

Letter 37

Tyler Barrington

From: dgstreeter@aim.com
Sent: Saturday, November 09, 2013 9:45 AM
To: Tyler Barrington
Cc: Hank Weston; Planning
Subject: EIR Penn Valley Proposed Rezoning

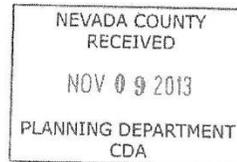
Dear sir;

This message is in response to the EIR for the proposed Housing Rezoning in Penn Valley. I am strongly opposed to the proposal for the following reasons.

- 37-A | 1. As pointed out by our PV CofC representative Ed James, The project sites proposed for rezoning to R-3 in Penn Valley are in direct conflict with what was proposed in the Penn Valley Focused Economic Development Study adopted by the County Board of Supervisors in 2000. The EIR completely ignored the Plan which results in a Significant Unavoidable Impact With No Effort to Mitigate. Penn Valley needs more jobs, and the proposed rezoning eliminates the opportunities to increase employment and bring in good paying jobs to the community.
- 37-B | 2. Developing low cost housing at 16 units per acre will further stress public services such as schools, sheriff, fire and other critical services which were negatively affected during the past few years of recession.
- 37-C | 3. The resultant increased population to the area will not be supported by local employment for the reasons of point 1 above, and will therefore not minimize the need to commute, which is, in itself, a serious environmental impact.

The proposal therefore does not foster economic growth as recommended in the EIR and is therefore opposed for the reasons given.

Sincerely,
 David G. Streeter
 20301 Middle Keystone Court
 Penn Valley, CA 95946



Letter 37 – David Streeter

Response 37-A The County does not concur with this comment. Please see Response 9-B and Master Response #3.

Response 37-B The County does not concur with this comment. Please see Responses 10-MM and 10-NN.

Response 37-C Please see Master Response #2.

Letter 38

Tyler Barrington

From: Jim Flaherty <jim@jchristopherco.net>
Sent: Friday, November 08, 2013 4:30 PM
To: Tyler Barrington
Subject: Zone change

38-A | Hi Tyler,
Please pull us out of the high density rezone program for our property located at APN 29-350-12.
We are interested in a C-3 zoning for that property we would be looking at the adjacent property for your program if possible. Please contact me so we can confirm the correct potential parcel for the high density housing use that you're looking for if you wish. Thank you again and sorry for the miscommunication.
Sincerely,
Jim Flaherty
Ridgecrest

Sent from my iPhone



Letter 38 – Jim Flaherty

Response 38-A The commenter is the property owner of Site 2 of the proposed project. The County has agreed to withdraw the property from the project. As a result of the late withdrawal, references to Site 2 and the analysis of the potential impacts of the rezoning/development of Site 2 are still included within the EIR. Site 2 will not however be included as one of the sites that will be considered for rezoning as a part of this project.

Letter 39

Tyler Barrington

From: tony moscini <moscini@att.net>
Sent: Friday, November 08, 2013 5:44 PM
To: Tyler Barrington
Subject: Re Zone Penn Valley

39-A

This Message is in EXTREME PROTEST OF Rezoning Penn Valley. I have lived here for my entire 39 years. The apartments on Broken Oak have started to destroy Our great town. EIR (Environment) is the key word. I attended Ready Springs K-8. Now Ready Springs is an unsafe/unfit Environment for My two children to learn in. The money that The County will continue to lose as Are properties continue to decline will eventually become greater than the WELFARE MONEY Your trading Our Town for.
!7110 Ladino Ave. Too far away to be notified. Look @ a map and tell Me thats Too far Thanks Tony



Letter 39 – Tony Moscini

Response 39-A Please see Master Responses #5 and #6. The Notice of Availability of the Draft EIR 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. The County notes that the commenter's property is beyond the 500-foot noticing area. 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.

Letter 40

Tyler Barrington

From: Debra Duffer <debra@dldfarm.com>
Sent: Thursday, November 07, 2013 9:23 PM
To: Tyler Barrington
Cc: Hank Weston
Subject: Questions about draft EIR

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Mr. Barrington,

Please accept the following comments to the Draft Environmental Impact Report for the County of Nevada Housing Element Rezone Program Implementation of September 2013.

First, thank you for holding the public meeting in Penn Valley on October 29, 2013.

40-A | The potential results of the proposal of rezoning to allow for the implementation of high density housing on four sites in Penn Valley places an undue burden on a very small community that is very rural in character. The impact on the infrastructure and the increased burden on local fire, emergency response and law enforcement services would be significant. What is the economic impact on local services of adding high density housing? Have any studies been done to address that concern?

40-B | There are few jobs in Penn Valley. How far would you expect residents of a high density housing project likely travel for work? That sounds like additional impact on the infrastructure.

40-C | Using sites that are currently zoned commercial could potentially limit future expansion of Penn Valley's commercial center. Or cause any future commercial growth to select parcels that are not as close to the existing commercial center. What is the potential impact of that limitation to a small community?

40-D | I understood you to say at the meeting that any mitigation required would go outside the county. If three of those four sites in Penn Valley require some mitigation why did you choose them? Why not choose sites that did not require mitigation? Especially since our county would not receive any benefit from said mitigation?

Thank you for the opportunity to present my comments.

Debra Duffer
14040 Parsons Drive
Penn Vally, CA 95946

Letter 40 – Debra Duffer

Response 40-A Please see Response 10-NN and Master Responses #4 and #5.

Response 40-B Please see Master Response #2.

Response 40-C Please see Master Response #3. Future commercial growth would occur in areas that are zoned for commercial uses; which in Penn Valley, is the area around the village center.

Response 40-D The County does not concur with this comment. Mitigation for impacts associated with the project would stay within the County. One exception may be for oak woodland mitigation if credits were purchased in a mitigation bank located outside of the County. In those cases, the mitigation locations are based more on availability of mitigation banks within the same eco-region rather than within a political boundary. Most of the proposed sites are undeveloped and require some mitigation as a result of the development. Most development on any of the sites under the existing zoning would require mitigation given the biological resources located through the project area.

Letter 41

Tyler Barrington

From: Raymond Juels <rpjuels@sbcglobal.net>
Sent: Thursday, November 07, 2013 1:05 PM
To: Tyler Barrington
Subject: EIR PUBLIC REVIEW COMMENTS

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Brian:

It is the purpose of this EIR Public Review Comments submittal to set forth our comments as follows:

- 41-A | (1) The proposed zoning changes for Penn Valley are flawed in that the public safety, health and welfare services are currently inadequate without the addition of the proposed higher density housing
- 41-B | (2) Penn Valley's pastoral character would forever be lost if such a proposal is implemented
- 41-C | (3) How will the new residents of the proposed high density housing development find employment in this city of very limited business places.?
- 41-D | (4) How will the additional Public services that would be required by the high density residents be funded?
- 41-E | ((5) A minimum of 16 units per acre as proposed would result in an overcrowding of Penn Valley's existing highways, streets, parking and would overwhelm our public services.....

Thank You for the opportunity to express our extreme concerns with this proposed zoning change.... We have many other concerns regarding the bad outcomes which would result from this unwelcomed and totally flawed proposal.....

Raymond P. Juels,
Susan E. Juels
18572 Hummingbird Drive
Penn Valley, CA 959
Cell: 530 575-0046

Letter 41 – Raymond Juels

Response 41-A The County does not concur with this comment. No evidence that the public safety, health and welfare services are inadequate has been identified or that the proposed project would result in significant impacts. Please see Response 10-NN regarding mitigation to ensure adequate fire and sheriff service in the project areas.

Response 41-B The County does concur with this comment. Please see Response 10-EE.

Response 41-C Please see Master Response #2.

Response 41-D Please see Master Response #4 and Response 10-NN regarding the future developers' responsibilities to provide required infrastructure and to ensure adequate fire and sheriff services are available to accommodate the future development.

Response 41-E The County does not concur with this comment. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. 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 Master Response #4 and Response 10-NN regarding the future developers' responsibilities to provide required infrastructure and to ensure adequate fire and sheriff services are available to accommodate the future development.

Letter 42

Tyler Barrington

From: Linda Fowler <linda4738@att.net>
Sent: Sunday, November 10, 2013 6:43 AM
To: Tyler Barrington
Cc: Planning; Hank Weston
Subject: rezoning Penn Valley

42-A | I am a resident of Penn Valley. Our 2 lane roads are fine for
th traffic on them now. Pour the number of cars that are potentially
in the units proposed, (and these people will need transportation as
grocery, Medical, jobs and entertainment of all sorts) are up or down
highway 20. Penn Valley is rural, which means that we do not have
Police, Medical and services close. Our sewer system is barely adequate.
Our roads-(2 lane) are very narrow, no verge for walking, except
the "bike" path, which is between Spenceville Road, and Highway 20
at Pleasant Valley Road.

42-B | Nevada County is not the place for low income housing.
There are no employment opportunities here-what do you do with all
of the young people? They need to be in an area where there are
companies that can employ them, and they need transportation to get
to the opportunities. Doesn't it sound logical to give these people a real
chance. We had a chance, do not doom them to being indebted to
the State. Which, by the way can not afford any more people who
cannot survive without some means of support.

