





A REVIEW

JANUARY 1, 1989

•October 25—Joe Chevreux announced plans to set up a portable concrete batch plant at the Nevada Irrigation District owned reservoir on the Bear River between Placer and Nevada counties, sparking protests from residents of Meadow Vista and a debate on the Letters page in the Auburn Journal.

Help needed 10/25/88

Editor,
My wife, my son and I are new residents of Meadow Vista. We moved here from the Los Angeles area primarily to get away from the pollution and various environmentally adverse conditions that prevail there currently.

Two days ago we learned of the fact that there is a very real possibility of a concrete batch plant being constructed and put into operation here in Meadow Vista. It is my understanding that a "Negative Declaration" has already been issued in conjunction with its use. I find this disturbing for a couple of reasons.

1. The residents of Meadow Vista have apparently never been informed of this concrete plant.
2. A "full" Environmental Impact Study has also apparently not been carried out and if one has, it has not been shared with the residents of the community.

History lesson 10/30/88

Editor,
Back in the gold rush days a mining operation began in and around the Bear River Canyon that was later to give Placer County its name. Placer Mining, a system whereby millions of tons of quartz rock and sand was to be washed from the mountain sides to become deposited into the channel from above Dutch Flat

clear to the Sacramento River. Many years later a man by the name of Joe Chevreux saw a need for this material to be utilized in home and road construction projects.

He began a single handed operation in the present location today known as Chevreux's Gravel Plant. Probably if the truth were known, most of the homes in the area are sitting upon foundations made from Joe's plant, and most of the roads in the area contain material from the same source, (much of it at no cost to the taxpayers of Placer County). During these years records will show that few men in the history of Placer County gave more of themselves

to the betterment of our community from a civic as well as humanitarian standpoint than did Joe Chevreux.

I owe Joe Chevreux nothing other than gratitude for his dedication to our area as a citizen, taxpayer and family man. He is being followed in his footsteps by a fine look and act alike son, Joe Jr., educated at University of Nevada with a major in geology which has enabled him to manage the business in a very professional manner. Enough bouquets, lets have some facts.

1. If the material hauled over the roads in Placer County had not come from Joes plant it would have come from somewhere outside the area and from people who cared a lot less for our county than Joe Chevreux. The same applies today if Joe were to shut down.

2. By moving the batch plant out of Auburn to the gravel plant, it will cut most of the present trucking which is engaged in hauling material in to the batch plant from the gravel plant.

3. The Chevreux operation has pumped untold millions into the economy by means of employment, taxes, vehicle license fees and fuel taxes (which are the only source of funds for our county road maintenance).

4. The greatest hue and cry motives are not in and for the public's

best iterests at all but for reasons too obvious to mention. At least it seems that way to me.

5. I hope our media will be fair and serve the people in a manner in which good and reputable reporting is offered, and not by a continuous stream of letters to the contrary, biased negative and one sided.

My interest in this whole thing is simply to see another side presented in fairness to a man that I think the citizens of Placer County and Auburn in particular owe a great deal to.

Al Fisher

Meadow Vista is basically a bedroom community. One where we have chosen to live because of its relatively unspoiled nature. It is peaceful, quiet and safe for our children and families. I don't believe that anyone in the community is against progress however we do have rights and those rights allow us to be informed and involved in matters that would adversely affect the way we live and co-exist with businesses operating within.

I respectfully ask our Planning Commission to check into this matter by demanding that a full Environmental Impact Study be conducted on this proposed project. Further, that the results of that study be shared with the concerned residents and businesses in Meadow Vista.

Progress is inevitable, however progress is not where a private business shall grow and prosper at the expense of an entire community. I thank you for your prompt attention to this letter.

Terry Oquinn
Meadow Vista

Concrete plant continuance angers residents

By Tim O'Leary
Neighbors staff writer

10/26

Armed with picket signs, about 140 angry Meadow Vista residents jammed a county Planning Commission hearing Thursday to protest Joe Chevreaux's request to delay a controversial proposal to move a concrete batch plant to Lake Combie.

