



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**
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Steven L. DeCamp
Community Development Agency Director

Brian Foss
Planning Director

MEMORANDUM

Date: October 23, 2014
To: Planning Commission
Cc: Brian Foss, Tyler Barrington
From: Kim Hunter, Senior Planner
Subject: Revised and additional items received for the Forest Springs Mobilehome
Community Expansion Project

Following the distribution of the staff report, a comment letter was received from an adjacent landowner voicing concerns regarding several components of the proposed project with photos. These concerns involve: Stormwater drainage, the proposed number of dwelling units (density) and fencing along Lady Jane Road. The purpose of this memorandum is to provide the Planning Commission with the comment letter received from Steve and Nancy Pickard on October 17, 2014 (attached).

Kimberly Hunter

From: Steven Pickard <scpickard@sbcglobal.net>
Sent: Friday, October 17, 2014 1:33 PM
To: Kimberly Hunter
Cc: scpickard@sbcglobal.net; gvbruce@gmail.com
Subject: Forest Springs Expansion Project
Attachments: 38 12-2-12.jpg; IMG_0053.jpg; IMG_0055.jpg; IMG_0056.jpg; IMG_0060.jpg; IMG_0063.jpg; IMG_0067.jpg; IMG_0073.jpg; IMG_0076.jpg; LR8A0617.jpg; LR8A0646.jpg; LR8A0648.jpg

To: Nevada County Planning
Commission
October 17, 2014

My name is Steve Pickard and on behalf of my wife Nancy and I, as owners of property adjacent to the proposed Forest Springs expansion project and we are concerned with changes proposed and how they would effect our property and our environment. We have lived at 10227 Lady Jane Rd, Grass Valley, CA 95949 since 1978. Needless to say we love our home and the surrounding area.

After reviewing the site plan for Forest Springs there are a couple of major concerns.

First and foremost is water runoff from a project this size. We live on the bottom of a down slope from this project. After looking at the proposed plans for drainage, a ditch that captured water runs into the length of the project with dispersion boxes (I believe 3 or 4 of them) on the downhill side, approximately 50-75 feet above our property. Now the engineers say that should be sufficient to handle all runoff. Theoretically, they may be correct. My questions are these: How many thousands of square feet are going to be paved and /or altered from the now existing soil that would create a water runoff situation that would cause thousands of gallons to runoff into the proposed ditch? Will the dispersion of this runoff water truly work and if not, what will the consequences to the area below this ditch be? What is the structure of the earth below the top soil? What is the soils capability of absorbing water? Has a perk and mantle been done to check this?

I bring these questions up because we have been the recipients of flawed engineering more than once because of the short sightedness of the engineers and planners of other projects. Most recently the Highway 49 widening project that increased the runoff down our road and through our property that is still a problem today. (washed out our road 4 times and flooded our property.) This is because they did not look at the possible consequences of runoff beyond the project boundaries. The engineers feel their design will work, but in reality will it and who will be responsible if it doesn't?

Second is the number of proposed units. 62? What is that going to do in regards to sewage treatment, water use, noise, wildlife, and the general tranquility of the area? It is our belief that the project is too big. The proposed trading of rezoning one parcel (site "B") to RA-X from R2, doesn't make it right. How might the project affect our well water? Who is responsible if it does?

Thirdly, I noticed that a chain link fence is going to run along Lady Jane Road the length of the project. What for? It would not only be an eye sore but also impede the natural flow of wild life. There must be a better alternative that would be more conducive to the beauty of the area.

Now in conclusion, I spent about 20 minutes looking at the plot plan, and discussing the project with Ms Hunter but I'm sure that there are some additional things that I didn't notice that might affect those of us who live on Lady Jane Rd and the surrounding area. These things will surface as the project proceeds so I implore you to address these concerns carefully and with due diligence. Our thought is the expansion project is too large, The water runoff could be destructive to our property and the fence could be eliminated or changed to something more appropriate.

I have included several pictures to help you understand the scope of the project and would encourage you to visit the site to give you a better perspective.

Sincerely,
Steven C Pickard
Nancy L Pickard











