure that the project is consistent with the Penn Valley Village Center Design Guidelines. As noted on page 4.3-10 of the Draft EIR, the purpose of the Penn Valley Village Center Area Plan Design Guidelines is to develop design guidelines that provide consistent design review criteria that encourages development that is compatible with the rural character of the Penn Valley Village Center; to identify public facilities and services that will serve new development; to identify and encourage natural resources; to advocate the development of paths and trails; and, to sustain the rural environment and encourage patronage of village center business.

The areas designated Environmentally Sensitive Areas (ESAs) are those areas designated as no-development areas intended to avoid and minimize impacts to sensitive habitats. Please see page 3-39 of the Draft EIR for a discussion of the ESAs.

Response 115-C Please see Response 10-MM regarding impacts to schools.

Response 115-D Please see Master Response #5. Please see Response 10-NN regarding impacts for public safety services.

Response 115-E The percolation pond adjacent to Site 13 is part of the Creekside Village mobile home park and is not a part of the proposed project. The Creekside Village mobile home park is responsible for meeting the County and state regulations for water treatment systems. Please see Master Response #4 regarding the mitigation measures for water and sewer service for the proposed projects.

Response 115-F Please see Master Response #3.

Response 115-G Please see Master Responses #2 and #5.

Response 115-H The County acknowledges and appreciates this comment. However, comment is not at variance with the content of the EIR and no further response is required. This letter will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.

Response 115-I There is no evidence that the proposed project will result in an increase in unemployment. Please see Master Response #3.

Response 115-J The County acknowledges and appreciates this comment. However, comment is not at variance with the content of the EIR and no further response is required. This letter will

be will be included in the Final EIR as part of the response to comments and will be provided to the County of Nevada decision making bodies for their review and consideration.