The hearing resembled a mob scene as concerned citizens filled the commission chambers, stood in the aisles and spilled out into the hallways and lobby. Commissioners were frequently on the defensive as residents forced them into running debates with angry audience members.

Commission Chairwoman Gerda Percival had to battle to maintain order. At one point she pounded her gavel and told the unruly crowd: "Ladies and gentlemen, I must caution you that it takes time and frankly you scare me to death."

Some of the hand-lettered signs said: "Cement trucks and kids don't mix," "No

'I think they know they've got a tiger by the toe now.'

— Elmer Kauk,
concrete plant opponent

major impacts, says who?" and "Protect our children." Dean Prigmore, county senior planner, said it was the first time he had ever seen picket signs used during a Planning Commission hearing.

Prigmore said the crowded commission chambers clearly exceeded its maximum rated capacity of about 100 people.

Chevreaux, an influential North Auburn business and political leader, was noticeably absent from the hearing. But he ended up winning a continuance until January, an accomplishment that angered many of his opponents.

"I'm incensed," said Elmer Kauk after-

ward. Kauk, who with his wife owns the community's only shopping center and real estate company, is one of Chevreaux's most visible opponents.

The Kauks and other residents wanted to press ahead with the hearing to expose what they perceive as giant gaps in the efforts by county staffers to adequately address the potential environmental impacts of Chevreaux's project.

County staffers were accused of submitting slipshod work and trying to cover up for Chevreaux. Beleaguered officials defended themselves by explaining problems that have cropped up during the review process.

Planner Tom Kubik acknowledged that residents have posed "some significant and valid questions" and that a county document that says Chevreaux's proposal won't adversely affect the environment or public health, welfare or safety "needs some work."

Kubik acknowledged that the county had failed to properly notify the state Regional

Water Quality Control Board of Chevreaux's proposal. Heidi Tschudin, county community development director, defended her staff after the aborted hearing.

Tschudin said it is often difficult for all county divisions to know what steps have been taken by their counterparts and she said it's possible that county staffers assumed that Chevreaux would notify the state agencies that oversee any proposed changes in his operations at Lake Combie.

"I can't tell you why water quality wasn't contacted," Tschudin said. "I can assure you they will be now. I guess I have a real hard time considering that a criticism when this is what the review process is for."

Commissioner Carol Zerbo said afterward that it was obvious county planning staffers had not done all their homework prior to Thursday's meeting. Zerbo said commissioners had braced themselves for an outpouring of angry Meadow Vista

See Delay, Page 26

Continued from Page 3

residents opposed to Chevreaux's plan.

Chevreaux is seeking a conditional use permit to move part of his concrete mixing operations to the Lake Combie area, but many residents and some county staffers believe that he wants to eventually move all of his business operations to the site.

His Chevreaux Ready Mix Concrete operations on Highway 49 in North Auburn contains business offices, two stone crushers and concrete mixing machines, and storage buildings for his 14 cement trucks, three dump trucks and several stone-hauling trailers.

For about 40 years, Chevreaux has had the right to mine and dredge materials from much of the Bear River and the entire length of the 3-mile long Lake Combie. He stores tons of stones and other materials in huge piles near the lake. He also operates a huge open pit mine, which yields a hard, dark rock commonly known as basement trap rock.

Lake Combie is a Nevada Irrigation District water storage reservoir and almost all of the land around it is owned by the water agency. The dam that formed the lake was built in the late 1930s and the closest

communities are Meadow Vista in Placer County and Lake of the Pines in Nevada County.

Chevreaux is the chairman of the North Auburn Municipal Advisory Council, which advises the Board of Supervisors on key regional issues. He is also the public member and former chairman of the county Local Agency Formation Commission, which approves or denies all annexation and incorporation proposals.

Opponents argue that the concrete plant will pollute the lake and the truck traffic generated by Chevreaux's current and future plans will "destroy" Meadow Vista by ruining roads, causing additional traffic congestion and endangering children.

