

Foothill-West Associates

April 28, 2008

Mr. Dan Breedon, AICP
Principal Planner
County of Butte Department of Development Services
7 County Center Drive
Oroville, CA 95965

Re: Tuscan Ridge Golf Course

Dear Mr. Breedon:

On behalf of the ownership of the Tuscan Ridge Golf Course and the applicants for the Tuscan Ridge Development project, we would like to offer some comments relative to the review of Area 10 at the April 17 meeting.

Initially, we appreciate the opportunity provided by the addition of the May 1 meeting to get our previous comments into the hands of the Citizen's Advisory Committee (C.A.C.). We were obviously disappointed that the comments did not make the committee member's packets for the April 17 meeting, but we understand the incredible effort organizing these C.A.C. meetings are. However, we believe, strongly, that our comments could have saved what was obviously significant misunderstanding among the committee members during the discussion of the merits of the Area 10 alternatives.

Our main concern at the meeting was that the planning area seemed to be reviewed and analyzed as if were an individual project.....the Tuscan Ridge development. The discussion at the C.A.C. seemed to gravitate toward specific project characteristics, such as density and numbers of units, and away from what we thought the intention of the process is. That being, "are these study areas, or portions thereof, appropriate for development?" While it is clear to us that within the great majority of Area 10 the existing topography would likely prohibit much of any development. (We have attached a map showing the areas over 30% slope within Study Area 10) And that it is our contention that the Tuscan Ridge area is the only viable area to develop. It seemed that the metric for determining appropriateness, that is the constraints analysis, was put aside in favor of project specific impacts and analysis.

Our written comment package suggested that the constraints analysis for the area as a whole burdens unreasonably the analysis for what we feel is the only

viable developable portion of the entire area. For example, under the public services grading the area received a "D" for both fire and sheriff services. If considered with the slope and remoteness of the entire area it may well be, but if considering the viable portion of the area the grades would likely be much higher. We believe the same would hold for several of the other metrics such as Water Supply, Ground Water Recharge, Bio Resources, and fire and geologic hazards. The existing condition of the Tuscan development, with its existing water and wastewater supplies, and existing disturbed area upon which to develop, would, we feel, indicate a very appropriate area for development to occur.

Although we are advocating that the general plan analysis should be done on an appropriateness basis and not a specific project impact basis, (which will indeed be done along with development application approval) we would like to clear up the misunderstanding expressed at the April 10 meeting relating to density. The Tuscan Ridge proposal is for 163 homes to be built on 163 acres. This computes to a gross density of one unit per acre. But this is not 163 one acre lots. The proposal is to cluster the units onto already disturbed ground within the interior of the existing golf course. The minimum distance from the Skyway to these homes is approximately 400 feet. (we have attached a sketch showing proposal for your reference) The proposed developed portion of the site is for around 35-38 acres that is currently driving range and maintenance ground, offering a sustainable proposal with little impacts to the great majority of the constraints categories used as appropriateness metrics.

Thanks again for the opportunity to get the "whole story" into the hands of the C.A.C. Please feel free to contact me or NorthStar Engineering with any questions, or if any additional information is needed.

Sincerely,
TUSCAN RIDGE ASSOCIATES, LLC



E.M. "Mo" West

Cc: Mark West
Jay Berkowitz
Jim Stevens