Thank You, Linda Fowler
530-432-3492



Letter 42 – Linda Fowler

Response 42-A The County does not concur with this comment. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. No impacts to the existing bike path were identified. Please see Master Response #4 the future developers' responsibilities to ensure required sewer and water infrastructure are available to accommodate the future development. Please see Responses 22-F and 22-G.

Response 42-C The County does not concur with this comment. Please see Master Responses #2 and #6. Please see Response 22-G regarding the availability of services in the area.

Letter 43

Tyler Barrington

From: Jon Stewart <greatscot3@hotmail.com>
Sent: Sunday, November 10, 2013 3:20 PM
To: Tyler Barrington
Subject: Extremely concerned



Dear Tyler

I am writing to you to plead with you to vote NO on rezoning Penn Valley for the purposes of building low income, high density housing.

I want to offer direct testament to what can happen to a community and even more than that a region, especially one like Penn Valley/Grass Valley/Nevada City.

Our family has owned a home in Penn Valley since 1987 and I owned a home on Bethel Island California which is adjacent to Oakley CA and Brentwood CA.

Oakley was a rural farming town known mostly for agriculture (almonds) and its proximity to the California Delta. Anecdotally, hardly anything bad or horrific ever happened in Oakley. The town used to be mostly quiet and friendly.

43-A

Oakley CA city council, in waves of 120 units, approved rezoning and section 8 housing appeared almost overnight. Also almost overnight, Oakley got slammed by a massive infusion of graffiti, vandalism, shootings, stabbings, armed robberies, rapes, property thefts, gang activity, drug dealing, garbage dumping and calls for police intervention at area schools. In my opinion, Oakley and the neighboring cities were destroyed and their property values certainly diminished.

One thing to remember, if a person thinks such a housing fiasco will not affect them because they are rural and perhaps outside city limits, the wealth of community destruction and criminal activity is far reaching. Perhaps if one has a siege mentality, lives in a fortified bunker and never ventures into town, they will be lightly affected. If a person enjoyed being a part of that community, after section 8 the community was gone forever.

43-A
CONT'D

The percentage of police services provided to section 8 related calls in Oakley increased to over 80% and this statistic does not reflect all services required outside section 8 "communities" proper but for section 8 residents. These minimum numbers don't lie.

If this housing development goes forward, the Penn Valley that people really love will disappear in the blink of an eye. For those of us that have already witnessed firsthand such community destruction and have fled from it, it is especially alarming. NIMBY? OF COURSE THIS IS! Unashamedly and absolutely!

Do we really want Oakland, Detroit or Los Angeles instead of Mayberry?

I am begging you, please don't destroy the whole Penn Valley region by voting yes for a few government bucks. It will be the very worst moral and financial decision you ever made.

PLEASE VOTE NO ON THIS REZONING.

Thank you and very very sincerely, Jon Stewart and Family (Penn Valley)

Letter 43 – Jon Stewart

Response 43-A The County acknowledges this comment. However, the comment provides an editorial discussion regarding the author’s opinion of past experiences and is not at variance with the content of the EIR, and therefore, no further response is required.

Letter 44

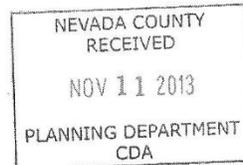
Tyler Barrington

From: Wittler, Paula <paula.wittler@zoetis.com>
Sent: Monday, November 11, 2013 3:29 PM
To: Tyler Barrington
Subject: Penn Valley Re-zoning

Dear Tyler Barrington,
44-A | My email today is in regard to the possible/proposed re-zoning of Penn Valley for high-density housing.
I realize the Environmental Impact Report takes many things in account....but I believe our Penn Valley community
businesses were NOT considered and they should have been.
44-B | I completely disagree with the re-zoning because our community is not equipped to handle and/or employ these
prospective new residents. The re-zoning belongs in another community, not a rural community that does not have the
transportation, the jobs, nor the infrastructure to handle the influx of people.
As a Penn Valley resident, I want economic development NOT just new housing.
Please consider this comment to NOT go forward with the project.
Thank you.

Paula Wittler
Equine Business Manager

P: (916)802-2300 F:(866)590-4323
paula.wittler@zoetis.com
Visit our Facebook page: [facebook.com/egstable](https://www.facebook.com/egstable)



Letter 44 – Paula Wittler

Response 44-A The County does not concur with this comment. Please see Master Response #3.

Response 44-B The County does not concur with this comment. Please see Responses 22-F and 22-G.

Letter 45

Tyler Barrington

From: David Adams <ctrarcht@nccn.net>
Sent: Monday, November 11, 2013 8:17 PM
To: Tyler Barrington
Cc: Hank Weston; doug.donesky@co.nevada.ca.us; mike@ministoragepennvalley.com; CommunityDevelopment
Subject: High Density Housing Proposals

Dear Tyler Barrington, County of Nevada Planning Department,

I would like to protest the recent selection of thirty-some acres in Penn Valley for potential high-density housing development. First, not enough advance notice was given to concerned and adjacent residents before the community meeting last Tuesday night.

45-A

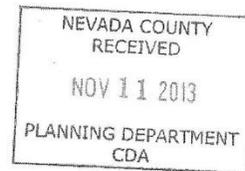
In addition, the increased density of population (over 2000 new, mainly low-income residents in such a small, rural town), increased automobile traffic (more than 1,000 trips daily), and need for new services (e.g., police and fire) could be devastating for such a small town and would greatly decrease the quality of life that we who live in Penn Valley value above all when we invested in our own properties here.

I am further concerned about the loss of both potential commercial sites and heavily wooded land (with accompanying detrimental affects to existing wildlife and creek water quality).

It seems clear that the kind of rezoning and development fostered at the state level for such changes is directed at much more populous urban areas and is obviously out of place in small, rural communities like Penn Valley. Please reconsider your plans.

Thank you for your consideration,

David and Janet Adams
14487 Burlington Parkway
Penn Valley, CA 95946



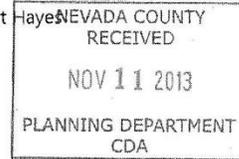
Letter 45 – David and Janet Evans

Response 45-A This comment letter has the same text as Letter 35. Please see the Responses to Letter 35 in response to the comments provided in this letter.

Letter 46

Tyler Barrington

From: Sharon Loucks <sbloucks17@aol.com>
Sent: Monday, November 11, 2013 10:56 PM
To: sbloucks17@aol.com; Tyler Barrington; Planning; Janet Hayes
Subject: Re: Penn Valley



Mr. Barrington:

I have several more questions:

- 46-A | 1. What is the background regarding the Housing Element Rezone Programs ... and why is Nevada County "out of compliance" with state regulations?
 - 46-B | 2. How were the sites determined?
 - 46-C | 3. What is the current zoning for each of the sites?
 - 46-D | 4. Who owns each of the sites?
 - 46-E | 5. What plans do the owners have for the sites?
 - 46-F | 6. What is meant by extremely low income housing?
 - 46-F | 7. How is the level of outcome of Mitigation efforts determined?
 - 46-F | 8. What is the cost of Mitigation and who pays for it?
 - 46-F | 9. Would Nevada County be in violation of property owners' rights to approve building when there is a Significant and Unavoidable impact in Air Quality, Green House Gases, Waist Water, Water Supply, and Traffic?
- Sharon Loucks

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

From: Sharon Loucks <sbloucks17@aol.com>
To: tyler.barrington <tyler.barrington@co.nevada.ca.us>; planning <planning@co.nevada.ca.us>; janet.hayes <janet.hayes@co.nevada.ca.us>
Sent: Mon, Nov 11, 2013 11:19 am
Subject: Penn Valley

November 11, 2013

Principle Planner
Nevada County community Development Agency
950 Maidu Ave., Suite 170
Nevada City, CA 95959

Dear Mr. Tyler Barrington:

I must first recognize that I was unable to attend the Rezoning Meeting in Penn Valley last week. Along with my neighbors, I have a long list of questions and concerns. I understand that we have until Nov. 12 to comment on the proposed Rezoning in Penn Valley.

- 46-G | The magnitude of this proposal is hard to conceive in Penn Valley. Penn Valley currently has a population of 1,621 residents. The zoning proposal would potentially include 16 low-income

46-G
CONT'D | residences per acre on 60 acres. The current residences have an average 3 family members each. Doing the math, the population of Penn Valley would increase by 2,880 almost tripling the population in one zoning change. This would greatly increase the need for all services: water, power, police, public transpiration and fire (which is currently operated by volunteers). Also it would strain water, power, roads etc. while creating an unimaginable increase in traffic within a few miles.

46-H | Penn Valley also has the highest poverty rate in Nevada County. Ready Springs School has a 74% Free and Reduced Lunch rate. This means that three out of four students live in poverty. The low income housing, by definition, would have 100% of its residence living in poverty. The inclusion of these homes would most likely increase the poverty rate to 90%. This quality would magnify the need for police, transposition and social services.

46-I | Penn Valley currently has one elementary school and one charter school. Ready Springs Elementary School currently services 203 and Vantage Point Chart has 75 students. The new homes would potentially increase the elementary enrollment to over 350 students. While the school would receive Developer Fees, this drastic increase in students would change the family atmosphere of the campus, which is highly valued in the community. The planning that would be needed to double the number of teachers and staff while adding six to ten more classrooms, would be overwhelming.