Chevreaux argues that his proposal won't harm the environment and it will actually reduce truck traffic to and from the lake. He points out that his land has the appropriate zoning and that he built many of Meadow Vista's roads long before developments began to encroach upon his operations.

This is not the first time Meadow Vista residents have battled Chevreaux. They tangled for more than a year over Chevreaux's decision to expand his dredging operations further out into the lake. Although residents won small victories, Chevreaux

for the most part emerged as the winner.

At the end of an unrelated hearing on Oct. 21, Fred Yeager, county planning division director, told commissioners that Chevreaux had sent a letter asking for a continuance so he could gather additional information. Yeager told commissioners that they would have to wait until Thursday's public hearing to decide whether to grant Chevreaux's request.

Percival repeatedly tried to prevent audience members from speaking out Thursday while commissioners debated Chevreaux's request, but many strong-willed citizens refused to be quieted.

Lyle Rose, senior deputy county counsel, said he couldn't recall an instance when a project applicant was denied a request for a continuance. Pointing out gaps in the mandated environmental review work by Chevreaux and county and state officials, Rose argued that it would be a folly to begin the public hearing process on Thursday.

Percival then asked audience members for a show of hands to indicate the number of people who took time off from work to attend the hearing. About half the audience raised their hands and one man interjected that he lost about \$1,000 in income by

attending the hearing.

The commission then held a lengthy debate over where and when to hold the continued meeting on Chevreaux's proposal. Commissioner Bill Mintline pressed for a night meeting and agreed with audience members who suggested that the best location would be the Placer High School auditorium, which seats about 600 people. Although Commissioner Jack Lish argued against holding the continued meeting elsewhere, the commission eventually approved Mintline's motion.

Commissioners directed county staffers to try to schedule the use of the auditorium on Jan. 5 or sometime afterward. Once a date has been set, the hearing will begin at 6 p.m. and end at 11 p.m. A second hearing will be scheduled if needed.

Thursday's hearing recessed and many opponents grumbled as they gathered in the parking lot to discuss future strategies. Kauk said Chevreaux's opponents are united, informed and on the offensive. They hope to compile more documents and further strengthen their arguments between now and Jan. 5.

"I think they know they've got a tiger by the toe now," Kauk said.

Chevreaux defends

By John Trumbo
Auburn Journal Staff

MEADOW VISTA — Joe Chevreaux doesn't understand why the people in this community don't appreciate all he's done for them over the last 40 years.

Maybe it's because most of them weren't here when he was doing what he did.

"I built most of those roads and I got the right of way for some of them," says Chevreaux, who is the owner of Chevreaux Ready Mix and Concrete in Auburn.

A man who literally built his business and reputation right out of the local earth, Chevreaux gets his hackles up when people like Elmer and Susan

Kauk of Meadow Vista say his cement trucks will be the ruination of the community.

"The public in Meadow Vista has never put out anything for roads," says Chevreaux, who claims his gravel pit operation at Lake Combie was a big reason why Meadow Vistans have Placer Hills Road today. "I built it," Chevreaux says.

A big bone of contention in Chevreaux's plan to relocate part of his Highway 49 cement batch plant to Lake Combie rankles the Kauks and other concerned residents because of impact it would bring in the way of increased traffic.

Chevreaux's consultant, Western Planning and Engineering, says there will be a reduction in cement truck traffic on Placer Hills and Combie Roads. But the Kauks don't believe it.

'I built most of those roads and I got the right of way for some of them. ... The public in Meadow Vista has never put out anything for roads.'

— Joe Chevreaux

"I say it'll add traffic in Meadow Vista," retorted Elmer Kauk during a citizens' meeting last Thursday. The Kauks are in the real estate and development business and own the Meadow Vista Shopping Center.

The traffic issue and the larger question of whether a conditional use permit should be granted for the relocation of a portable cement batch plant at Chevreaux's Lake Combie gravel pit is scheduled for a public hearing before the county Planning Commission at 3:15 p.m. Thursday.

But Chevreaux wants to postpone the hearing so his consultants can better prepare themselves for concerned citizens' pointed questions. Those ques-

(Please see CHEVREAUX, A-8)

CHEVREAUX

(Continued from A-1)

tions include:

- Why is Chevreaux having to contribute only \$40,000 to \$50,000 toward \$1.6 million in road improvements in the Meadow Vista area when his relocated batch plant and related truck traffic is the reason for the improvements?

- Why hasn't Placer County required an environmental impact report in connection with traffic when Nevada County's officials said it was a necessity anytime residents expressed concern?

- Why hasn't Placer County informed the state Department of Water Quality Resources that the added batch plant at Combie will cause more discharge into existing settling ponds?

Chevreaux's answer is simple and direct. "I have a right to be there. I've been at this 42 years and we have a right for this plant because it's been industrial (zoning) since zoning came into Placer County," he said.

The Kauks contend Chevreaux has no right to run rough-shod over Placer Hills and Combie

roads in Meadow Vista.

"We're not going after Joe Chevreaux. He has a perfect right to go after what he wants for his business," says Susan Kauk.

Alan Roy, deputy director for the Placer County Department of Public Works, said Chevreaux's share of the \$1.6 million road improvements was calculated on the estimated number of daily trips of loaded trucks traveling from the Combie plant through Meadow Vista.

"We relied on the consultant's information," Roy said. "It is a 1.2 percent increase with a partial relocation of Chevreaux's operation to Combie and a 5.7 percent increase with a full relocation," he said.

The county has analyzed the situation for a "worst-case scenario" in which all of Chevreaux's Highway 49 concrete batch plant operation would be moved to Lake Combie. Chevreaux, however, says he has no plans to relocate everything.

"It's relatively minor compared to the truck traffic out there right now," Roy said. "It's a de-

his move to Lake Combie

sirable improvement regardless of whether Mr. Chevreux wants to relocate."

The road improvements would entail \$400,000 for a two-way left turn lane in the commercial area near Meadow Vista Lane; \$300,000 for a southbound truck lane south of Meadow Vista for about 3,500 feet; \$250,000 for wider shoulders on Combie and Placer Hills roads; and \$210,000 for left-turn lanes at Pinewood, Cole and Lake Arthur roads.

According to Chevreux' consultant, the "ton-miles (would be) reduced by 38 percent by running two plants or my maintaining all production at Meadow Vista (Lake Combie)."

The consultant also said that with two plants' worth of traffic on Highway 49 would be reduced from 63 to 20 trucks per day, each truck equalling a 25-ton load.

Hauling would be between the hours of 5:30 a.m. and 6 p.m. Monday through Saturday and the batch plant would start operation those days at 5 a.m.

Susan Kauk said the proposal represented a significant impact to residents along Combie Road and downtown Meadow Vista.

"We're talking a narrow road and a school and bus stops. As far as I'm concerned, the study (done by the consultant) was not done adequately to support the conclusion of a negative declaration," she said.

"We're looking five years down the line and we're worried about the devaluation of property," Kauk said. She and her husband, who own Meadow Vista Real Estate, came to the community nine years ago.

This past year was a good one for business, she said, as they turned \$6 million in real estate.

"We've worked hard to promote this as a quality community and we don't want it ruined," she said.

Kauks and other concerned citizens have called a town hall meeting for 7 p.m. today to rally in preparation for tomorrow's scheduled hearing. The hearing, however, may be continued in deference to Chevreux' request.

Different viewpoint

10/30/88

Editor,

In the past I have generally maintained the typical "environmentalist" stand, but on the Chevreux issue I feel the need to express a different viewpoint.

I am tired of hearing from Johnny-come-lately real estate developers and urban refugees who move in and buy property adjacent to a long-established industrial facility and then scream about how "their" environment and way of life is being threatened. I would say it is the other way around. A man's business is being threatened by an expanding bedroom community consisting of people, many of who had never even heard of Meadow Vista a few years ago! These elitists suffer from a terminal case of "not in my backyard" syndrome. They want the concrete, gravel, and asphalt products used for construction of their homes and improvements of their properties, but wish to be insulated from the

realities of the production and supply of these materials.