Your next step should be to listen to community members and do everything you could to help them. As a public agent that is your job.

46-J | Also I wonder why we only have a week to respond, what are the next steps and when is the next Planning Commission meeting?

Sincerely,

Sharon Loucks
Rough and Ready
sbloucks17@aol.com

Letter 46 – Sharon Loucks

Response 46-A Please see Master Response #1.

Response 46-B The current zoning for each of proposed sites is shown in Table 3-3 of the Draft EIR. The project sites are owned by individual property owners. Table 3-3 has been revised in the Final EIR to include corrections to the existing zoning designations to some of the project sites.

Response 46-C Please see Master Response #8. Individual site plans were not reviewed as a part of this project and future development will be dependent upon market conditions at the property owners discretion regarding future plans for each site.

Response 46-D The term extremely low income is used by the State Department of Housing and Community Development to define people or families whose income less than 30 percent of the median income level. The number varies by county and size of household. More information can be found at State Department of Housing and Community Development's website: <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>.

Response 46-E The amount and type of mitigation will vary by site and be dependent on the ultimate design of the proposed projects. In all cases the future developers will be responsible for implementing and paying for any mitigation costs and related improvements. Enforcement of the mitigation will be the responsibility of the County and will occur prior to construction or building permits, depending on the nature of the mitigation.

Response 46-F The County would not be in violation of any owners rights by approving the project. The conclusions of the EIR are for informational and disclosure purposes to inform the public and decision makers (i.e., the Board of Supervisors) of the potential effects on the physical environment as a result of the project. The EIR does disclose that there are some significant and unavoidable impacts associated with the project. Significant and unavoidable impacts are permitted under California Environmental Quality Act if the decision making body (i.e., the Board of Supervisors) adopts statements of overriding considerations. These overriding considerations are used to determine that there are social and economic benefits associated with the project that would warrant approving a project even with the significant environmental impacts.

Response 46-G The County does not concur with this comment. The project proposes to rezone approximately 33 acres on four sites in the Penn Valley area. Please see Response 10-D. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. Please see Master Response #4 and Response 10-NN regarding the future developers' responsibilities to provide required infrastructure and to ensure adequate fire and sheriff services are available to accommodate the future development. Please see Response 10-D regarding the proposed aggregate density calculations for the Penn Valley area.

Response 46-H The County does not concur with this comment. Please see Master Responses #5 and #6. 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.

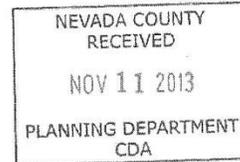
Response 46-I Your comment is noted. Please see Response 10-H. There is no evidence that additional students at the elementary school would change the family atmosphere on campus.

Response 46-J The County provided a 60-day public review period for the EIR which exceeds the state minimum review period of 45-days. The Planning Commission hearing has not been set but is expected in the first quarter of 2014.

Letter 47

Tyler Barrington

From: Nadeane Diede <nadeane@gmail.com>
Sent: Monday, November 11, 2013 10:58 PM
To: Tyler Barrington
Cc: Hank Weston; Planning
Subject: EIR Presentation to Penn Valley Community.



Mr. Barrington,

Thank you for your presentation of the EIR to our Penn Valley community on October, 29.

47-A | As a resident of Penn Valley for about a year and a half, I have become interested in the future of Penn Valley. I have become quite concerned about the information in this EIR. This EIR proposes to eliminate prime retail and business parcels to accommodate low income housing. Once these parcels are rezoned to residential use, they are nearly impossible to regain for business use.

47-B | Since moving here, I have heard numerous times on KNCO, reports of local officials lamenting the inability of this county to keep sales taxes local rather than going to adjacent counties. As I have gotten acquainted with the area, I have found that most local retail businesses are mainly "tourist shops" catering to discretionary spending rather meeting everyday needs. I'm not talking about adding Wal-mart or other big box stores. I'm talking about quality stores with a variety of goods which reflects the needs and tastes of its local community.

Every community has a need for some low-income housing, for those just beginning their careers, for seniors, and for people just down on their luck for a while. But this high-density housing plan is not a suitable plan.

Low-income housing of the density proposed here becomes a sort of "warehouse" for low-income people with an address easily identified and somewhat stigmatized as low-income by the local community. This was evidenced at the EIR meeting when reference was made to an existing multi-unit address already here in Penn Valley.

In researching past actions in regard to the growth of Penn Valley, I have found the following information:

- 47-C |
- The project sites proposed for rezoning to R-3 (16 units per acre) in Penn Valley are in conflict with what was proposed in the Penn Valley Focused Economic Development Study adopted by the County Board of Supervisors in 2000. This Plan (termed the Village Plan) called for commercial, business, retail and industrial uses in the Penn Valley Village. The Board of Supervisors adopted this plan in order

- 47-C | to provide guidance for future development of the Penn Valley Area. I could find nothing to indicate
- CONT'D | this plan has been updated or changed.
- 47-D | • The Board of Supervisors' site selection criteria for this EIR was also flawed, which resulted in 42% of
- 47-E | • the County's State mandated housing being located in Penn Valley. This is a large county. No need to
- 47-F | • concentrate this mandate in one community.
- 47-G | • Developing low cost housing at 16 units per acre will further stress public services such as schools,
- 47-G | • sheriff, fire and other critical services which were negatively affected during the past few years of the
- 47-G | • Great Recession.
- 47-G | • Penn Valley needs more jobs. The proposed rezoning eliminates the opportunities to increase
- 47-G | • employment and bring in good paying jobs to the community.
- 47-G | • The Penn Valley area should be allowed to develop as recommended by the Village Plan, which states
- 47-G | • that "opportunities exist for business park, light manufacturing for firms providing components for high
- 47-G | • tech manufacturing, as well as office based businesses in software development and internet
- 47-G | • applications".

47-H | The above points: the previously approved Village Plan, the need for more jobs, and quality of life for Penn
 47-H | Valley residents should take precedence over the development of any high density housing project for low-
 47-H | income housing in this rural setting, which, as currently proposed does not benefit any of our residents, not even
 47-H | the proposed low-income residents.

While the EIR presentation is concerned with environmental issues, the above stated points become a part of the fabric of the proposal when the flaws of each require costly mitigation and are overwhelmingly contained in this one small part of this large county. Please reconsider and eliminate this entire proposal with an eye to finding more suitable parcels not concentrated in our community.

Thank you for your consideration and concern.

Nadeane Diede
 Oak Meadow Road

Letter 47 – Nadeane Diede

Response 47-A Please see Master Response #3

Response 47-B Please see Master Response #6.

Response 47-C Please see Response 9-B.

Response 47-D Please see Response 10-D.

Response 47-E Please see Master Response #1, and Responses 9-B, and 22-F.

Response 47-F Please see Master Responses #2 and #3.

Response 47-G Please see Master Response #3 and Response 9-B.

Response 47-H Please see Responses 47-C through 47-G in response to the points raised in this comment.

Letter 48

Tyler Barrington

From: Rosemary <rgrosemary@aol.com>
Sent: Tuesday, November 12, 2013 5:16 PM
To: Tyler Barrington
Subject: Rezoning Penn Valley

I didn't stay for the meeting in Penn Valley although I was one of the first to arrive. "Over flow crowd" an understatement and I thought it safer to excuse myself and instead read about the meeting in the newspapers. Besides, we weren't assembled there to vote.

48-A | First, I concede that Nevada County could use more housing. It's such a beautiful place to live but keep in mind the infrastructure of this small town and the traffic congestion already present on Penn Valley Drive and around the town center. Would be great to not turn town proper into another Grass Valley/Auburn Hwy. 49 and La Barr Meadows fiasco or have to tear out the bike/pedestrian trails and put in more traffic signals and a center turn lane to accommodate more automobiles.

48-B | Will the State have money available to build new traffic lanes and post speed limit signs that make sense around the town's hub of business? Rezoning close to hwy 20 may work out better if it is inevitable. Hope not.

Rosemary aka Mama Rosa 
rgrosemary@aol.com

Letter 48 – Rosemary

Response 48-A The Draft EIR evaluates potential impacts on public services and utilities (including sewer and water service) and traffic in Section 4.13 and 4.15, respectively. Please see Master Response #4. The project does not propose to replace any bike or pedestrian paths or install any traffic signals in Penn Valley.

Response 48-B Any traffic improvements requires as a result of the project would be the responsibility of the future developers to pay for and construct, however none are proposed for Penn Valley.

Letter 49

Tyler Barrington

From: Al Witt <nctpwitt@gmail.com>
Sent: Tuesday, November 12, 2013 9:25 PM
To: Tyler Barrington
Cc: Planning; Hank Weston
Subject: Penn Valley "Project"

Dear Sir/Ma'am,

49-A

I wish I could send you a properly formatted letter deserving of the gravity of the situation. I cannot, so I just wanted to at least give you my input as a Penn Valley citizen. Please do NOT allow this to happen. There are a multitude of reasons that I know my fellow citizens have voiced, so I won't take you time reading the same reiterated. I'll just leave it at this; our residents deserve to remain in the quiet, peaceful, and pleasant community they have enjoyed thus far. Please don't ruin it by allowing what we all know will deteriorate our beloved community!