In addition, these people insist that the environmental impacts of the Chevreux proposal are enormously significant and demand an EIR study. Of course these stone-throwers don't see their activities as having any significant environmental impact. It would never occur to them that the intense residential development of Meadow Vista might constitute a more significant negative impact on the environment than a gravel operation which few people noticed until now. Let's face it. Meadow Vista was a much more beautiful, natural and peaceful place back when it was just Chevreux out there!

And on the traffic issue — isn't the heavy traffic generated by residential construction significant? How about the general residential traffic which creates an ever-increasing demand on the county for maintenance and improvements?

Considering the amount of growth that is being promoted in Meadow Vista and the natural occurrence of quality construction materials at the Chevreux property, it seems a logical place for the proposed operation to be sited.

I hope the Planning Commission will pursue the logical course despite the cries of ostriches who have their heads buried in their asphalt.

Steve Bush
Auburn

10/26/88

Take notice

Editor,

Joe Chevreux has applied for and almost unconditionally received a permit to have a (portable) concrete Batch Plant at his quarry in Meadow Vista. The Planning Commission and other offices have given him a Negative Impact Declaration. This means that they say there will be "no" or a "less than significant" environmental impact on the community! There has been no Environmental Impact report required of him. This is a travesty in itself! Nevada County flatly turned down the project without an EIR. But not Placer County!

In this case it seems that money most definitely talks! He plans to operate from 5 a.m. to 6 p.m. Mon.-Sat. and he can extend those hours and include Sundays in case of emergencies. Contrary to Joe Chevreux's opinion, the truck

traffic and noise will increase! He'll have to import materials for operation! There will be a tremendous impact to Meadow Vista!

The wonderful character of Meadow Vista will be destroyed! What makes this all worse is that the Planning Commission and Chevreux were trying to do this all up as fast and as quietly as possible without the public knowledge! This is an outrage!

Please! Please! If you care about your community, get involved! It is not right that the Joe Chevreux's of the world can get everything they want at the expense of many others! Together we can make a difference!

There will be a Planning Dept. meeting on Thurs., Oct. 27 at 3:15 p.m. 11414 B Ave., Auburn. Come and be heard! If you can't come, express your views by phone calls or letters to the Planning Commission 823-4721 and the Board of Su-

pervisors.

Thank you,
Jane K. Kirby
Meadow Vista

Attend meeting

Editor,

On Thursday, October 27, at 3:15 p.m., the future of Meadow Vista will be decided by the Placer County Planning Commission. Can we afford to stand by and watch Joe Chevreux further industrilize this quiet rural community?

Chevreux has requested that the Planning Commission approve the addition of a portable cement batch plant to his existing gravel operation located on Lake Combie. We know it is only a matter of time until he moves the entire Hwy. 49 business there.

Why should Meadow Vista suffer the consequences of added industrial traffic, noise and air pollution, and road deterioration for the benefit of one individual. The Planning Department has not even requested an environmental impact report, which is ridiculous considering the circumstances. I urge everyone to come to the meeting on Oct. 27 — don't let Chevreux bully and intimidate our Planning commission once again.

Sincerely,

Ann Fischer
Auburn

Major impact

Editor,

Once again Placer County residents are faced with a project of major impact slipping right through the County Review process. With only a brief public notice in the legal section of the Auburn Journal, Joe Chevreux was granted a Negative Declaration regarding the eventual relocation of his Highway 49 concrete plant to Meadow Vista. A Negative Declaration means no significant unresolved negative impacts of any kind, and is in lieu of an Environmental Impact Report.

With the Negative Declaration granted, Chevreux applied for a Conditional Use Permit which will be heard at a Public Hearing be-

fore the Planning Commission on Oct. 27 at 3:15 p.m. at DeWitt Center.

It becomes obvious to one that reviews the application that there will be significant impacts on traffic safety, dust pollution, noise, contamination of Lake Combie, and road maintenance. The taxpayers of Placer County deserve an Environmental Impact Report at the very least. I urge you to attend the Public Hearing and voice your concerns.

Scott Diffenbaugh
Auburn

Short-sighted

11/6/88

Editor,

If I were to look up "incredible" or "short-sighted" in the dictionary, I might find: "See the letters from Steve Bush and Al Fisher in last Sunday's Auburn Journal."

Steve Bush calls Meadow Vista residents opposing Joe Chevreux "Johnny-come-lately", "urban refugees", "elitists", "stone throwers", and "ostriches with heads in asphalt". We'd like to say there are lots of names Meadow Vista people could call Auburn residents who think we have no right to voice our objections when we see our community's beauty and integrity in jeopardy.

What's even more incredible is the attitude that Chevreux should be able to do anything he wants to a place where thousands of people live because he's been her longer than some of the others. Whoever has been here the longest should get his way, right? Brilliant.

Al Fisher believes Chevreux is a "Humanitarian" to whom we should be indebted. Many of us are also "citizens, taxpayers and family men." We're also property owners who would rather not see Lake Combie turned into a gravel pit and Placer Hills Road into a four lane truck route. We could use some of that humanitarianism now.

Maybe if these two Auburn residents lived in Meadow Vista they'd see things a little differently. The next time there's a meeting of concerned citizens here, they could come.

Jim Elsaas
Meadow Vista

Not an elitist 11/6/88
Editor,

I was much dismayed reading the letters of Bush and Fisher, apparently good friends of Chevreux, in the Sunday paper recently.

What is involved is a legiti-

Meadow Vista

By Pat Ferguson 11/9/88

CONCERNED CITIZENS GROUP

A group of Meadow Vista residents, concerned over a proposed concrete batch plant in the area, has begun organizing a group called the Meadow Vista Area Concerned Citizens.

MACC is in the formation stages at this time.

The MACC Steering Committee is meeting to establish proposed goals, committees and strategies which will be presented to residents-at-large at a public meeting.

The main goal of the group at this time is the opposition to the establishment of a concrete batch plant in our area.

The public meeting will be held on Monday, Nov. 21, at 7 p.m. The location will be announced.

At that time, information on the issue will be distributed and input from the community will be collected.

Adoption of goals, committees, and strategies will be done with maximum community support.

To find out more, to volunteer to work on the issue, or to provide suggestions, call Stewart Feldman at 878-1129.

mate community concern and for persons who really have no interest in Meadow Vista to resort to name calling on Chevreux's behalf is indeed distressing. "Johnny-come-lately real estate developers"? "Urban refugees"? "Elitists"? For Bush's information we are none of the above.

What we are are people with families who live in an area called Meadow Vista which the last I heard was still part of the County of Placer and not the private domain of any particular business person.

We know Chevreux has been digging gravel out of the Bear River since the county was founded. We're hardly allowed to forget it. At the same time I have lived with my wife and five children in Meadow Vista for over ten years. Many of my neighbors are 25 and 25 year residents.

The point is, Meadow Vista is a community filled with homes, schools, shops, parks, churches and Chevreux's gravel operation. We all need to live together as a community. That takes cooperation and understanding of the other fellow's viewpoint.

We have lived with Chevreux's dual trailer rigs thundering down Combie Road at 50 mph past our children waiting for the schoolbus in the morning. We have lived with the noise of the gravel operation that echoes throughout the entire valley on Saturday mornings. We live with the traffic that is generated when the trucks slowly climb Placer Hills Road cuasing a backup of 15 or 20 cars behind them. We live with the chipped paint on our cars from the gravel that falls from the trucks.

So I find it an insult for people from Auburn to criticize us in Meadow Vista when those Auburnites obviously haven't the slightest idea what the problems really are.

We all wish Chevreux well and have no desire to put him out of business. We just wish he would attempt to be a good neighbor and consider those around his business operations when expanding. Most of all, these problems should be dealt with on a rational, adult basis. Name calling has no place in our affairs.

Anthony Wright
Meadow Vista

Important questions 11/6/88
Editor,

As a new resident of Meadow Vista and bystander to the ongoing controversy with Joe Chevreux's proposal and the arguments for and against by everyone, I feel I should ask questions of the Planning Commissioners and Chevreux.