Thank you for the work you do on our behalf.

Respectfully,
Alan Witt
Penn Valley

Letter 49 – Al Witt

Response 49-A The County acknowledges and appreciates this comment. However, the comment is not at variance with the content of the EIR, and therefore, no further response is required.

Letter 50

Tyler Barrington

From: Heidi Rodriguez <horsewomanheidi@yahoo.com>
Sent: Tuesday, November 12, 2013 8:24 PM
To: Tyler Barrington
Subject: Rezoning of Penn Valley,Ca.

50-A

I am responding to the E.I.R report for the rezoning of Penn Valley,Ca. I live on Penn Valley Drive past the Western Gateway Park. I feel that the town could not handle the amount of people who would move to the town with rezoning the property in Penn Valley. The park and Penn Valley Drive already have frequent activity including the people walking on the walkway from the Highway 20 intersection to the town of Penn Valley . This could become a safety issue for the walkers as well as the drivers Where would the open space environment be moved to? Thank you, for your consideration, Heidi Rodriguez 18799 Penn Valley Drive.

Letter 50 – Heidi Rodriguez

Response 50-A The project does not propose any direct access from the proposed Sites to Highway 20. The same bicycle and pedestrian safety requirements that currently along Highway 20 would remain in place with the development. None of the sites would require crossing Highway 20 to access to Western Gateway Park nor would the project negatively impact the exiting pedestrian and bicycle path along Penn Valley Drive. With the exception of Site 13 none of the proposed sites are currently designated for open space and all are currently zoned for residential or commercial development. Site 13 has an existing General Plan designation of PD (UMD 26ac. and OS 8ac). Although this designation applies over multiple properties (as Site 13 is approximately 20 acres), Site 13 does not propose approximately 8.9 acres of Environmentally Sensitive Area (ESA) which would preserve these areas as an undeveloped area and will effectively serve as open space. The 8.9 acres of ESA would satisfy the required ratio of open space per the General Plan designation.

Sites 10-13 have ESAs designated over a portion of the site to protect sensitive biological and cultural resources. Sites 10 and 13 have areas identified ESAs around the Squirrel Creek floodplain and riparian habitats. These areas would not be developed and left in their natural state. There are some portions of the ESAs in which the development footprint is shown to encroach into the designated area. In some cases the encroachment may be necessary to obtain access to the site (such is the case for Sites 10 and 13; please see Response 26-A); or as is the case for Sites 10-12 existing wetland areas created by surface water runoff onto the site being changing once development occurs and stormwater management systems are installed onsite. In all cases, when an encroachment into an ESA is proposed a management plan is required. The requirement for management plans for projects within the RH Combining District is outlined in Section LII 2.7.11(B)(8) of the County's Land Use and Development Code (LUDC) which states the following:

Management Plan. With all development, there is the potential for the encroachment into Sensitive Environmental Resources, defined in Section L-II 4.3: Resource Standards, to ensure a development will fit onto a site. This may be allowed if a Management Plan prepared consistent with Section L-II 4.3.3.C is approved by the County prior to Building Permit Issuance.

Letter 51

Tyler Barrington

From: Andrew Felli <afelli1@sbcglobal.net>
Sent: Tuesday, November 12, 2013 4:57 PM
To: Tyler Barrington
Subject: Penn valley housing Re zoning.

Mister Barrington,

As a residence of Penn Valley, I am concerned that inadequate consideration has been given to this matter.

51-A

Regarding to the EIR, please reconsider the amount of traffic, sewerage and lack of parking in these areas. In addition, I think relevant to include an Economic impact Report as part of your study. I feel that the Penn Valley area can not afford to have this type of high density housing. The additional load on law enforcement, roads as well as negative impact on what businesses already here. In addition, the burden to upgrade existing services should not be laid upon current residences in form of tax nor bond.

Perhaps the more appropriate type of development would be less density, owner funded (condos). Something that will benefit all IN the community

Thank you for your time
Andrew Felli

Letter 51 – Andrew Felli

Response 51-A Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area. 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. The County is creating an Implementation Guide for each of the proposed sites that identifies the required mitigation measures for each site pursuant to Sec. L-II 2.7.11.C.3 of the County Land Use and Development Code. Please see Master Response #4 and Response 10-NN regarding the future developers' responsibilities to provide required infrastructure and to ensure adequate fire and sheriff services are available to accommodate the future development. No tax or bond on existing residents is required or proposed. Please see Master Response #5 regarding economic impacts.

Letter 52

Tyler Barrington

From: David Pettis <powerplanting@gmail.com>
Sent: Tuesday, November 12, 2013 5:40 PM
To: Tyler Barrington
Subject: Re: Site Analysis Report

To Nevada County Planning Dept.

I own Site 1 in the Nevada County High Density Residential Rezone.

The Property is located on 11263 McCourtney Road. The two neighbors next to me both have grandfathered in commercial zoning. When my family purchased the property in the 1980's it was zoned M1.

52-A

I entered the rezone with the hopes of getting a Commercial and High density Residential designation. I would use the High Density units to develop employee housing. I would like to have a ground level commercial and upstairs units for residential.

I have tried to lease out my property as office professional and in that neighborhood there was no interest. Brighton Greens has some office units available and there has been no need for offices in my area.

I would like to open a farmers market and coffee stand on the property. I would like to apply for a entertainment permit but I am not able to apply since the office zoning.

My property has been studied with office traffic in mind. With all the current traffic on McCourtney Road I don't see how a commercial designation would bring any additional traffic above and beyond the office zoning.

I don't want to do just a residential project. The neighborhood has had lot of recent changes. The California Highway Patrol is a new neighbor. I think the area could use more neighborhood commercial.

Thanks,

David Pettis

On Mon, Sep 24, 2012 at 9:02 AM, Tyler Barrington <Tyler.Barrington@co.nevada.ca.us> wrote:

Good Morning-

Hopefully by now you have received a copy of the Notice of Preparation (NOP) for the Environmental Impact Report (EIR) that will look at the potential environmental impacts of rezoning your property to higher density residential. I am writing to provide you with a link to the recently created County webpage dedicated to this project: <http://www.mynevadacounty.com/nc/cda/planning/Pages/2009-2014-Housing-Element-Rezone-Program-Implementation.aspx>.

On this page the County will provide periodic updates on the progress of the project. Additionally, I will upload any pertinent documents related to the project, such as the full NOP or just added is the "Site Analysis Report" prepared by the County's Consultant (RBF Consulting). Should you have any questions feel free to give me a call or if you have specific questions about the Site Analysis Report you may contact RBF's Project Manager, Alex Jewell at (916) 928-4809 or by email at AJEWELL@rbf.com.

Best Regards,

Tyler Harrington

Interim Principal Planner



Planning Department

County of Nevada

Community Development Agency

950 Maidu Ave, Suite 170 office 530.470.2723 fax 530.265.9851

Nevada City, CA 95959 <http://www.mynevadacounty.com/nc/cda/planning/Pages/Home.aspx>

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Letter 52 – David Pettis

Response 52-A The County acknowledges this comment. Please see Master Response #3. Rezoning Site 1 from Office Professional to a commercial designation is outside of the scope of the draft EIR and does not meet the intent of the project objectives. It is worth noting that there is the potential for retaining the Office Professional designation as a part of this project pursuant to LUDC Section L-II 2.7.11.D, but this would just allow continued use of the site for future office professional uses while increasing the allowed residential density from an existing 4-units per acre maximum to a minimum of 16-units per acre.

Letter 53

November 8, 2013

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



Email: tyler.barrington@co.nevada.ca.us

RE: Housing Element Rezone Implementation Program

Dear Mr. Barrington:

I am writing to share my concerns about the possible rezoning of four parcels in the Penn Valley area as identified in the Environmental Impact Report (EIR) for the Housing Element Rezone Program. Although I do not see a place for this program on any of the sites, I am more specifically concerned with the three parcels identified as numbers 10, 11 and 13, which are in the Penn Valley Village Center.

53-A | My first and most important point is that none of the sites in Penn Valley seem to fit the desired model and requirements as set forth in the EIR. Quite simply it appears that programs such as this are more suited and designed for larger cities, and towns where needed services are readily available. Not to mention the fact that jobs don't seem to be readily available anywhere, much less Penn Valley. Placing high-density housing in a rural hamlet such as Penn Valley simply makes no logical sense.

53-B | My second concern regarding this proposal is the method and rules under which the properties were selected. With only the property owners who were in agreement with the zoning change being considered. Case in point, sites 10, 11 and 13 in Penn Valley are owned by out of area and state owners whose self interest share absolutely no interest with our community. A simple moneymaking proposition if you will. I know the owners of these properties were present at both the Planning Commission and Penn Valley community meetings regarding this issue. Neither of them spoke in favor, nor had a willingness to share their plans for the sites with the community, much less identify themselves. I believe they should be mandated to do so. I believe they should be required to answer public concerns just as you and your department must through the EIR. Their plans should be presented to the public and community prior to the zoning change. Allowing their projects to be "rubber-stamped", "by right" after the change is as backward and discriminatory a policy as there could be. To use the word "flawed" is an understatement. No other landowner in the county is allowed that right, why them???

53-C | Another very serious concern of mine is the impact on the sensitive environment that runs directly through the three mentioned sites. Residing on a neighboring property, I can attest to the fact that during last years flooding rains in November and December, those properties with Squirrel Creek running through them are not a place to locate hundreds of housing units, let alone families. The danger alone should make one cringe. The impact on the environment, the creek, the wetlands, wildlife, and Western Gateway Park downstream, cannot be overlooked. There is no better evidence of reasons to not build high-density

53-C CONT'D | housing on these sites than to walk on them. I have, have any of the drafters of the EIR?

53-D | History has a documented footprint for success when it comes to planning and building cities, towns, villages and communities. If you build it, they will come. But what is "it". I believe "it" is businesses, jobs, and services. Changing currently zoned commercial properties to high-density housing eliminates the opportunity to follow that course. Dumping families in an area without those prerequisites is simply putting the "cart before the horse". And it is beyond shortsightedness; it defies logic, common sense, and history.

53-E | By now the concerns of the Penn Valley community, its residents, and its businesses are well documented; the process is full of flaws and not very well thought through. The notification process of only notifying neighbors within a 500-foot radius of the sites is absurd, ludicrous, and unacceptable. The unwillingness of the county to extend the public comment period past November 12th for this extremely sensitive issue is uncaring and disingenuous. The fact that other areas in east and north county were not even considered because of the selection policy flaws is unfair and disproportionate to shared county values. I don't believe the Penn Valley community is acting or reacting selfishly, emotionally, or irrationally about this issue. We are befuddled by a process and policy that imposes burdens on our community that are not well thought out and inequitable compared to the rest of our very large county.

53-F | It is obvious myself and others alike can go on and on about more and more elements of this plan that are disconcerting and flawed. I believe you will hear of all of them. I trust and hope that you will address them all in your answers in the EIR.

I urge you to reevaluate, revisit, and rewrite the policy and the EIR to better fulfill the needs of our communities and our county. There is an opportunity for the county to right a wrong. That seems appropriate to a community that only asks for fairness.

Lastly, I want to thank you for the work you have done, for attending our meetings, and facing the tough comments and questions. I know you find yourself in a very unenviable situation. You have my utmost respect.

Sincerely,

Michael Mastrodonato
 17714 Penn Valley Drive
 Penn Valley, CA 95946
 (530) 777-8138

Email: mike@ministoragepennvalley.com

Cc: Hank Weston, Nevada County Board of Supervisors
 Doug Donesky, District Four Nevada County Planning Commissioner
 Penn Valley Area Chamber of Commerce

Letter 53 – Michael Mastrodonato

Response 53-A The County does not concur with this comment. Please see Response 22-G. Please see Master Response #2.

Response 53-B The County does not concur with this comment. Please see Response 22-F. The County does not concur that the proposed review process is backward and discriminatory. The provisions of the “by-right” development are provided in Sec. L-II 2.7.11.C of the Land Use Development Code and are the direct result of state legislature adopted in 2005 (AB 1233: Jones, which added Government Code Section 65584.09 to State Housing Element Law). LUDC Section L-II 2.7.11 “Regional Housing Need” Combining District also stipulates that future developers will be required to undergo a Design Review process and public hearing at the Planning Commission limited to design issues. However, no additionally discretionary permit is necessary for the density or use of the site.

Response 53-C The County does not concur with this comment. Please see Responses 26-A and 50-A.

Response 53-D The County does not concur with this comment. Please see Master Response #3.

Response 53-E The County does not concur with this comment. 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 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. Additionally, the County held three public comment meetings, one in each of the proposed areas, in addition to the 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 County Planning Commission considered the request to extend the public review period at the October 10, 2013 public hearing and elected not to extend the public comment period.

Response 53-F All of the comments submitted on the draft EIR have been responded to and included in the Final EIR.

Letter 54



Tyler Barrington
County of Nevada Planning Department
950 Maidu Ave.
Nevada City, Ca 95959
Tyler.barrington@co.nevada.ca.us

I do not believe that Penn Valley is an appropriate place for a mass amount of low income housing and am opposed to the rezoning of commercial property for the following reasons:

- 54-A | There are not enough jobs for the people who already live here and this area offers no hope for improvement in living standards for already low income people.
54-B | There is insufficient police, fire, school, sewer and water, social services, medical resources to support any significant influx of people.
54-C | There would be a huge environmental impact on wildlife. Development would include the destruction of our ancient California Oaks which make up the beautiful natural landscape of the area.
54-D | There would be parking and traffic problems, noise and air pollution.
54-E | Rezoning would deprive Penn Valley of future commercial development which could eventually revitalize the community and create more needed jobs for our current population.
54-F | We understand the need for low income housing. We understand the need to receive federal and state funds. However, Penn Valley should not be singled out to bear the full impact of housing for the entire county. 10-15 homes in the neighborhood would be more appropriate.

Even though this letter may have reached you after your deadline, please consider that many of us did not know about these housing plans until recently. As a resident of Penn Valley, I feel all of our voices must be heard and acknowledged.

Sincerely,

Handwritten signature of Lawrence Berlin and address: 18750 WILDFLOWER DR, PV, CA

Hank.weston@co.Nevada.ca.us District supervisor
Doug.donesky@co.nevada.ca.us County planning
Mike@ministoragepennvalley.com President of the Penn Valley Chamber of Commerce
ComDevAgency@co.nevada.ca.us

Letter 54 – Lawrence Berkin

Response 54-A The County does not concur with this comment. Please see Master Response #2. 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.

Response 54-B The County does not concur with this comment. Please see Master Response #4 and Response 10-NN regarding the future developers' responsibilities to provide required infrastructure and to ensure adequate fire and sheriff services are available to accommodate the future development.

Response 54-C The County does not concur with this comment. Please see Response 26-D.

Response 54-D The County does not concur with this comment. Traffic impacts were analyzed in Section 4.15 of the Draft EIR. No traffic impacts were identified in the Penn Valley area.

As shown in Tables 4.15-9 and 4.15-10 of the Draft EIR the proposed project does not reduce the level of service at any of the intersections in Penn Valley below the threshold of minimum level of service. Table 4.15-1 provides an explanation of the different levels of service. More specifically, the level of service only changed for two intersections in Penn Valley. The intersection of SR 20/Penn Valley Road went from an existing LOS B to LOS C which is an acceptable level of service for Caltrans as noted on page 4.15-45 of the Draft EIR. The other intersection to have a change in Penn Valley is the intersection of Penn Valley Drive/Broken Oak Court. As an unsignalized intersection, this intersection would change for LOS A to LOS B. LOS B exceeds the County's minimum level of service threshold of LOS D. For these reasons, potential traffic impacts on intersections in Penn Valley are considered less than significant and no mitigation is required.

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.

Air quality and Noise impacts are evaluated in Sections 4.5 and 4.11 of the Draft EIR, respectively. The County concurs that air quality impacts were identified in the Draft EIR. No long term noise impacts were identified in the analysis. Mitigation measures are proposed to reduce potential noise impacts related to construction through the use of best management practices that include muffled construction equipment, construction noise barriers, limiting construction hours to 7:00 am to 7:00 pm Monday through Saturday, and routing trucks and heavy equipment off of residential streets to maximum extent practicable. With the incorporation of these mitigation measures potential noise impacts are reduced to less than significant.

Response 54-E Please see Master Response #3.

Response 54-F Please see Responses 10-D and 10-V.

Letter 55

Matt & Kim

RECEIVED
 NOV 12 2013
 Nevada County Community
 Development Agency

Nevada County Planning Department
 C/o Tyler Barrington, Principal Planner
 950 Maidu Avenue, Suite 170
 Nevada City, CA 95959

November 5, 2013

Mr. Barrington,

Thank you for attending the community meeting held on October 29, 2013 at the Seventh Day Adventist Church in Penn Valley. My husband and his family have been residents of Penn Valley since the late 1970s and I moved here in 2004 following our marriage. We currently own 2 parcels in Penn Valley, a stones throw from the proposed rezoning project however too far from the 500 foot radius to be rewarded with a notice of the rezoning project.

We attended the October 29 meeting and found several faults with the proposal. As you might guess, I am opposed to the rezoning of the Penn Valley parcels for several reasons which I will outline below.

55-A | The project sites being considered for rezoning are in direct conflict with the Penn Valley Focused Economic Development Study adopted by the County Board of Supervisors in 2000. The County Board of Supervisors adopted the most recent Element from the County Department of Housing and Community Development a full 10 years later, in direct contrast to previous agreements for site zoning. In addition these sites are in direct conflict with the strategic focus of the Regional Housing Authority of Sutter and Nevada Counties, to "work with others to create healthy communities that are safe, economically vibrant, pedestrian-friendly and environmentally sustainable." These parcels are designated in the Village Plan as Commercial and Light Industrial because they are located in the small commercial corridor of Penn Valley.

55-B | These sites "were identified based on the relative lack of constraints and proximity to services" as it applies to current rezoning efforts. I have some concern about the overall quality of work performed by the consulting company if they were not able to discover the "Village Plan" and they don't consider the opposition of the project within county departments..

55-C | Transitioning these parcels from Commercial and Light Industrial to R3 offers no future benefit to our community, only further consumption of limited resources and services. The Village Plan was created with the input of local businesses and residents to document and validate future economic growth for this community. According to Findthedata.org, 78.6% of employed people in Penn Valley commute to work, on average of 23.2 minutes. Clearly this data indicates a current lack of available jobs in Penn Valley and transitioning the zoning to R3 will not foster additional

10842 Downshire Circle, Penn Valley, CA 95946 or 530.575.1800 or 530.578.5000

55-C
CONT'D

employment, unless we are only to consider limited, short term economic growth gained by providing temporary construction jobs. The statement that the project "would remove obstacles to growth by expanding infrastructure to the project area" is absolutely false. The suggestion that infrastructure has to follow development is backwards and unsustainable.

55-D

Within the Notice of Preparation, there is regular mention of a minimum density of 16 unites per acre, while during the community meeting, the selling point was 16 unites per acre. At the October 29 meeting my husband asked what the maximum number of units per acre were allowable and you could not give a definitive answer, which leads me to believe that the density will be much higher than 16 units per acre, especially since the Notice of Preparation points out that potential density could increase or decrease depending on whether or not the county wants to use a higher density.

55-E

In pages 3-33 of the EIR, Penn Valley is described as "an unincorporated community, located in the western portion of Nevada County, six miles west of the City of Grass Valley. Penn Valley has a "small town" feel with a population of approximately 1,621 but approximately 12,000 people consider Penn Valley home. In recent years Penn Valley has developed a new post office, fire station, performing arts pavilion, a small affordable sub-division and a 42-unit affordable apartment complex."

This is at best a deceptive description of our community. While the location is accurate, the majority of the population lives in Lake Wildwood, a 3,000 lot exclusive gated community that strives to keep itself completely segregated from those outside the gates. As you may already know, entry requires authorization by inhabitants, therefore cannot be considered general facilities that the overall population can access. The Lake Wildwood community even went so far as to unsuccessfully request a separate zip code to define itself as separate from Penn Valley. Approximately 9,000 people reside within the gates of Lake Wildwood, leaving the true population of our village to roughly 3,000 people.

Since you cannot commit to a definitive number of units per parcel, we can only estimate based on your numbers that this rezoning project might add at a minimum an additional 1,000 new residents.

The proposed project will absolutely result in additional pressures on fire, law enforcement, libraries, hospitals and public schools. One time mitigation monies collected will not meet the ongoing needs for services such as fire and law enforcement, which are already underfunded and overburdened.

55-F

The Penn Valley Fire Department (PVFD) and Nevada County Sheriffs Office (NCSO) are currently understaffed as far as protecting this area and incoming mitigation fees may only be used for equipment and infrastructure needs of those departments, not for costs associated with staffing personnel. At this time, PVFD does not even meet state and national standards for staffing patterns. Adding an additional 25% to the population is simply not realistic where overtaxed emergency services are concerned.

10842 Denvershire Circle, Penn Valley, CA 95946 or 530.575.1800 or 530.318.5000

55-G | I can only guess that the “performing arts pavilion” refers to Western Gateway Park in that there is a stage for events. Unfortunately the EIR does not address the strain that a marked population increase would put on our locally funded recreational facility. At this time Western Gateway Park is already underfunded and having to make cuts to maintenance and other offerings. The park is challenged in finding funds to support ongoing maintenance much less improvements. I did not see or hear of any mitigation plans to assist with future funding given the projects projected population increase.

55-H | Section 2.4.5 and 4.13-5 addresses Public Services and the Penn Valley Wastewater Treatment Plant (PV-WWTP), which is a lovely thought, however the wastewater treatment facility is already near capacity and inadequate. The residents of Penn Valley that are connected to the sewer are paying roughly \$1,000/yr and from what we were told at the community meeting on October 29, 2013, the funds have been secured through a State Revolving Fund loan to improve the wastewater treatment facility, however those monies are not in hand yet, so improvements to meet the needs of today are still pending. Needless to say, if we can’t meet the needs of today, we certainly cannot promise to meet the needs of tomorrow, but you already know that as you stated, “the (solution to the CDO) pipeline has not been constructed and there is not sufficient capacity at the PV-WWTP to serve project sites 10-13 within the PV-WWTP service area.” Without proposed improvements to existing WWTPs there would not be sewer service available for the proposed project “sites 10-18 and the proposed project would result in potentially significant impact.” Clearly you are already aware that the significance after mitigation would be significant and unavoidable given the mitigation measures you yourself cited in 4.13-2.

55-I | Parcels 10-13 are located within a FLOOD PLAIN. These may be words on paper, however take a drive down to our little village on a heavy rainfall day and see what happens. While we do not have dams to be concerned with, the local flood zones are no joke and standing water is the norm. The EIR does not provide for protecting current improvements, rather requires any future projects to comply with legal measures for developing within Environmentally Sensitive Areas.

Unavoidable Problems to consider:

55-J | In these measures the EIR utilizes the same fees and taxes derived from the program construction and ongoing tax collections to mitigate these constraints. The same dollars are spent over and over again. In addition other mitigation measures are assumed to take place in the future where no existing firm plans for implementation exist and no funding source is assigned. (ie. Sewer systems, potable water supply, flood control etc.)

55-K | According to the data listed in the Notice of Preparation, there are 126 suitable sites that are not being considered. I am forced to reiterate the entire project is in absolute contrast to the strategic plan of the Regional Housing Authority of Sutter and Nevada Counties whose objective is to “work with others to create healthy communities that are safe, economically vibrant, pedestrian-friendly and environmentally sustainable.” Within Penn Valley public transportation is absolutely minimal, there is one sidewalk, inadequate sewer, inadequate emergency services. The hospital is a 15 minute drive, as are most medical services. Ready Springs School is at capacity and cannot

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55-L | withstand an additional population infusion. And we have no monies to adjust any of these factors and one time mitigation fees from a construction project will not fix these problems.

55-M | Clearly the attendance at the October 29 meeting indicates that the local community demands involvement in this project. Unfortunately we could only determine one homeowner at the meeting that actually received a notice regarding the rezoning project. I personally know a homeowner on the corner of Broken Oak and Penn Valley Drive that did NOT receive any notice of proposed rezoning. Furthermore, a broader net of notification (in excess of 500 feet from the parcels) should have been cast. I have to believe the consulting company felt like a 500 foot radius from the project sites was adequate otherwise I would be forced to believe the county was planning on slipping this project through with little to no input from community members. Given the turnout at the October 29 meeting and the passion of our local community, I request that the comment period should be extended beyond November 12th.

Thank you for your time and response.

Sincerely,



Matt and Kim Furtado

CC:

Doug Donesky – County Planning Commissioner for District 4
Hank Weston – Nevada County District 4 Supervisor
Penn Valley Chamber of Commerce

10842 Dominique Circle, Penn Valley, CA 95946 or 530.575.1800 or 530.348.5000

Letter 55 – Matt and Kim Furtado

Response 55-A The County does not concur with this comment. Please see Response 9-B.

Response 55-B The County does not concur with this comment. Please see Response 9-B. The County did not have any opposition to the project within County Departments.

Response 55-C The County does not concur with this comment. Please see Master Responses #2 and #3. Please see Master Response #4 regarding infrastructure. The analysis in the EIR states that if additional sewer capacity did become available, it could remove an obstacle that is currently limiting new development in the area because of the current lack of available capacity at the Penn Valley Waste Water Treatment Plant.

Response 55-D The County does not concur with this comment. Please see Master Response #8. The density requirements for the RH Combining District are provided in Section L-II 2.7.11.B.3 of the County's Land Use and Development Code (LUDC). The minimum density is noted because a project with less than 16 units per acres would not meet the requirements of the State Government Code Section 65584. However, the density calculation does take into account that some areas of the project sites may not be developable due to environmental constraints or other physical or regulatory restrictions. The text from the LUDC is as follows:

3. **Density.** The density for the development of multi-family housing shall be determined at the time the site is rezoned to add the Regional Housing Need (RH) Combining District. This density shall be based on the State mandated 16-units minimum per acre but will allow for a maximum of 20-units per acre on sites within a City's Sphere of Influence. The minimum required density may be determined by allocating the density to the total acreage of the site or by aggregating the developable area of a site, through the environmental review process, to remove areas considered to be environmentally sensitive pursuant to Section L-II 4.3 and all areas for driveways and roadways from the developable area, whichever is more suitable for the site. **The number of potential units will be determined by multiplying the developable acreage by 16.** Where such calculation results in a fractional number, the number of units shall be determined by rounding down to the nearest whole number.
[Emphasis added]

As noted in the LUDC, the number of allowable units would be calculated by using 16 dwelling units per acre. There may be specific cases where a developer is eligible for a density bonus under the County's existing Density Bonus provisions set forth in Sections L-II 3.16 and 3.20 of the LUDC. Projects designed in accordance with the Density Bonus provisions are eligible for the applicable concessions and incentives outlined within Sections L-II 3.16 and 3.20 of the LUDC.

Therefore, without a density bonus provision, the minimum and maximum density would be 16 units per acre for those areas outside the City of Grass Valley Sphere of Influence. Areas inside the SOI have a maximum density of 20 units per acre. At this time it is not known which or how many developers would apply for a density bonus or what the project designs would entail. Without knowing that information it is not possible to tell what the maximum density would be at this time.

However given that the EIR assumed a maximum yield for each site that did not take into account any environmental (e.g., environmentally sensitive areas), regulatory (e.g., parking requirements, easements, or roadway dedications), or physical constraints (e.g., sloped areas, access points) of the properties, any future development on the sites is anticipated to be within the number of units utilized by the EIR. Should any of the sites exceed the number of units evaluated in the EIR, then additional environmental analyses may be required.

Response 55-E The County does not concur with this comment. The selection of suitable housing sites was not related to the population size of the community, but on the suitability of that community to support a high density housing development. Please see Response 22-G. Public Services and Utilities are discussed in Section 4.13 of the Draft EIR. Please see Master Response #4 with regard to the developers' responsibilities to ensure adequate water and sewer infrastructure is in place prior to development. Please see Response 10-NN regarding the mitigation measure for fire and Sheriff's protection services.

Response 55-F Please see Responses 7-C and 10-NN regarding the mitigation measure for fire and Sheriff protection services.

Response 55-G The County does not concur with this comment. Please see Response 23-C.

Response 55-H Please see Response 23-E.

Response 55-I The County does not concur with this comment. Please see Response 23-F.

Response 55-J The County does not concur with this comment. Please see Response 23-A.

Response 55-K The County does not concur with this comment. Please see Master Response #1 and Responses 22-G regarding how the project sites were selected and why the existing conditions in Penn Valley make it a logical choice for consideration of rezoning the four candidate sites identified. Please see response 10-MM regarding mitigation for school impacts, and Response 23-A regarding developer fees.

Response 55-M The County does not concur with this comment. 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 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. Additionally, the County held three public comment meetings, one in each of the proposed areas, in addition to the 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 scheduled 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 56

Diana

Nevada County Planning Department
C/o Tyler Barrington, Principal Planner
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

RECEIVED
NOV 12 2013
Nevada County Community
Development

November 5, 2013

Mr. Barrington,

Thank you for attending the community meeting held on October 29, 2013 at the Seventh Day Adventist Church in Penn Valley. I have been a resident of Nevada County for 20 years. I currently own 3 parcels in Penn Valley, one of which is located on Broken Oak Court, however I did not receive a notice of the rezoning project.

I attended the October 29 meeting and found several faults with the proposal. I am opposed to the rezoning of the Penn Valley parcels for several reasons which I will outline below.

56-A

The project sites being considered for rezoning are in direct conflict with the Penn Valley Focused Economic Development Study adopted by the County Board of Supervisors in 2000. The County Board of Supervisors adopted the most recent Element from the County Department of Housing and Community Development a full 10 years later, in direct contrast to previous agreements for site zoning. In addition these sites are in direct conflict with the strategic focus of the Regional Housing Authority of Sutter and Nevada Counties, to "work with others to create healthy communities that are safe, economically vibrant, pedestrian-friendly and environmentally sustainable." These parcels are designated in the Village Plan as Commercial and Light Industrial because they are located in the small commercial corridor of Penn Valley.

These sites "were identified based on the relative lack of constraints and proximity to services" as it applies to current rezoning efforts. I have some concern about the overall quality of work performed by the consulting company if they were not able to discover the "Village Plan" and they don't consider the opposition of the project within county departments..

Transitioning these parcels from Commercial and Light Industrial to R3 offers no future benefit to our community, only further consumption of limited resources and services. The Village Plan was created with the input of local businesses and residents to document and validate future economic growth for this community. According to Findthedata.org, 78.6% of employed people in Penn Valley commute to work, on average of 23.2 minutes. Clearly this data indicates a current lack of available jobs in Penn Valley and transitioning the zoning to R3 will not foster additional employment, unless we are only to consider limited, short term economic growth gained by providing temporary construction jobs. The statement that the project "would remove obstacles

P.O. Box 2023, Penn Valley, CA 95946 or 530.432.3850 or 530.263.6284

56-A
CONT'D

to growth by expanding infrastructure to the project area" is absolutely false. The suggestion that infrastructure has to follow development is backwards and unsustainable.

Within the Notice of Preparation, there is regular mention of a minimum density of 16 unites per acre, while during the community meeting, the selling point was 16 unites per acre. At the October 29 meeting a friend of mine asked what the maximum number of units per acre were allowable and you could not give a definitive answer, which leads me to believe that the density will be much higher than 16 units per acre, especially since the Notice of Preparation points out that potential density could increase or decrease depending on whether or not the county wants to use a higher density.

In pages 3-33 of the EIR, Penn Valley is described as "an unincorporated community, located in the western portion of Nevada County, six miles west of the City of Grass Valley. Penn Valley has a "small town" feel with a population of approximately 1,621 but approximately 12,000 people consider Penn Valley home. In recent years Penn Valley has developed a new post office, fire station, performing arts pavilion, a small affordable sub-division and a 42-unit affordable apartment complex."

This is at best a deceptive description of our community. While the location is accurate, the majority of the population lives in Lake Wildwood, a 3,000 lot exclusive gated community that strives to keep itself completely segregated from those outside the gates. As you may already know, entry requires authorization by inhabitants, therefore cannot be considered general facilities that the overall population can access. The Lake Wildwood community even went so far as to unsuccessfully request a separate zip code to define itself as separate from Penn Valley. Approximately 9,000 people reside within the gates of Lake Wildwood, leaving the true population of our village to roughly 3,000 people.

Since you cannot commit to a definitive number of units per parcel, we can only estimate based on your numbers that this rezoning project might add at a minimum an additional 1,000 new residents.

The proposed project will absolutely result in additional pressures on fire, law enforcement, libraries, hospitals and public schools. One time mitigation monies collected will not meet the ongoing needs for services such as fire and law enforcement, which are already underfunded and overburdened.

The Penn Valley Fire Department (PVFD) and Nevada County Sheriffs Office (NCSO) are currently understaffed as far as protecting this area and incoming mitigation fees may only be used for equipment and infrastructure needs of those departments, not for costs associated with staffing personnel. At this time, PVFD does not even meet state and national standards for staffing patterns. Adding an additional 25% to the population is simply not realistic where overtaxed emergency services are concerned.

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56-A
CONT'D

I can only guess that the "performing arts pavilion" refers to Western Gateway Park in that there is a stage for events. Unfortunately the EIR does not address the strain that a marked population increase would put on our locally funded recreational facility. At this time Western Gateway Park is already underfunded and having to make cuts to maintenance and other offerings. The park is challenged in finding funds to support ongoing maintenance much less improvements. I did not see or hear of any mitigation plans to assist with future funding given the projects projected population increase.

Section 2.4.5 and 4.13-5 addresses Public Services and the Penn Valley Wastewater Treatment Plant (PV-WWTP), which is a lovely thought, however the wastewater treatment facility is already near capacity and inadequate. The residents of Penn Valley that are connected to the sewer are paying roughly \$1,000/yr and from what we were told at the community meeting on October 29, 2013, the funds have been secured through a State Revolving Fund loan to improve the wastewater treatment facility, however those monies are not in hand yet, so improvements to meet the needs of today are still pending. Needless to say, if we can't meet the needs of today, we certainly cannot promise to meet the needs of tomorrow, but you already know that as you stated, "the (solution to the CDO) pipeline has not been constructed and there is not sufficient capacity at the PV-WWTP to serve project sites 10-13 within the PV-WWTP service area." Without proposed improvements to existing WWTPs there would not be sewer service available for the proposed project "sites 10-18 and the proposed project would result in potentially significant impact." Clearly you are already aware that the significance after mitigation would be significant and unavoidable given the mitigation measures you yourself cited in 4.13-2.

Parcels 10-13 are located within a FLOOD PLAIN. These may be words on paper, however take a drive down to our little village on a heavy rainfall day and see what happens. While we do not have dams to be concerned with, the local flood zones are no joke and standing water is the norm. The EIR does not provide for protecting current improvements, rather requires any future projects to comply with legal measures for developing within Environmentally Sensitive Areas.

Unavoidable Problems to consider:

In these measures the EIR utilizes the same fees and taxes derived from the program construction and ongoing tax collections to mitigate these constraints. The same dollars are spent over and over again. In addition other mitigation measures are assumed to take place in the future where no existing firm plans for implementation exist and no funding source is assigned. (ie. Sewer systems, potable water supply, flood control etc.)

According to the data listed in the Notice of Preparation, there are 126 suitable sites that are not being considered. I am forced to reiterate the entire project is in absolute contrast to the strategic plan of the Regional Housing Authority of Sutter and Nevada Counties whose objective is to "work with others to create healthy communities that are safe, economically vibrant, pedestrian-friendly and environmentally sustainable." Within Penn Valley public transportation is absolutely minimal, there is one sidewalk, inadequate sewer, inadequate emergency services. The hospital is a 15 minute drive, as are most medical services. Ready Springs School is at capacity and cannot

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56-A
CONT'D

withstand an additional population infusion. And we have no monies to adjust any of these factors and one time mitigation fees from a construction project will not fix these problems.

Clearly the attendance at the October 29 meeting indicates that the local community demands involvement in this project. Unfortunately we could only determine one homeowner at the meeting that actually received a notice regarding the rezoning project. I own the home on the corner of Broken Oak and Penn Valley Drive and I did NOT receive any notice of proposed rezoning. Furthermore, a broader net of notification (in excess of 500 feet from the parcels) should have been cast. I have to believe the consulting company felt like a 500 foot radius from the project sites was adequate otherwise I would be forced to believe the county was planning on slipping this project through with little to no input from community members. Given the turnout at the October 29 meeting and the passion of our local community, I request that the comment period should be extended beyond November 12th.

Thank you for your time and response.

Sincerely,

Diana Solomon

CC:

Doug Donesky – County Planning Commissioner for District 4
Hank Weston – Nevada County District 4 Supervisor
Penn Valley Chamber of Commerce

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Letter 56 – Diana Solomon

Response 56-A The text of this letter is the same as that in Letter 55. Please refer to Letter 55 for responses to comments in this letter.

Letter 57



November 7, 2013

Nevada County Planning Dept.
950 Maidu Ave.
Nevada City, CA 95959

RE: Penn Valley Re-zoning plans

I am writing to express my opinion regarding the recent discussions of rezoning Penn Valley to high density housing.

57-A

As a resident of this community, I am **firmly** against the proposed plans to develop low cost housing in this area. The original plan called for commercial, business retail and industrial uses for the Penn Valley downtown area, as proposed by a study adopted by the County Supervisors in 2000.

57-B

I am concerned the proposed rezoning will not only eliminate the opportunities to create more jobs in this community but will further stress the public services in the area. The low income apartments on Broken Oak Court have already resulted in nuisance and crimes that negatively impact the area and I do not want to have those issues increase.

I am requesting that the Planning Department and the County Board of Supervisors take into consideration the opinions and concerns of the residents and business owners of Penn Valley.
Please contact me if you have any questions at (530) 432-8517.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joy Van Noy".

Joy Van Noy
President
Auburn Laboratories
17487 Penn Valley Dr., Suite B100
Penn Valley, CA 95946

P.O. Box 147 Tel. 530.432.8157
Penn Valley, CA 95946 Fax. 530.432.8158

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Nevada County Community
Development Agency

Letter 57 – Joy Van Noy

Response 57-A Please see Response 9-B and Master Responses #2 and #3.

Response 57-B Please see Master Response #5 and Response 10-NN.

Letter 58

Nevada County Community Development Agency
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

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NOV 12 2013
Nevada County Community
Development Agency

November 12, 2013

To Whom It May Concern:

58-A | This letter addresses the Housing Element Rezone Program of Nevada County. A program such as this that has been in the works since 2003 just now coming to the community's attention makes it seem like an end-run around the citizens and creates an air of mistrust in our government. We have had no time to meet or discuss this issue, nor to research and formulate solutions that would make this requirement palatable for all concerned.

That being said, there are several points of concern I would like addressed:

- 58-B | 1. How is an environmentally sensitive area mitigated?
- 58-C | 2. The services required for these sites are inadequate for the existing housing. Police, Medical and Fire are not mentioned.
- 58-D | 3. What study was done to determine if any of these sites interfere with wildlife corridors?
- 58-E | Finally, nobody asked me if I would like to re-zone my property. Why are only large parcels considered?

Thank you for your consideration.

Nancy Spurgeon


PO Box 1292
Penn Valley, CA 95946

Letter 58 – Nancy Spurgen

Response 58-A The County does not agree that the project has been in process since 2003. The RH Combining District program and candidate sites (specifically those in Penn Valley) were identified as a part of the 2010 Housing Element process. All meetings for actions of the Housing Element update met all applicable noticing requirements (state and local) as did associated action such as subsequent RFPs, EIR consultant contracts, as well as EIR public meetings. Please see Master Response #1.

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 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. 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.

Response 58-B An environmentally sensitive area is mitigated by placing a building a restriction over the area that identified as environmentally sensitive. Disturbance or construction within that area is prohibited. In the event that some encroachment is required into an environmentally sensitive area, a Management Plan is required consistent with Section L-II 4.3.3.C of the County's Land Use Development Code and is reviewed and approved by the County prior to Building Permit Issuance.

Response 58-C Please see Response 10-NN.

Response 58-D A biological technical report was prepared for the project. Please see the discussion of wildlife corridors on page 4.4-40 of the EIR, which states, "While riparian corridors that occur on some of the sites provide important wildlife movement habitat, none of the 18 rezone sites support established migratory corridors or wildlife nursery sites. "While riparian corridors that occur on some of the sites provide important wildlife movement habitat, none of the 18 rezone sites support established migratory corridors or wildlife nursery sites."

Response 58-E The statement that only large parcels were considered is not accurate. One of the selection criteria established by the County in the identification of sites was to identify those sties of adequate size and shape to allow for the reasonable development of residential housing at the minimum densities 16-units minimum per acre but will allow for a maximum of 20-units per acre on sites within a City's Sphere of Influence.¹⁹ The project considers a wide range of property sizes from 1.0-acre (Site 1) to 20.1-acres (Site 13). Based on County Assessor's Parcel records the commenter's Penn Valley properties are developed, outside

¹⁹ County of Nevada Land Use and Development Code, Sec. L-II 2.7.11 Regional Housing Need Combining District (RH)

of the community region, on a private road, and outside of the sewer district (and not contiguous to the district so annexation would be difficult). Also not along or in the immediate vicinity of the Penn Valley Pipeline alignment that would allow reasonable connection to pipeline. All of these items are criteria used to identify sites.

Letter 59

RECEIVED
NOV 12 2013
Nevada County Community
Development Agency

November 6, 2013

Nevada County Planning Dept.
950 Maidu Ave.
Nevada City, CA 95959

RE: Penn Valley Re-zoning plans

I am writing to express my opinion regarding the recent discussions of rezoning Penn Valley to high density housing.

59-A | As a resident of this community, I am highly against the proposed plans to develop low cost housing in this area. The original plan called for commercial, business retail and industrial uses for the Penn Valley downtown area, as proposed by a study adopted by the County Supervisors in 2000.

59-B | I am concerned the proposed rezoning will not only eliminate the opportunities to create more jobs in this community but will further stress the public services in the area. The low income apartments on Broken Oak Court have already resulted in nuisance and crimes that negatively impact the area and I do not want to have those issues increase.

I am requesting that the Planning Department and the County Board of Supervisors take into consideration the opinions and concerns of the residents and business owners of Penn Valley. Please contact me if you have any questions at (530) 432-1028.

Sincerely,



Karina Wahlman
18221 Gray Oak Dr.
Penn Valley, CA 95946

Letter 59 – Karina Wahlman

Response 59-A Please see Master Response #3 and Response 57-A.

Response 59-B Please see Master Response #6 and Response 57-B.

Letter 60

November 8, 2013

RECEIVED
NOV 12 2013
Nevada County Community
Development Agency

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

RE: Rezoning in Penn Valley for High Density Housing

Dear Mr. Barrington,

I am writing to express my strong objection to the county's plant to rezone 4 parcels in Penn Valley to accommodate "high density housing".

60-A | The proposed sites destroys opportunity for Penn Valley to grow
 60-B | commercially, preventing our residents' ability to support our own
 60-C | community economically. In addition, it will overwhelm our small
 60-D | community with an enormous number of people who, by definition, are
 60-E | unemployed or underemployed. I live very close to Broken Oak where
 section 8 housing was built and since it was built, there has been a
 increase in crime as well as a substantial increase in traffic on Penn Valley
 Drive. The Nevada County Sheriff's Department resources are stretched
 and already do not have enough deputies to adequately patrol or, respond
 in a timely fashion, to this part of the county. The probability is that we
 will have no law enforcement assistance when needed after importing so
 many people, who likely have no respect for our small rural community.
 The people your plan will import to our small community will have no place
 to work and will have to seek employment (if they work) outside our

60-E
CONT'D

community. There is no easy access to public transportation so there will be more auto traffic and therefore, more air pollution as a result. There is no easy access to public services, also increasing the need for these many people to drive their vehicles, causing yet more pollution and hurting our environment. The fact that 42% of the county's state mandated housing is being dumped in Penn Valley is an inexplicable burden on this small community, which cannot support that kind of influx of unemployed or underemployed people. In addition, the project sites proposed for rezoning to R-3 (16 units per acre) in Penn Valley are in conflict with what was proposed in the Penn Valley Focused Economic Development Study adopted by the County Board of Supervisors in 2000. The Village Plan called for business, commercial and retail uses in Penn Valley and this rezoning proposition is in opposition to that plan, which was approved by the County Board of Supervisors in 2000.

60-F

60-G

I guarantee, for the sake of my family and my community, I will fight this proposed rezoning with every legal and ethical resource I have, and I will recruit every member of my small community that I can.

Sincerely,
Dianna Betz
Penn Valley resident

Letter 60 – Dianna Betz

Response 60-A The County does not concur with this comment. Please see Master Response #3.

Response 60-B The County does not concur with this comment. Please see Master Responses #2 and #5.

Response 60-C Please see Master Response #6.

Response 60-D Please see Response 10-NN.

Response 60-E The County does not concur with this comment. Please see Master Response #2 and Response 22-G.

Response 60-F The County does not concur with this comment. Please see Response 10-D.

Response 60-G The County does not concur with this comment. Please see Response 9-B and Master Response #3.