1. Was there a study/survey made as to how many elementary children walk to school or wait for the school bus on Combie/Placer Hills Road? Or don't they count on this controversy?

2. Do any of the members of the Planning Commission or Chevreux live in the controversial area?

3. Have they considered that anytime you have that many youngsters coming and going on a "truck/industrial route", they are playing Russian roulette with a child's life?

4. Is a cement plant-gravel plant or free upgrades for the county by Mr. Chevreux worth one child's life?

5. Have they forgotten how unreliable children of this age are "darting" out into traffic?

6. How long does it take a loaded truck going 25-35 miles per hour to stop if this should happen?

7. Have any members of the Commission or Chevreux been put in a position of witnessing such an accident between one of those trucks and a child? I have!

8. Will they or the driver be able to cope with the helplessness they will feel because they can't help the child whose head is split open and lies dying on the pavement, or help the truck driver who has gone into shock or help other children wandering aimlessly because they witnessed the accident, or help the mother who happens upon the accident on her way home from work? I had to try to cope with such a situation and do not want to be put in this position again!

9. Isn't it too late now to be mixing residential with industrial zoning? Why didn't Chevreux complain years ago when all the development started?

10. Are our children's lives worth this bickering over money advancement and everything else?

Children are innocent bystanders. Don't let any one of them be a victim of our "adult games" if anyone of their lives is lost — no one comes out a victor in this controversy.

C.A. Arnold
Meadow Vista

Cooperation will provide answers

By Helen Bale
and Hugh Bale
Special to the Journal

11/11/88
Congratulations to Al Fisher for his letter in a recent Auburn Journal, putting the Meadow Vista controversy into perspective.

There probably would be no lovely Meadow Vista area for real estate interests to develop were it not for Joe Chevreux and the many contributions he has made over the years in building the roads and protecting the environment. His dredging operations at the NID reservoir known as Lake Combie were instigated at the request of NID, which needs to have the reservoir cleared of silt in order to be able to store enough water to serve the needs of people and agriculture in western Placer County. The waters of the Bear River at the Chevreux plant are clear and clean because of careful management there.

For more than four decades the Chevreux family has been a very positive factor in the life of the entire county. The financial contributions which have been made to many causes and projects (most of them done very quietly and without public acknowledgement) are outstanding in themselves, but there has also been a tremendous contribution of time, energy and personal participation.

When problems at the fairgrounds left Placer High School without a football field it was Joe Chevreux who stepped forward, recruiting others from the community to join him in offering financial aid as well as labor and equipment to provide the Hillmen with a stadium. Hours of his time went into getting the field, providing it with lights and bleachers.

When the community was trying to organize to take over Auburn Faith Hospital, Joe Chevreux headed the group of local leaders who gave their

time and energy to that task. He even took time from his own business to serve as hospital administrator during the change-over.

He gave his time for many years as a director of the Auburn Recreation District, working diligently to provide the area with outstanding parks and recreation programs. He was a prime motivator in establishing the North Auburn MAC, which provides residents of that area with direct input to county officials, and he has given untold hours of time to service on LAFCO, helping to provide orderly growth for the entire county.

And there have been so many nice "little" things — such as trucking in a load of snow so the children at Newcastle's school for the handicapped could have some pleasure.

Over the years as the Meadow Vista community has grown, Chevreux has tried to be a good neighbor. Despite a buffer zone

around his operation, residential growth has encroached and now newcomers are complaining that this long-established business infringes upon them.

Unfortunately, as is so often the case in these matters, emotions rather than facts seem to rule. Certainly if there are speeding trucks, action should be taken. Law enforcement should be out there citing offenders, whether they are Chevreux drivers or anyone else. Actually, thinking back over the years, however, it seems that most of the serious accidents in that area involved passenger vehicles, not trucks.

It might be worth thinking about what would happen if Joe Chevreux got tired of all the hassling and closed down. He could probably make a tidy profit if the land were sold for more homes. There are big bucks in real estate development — the prime agitator against him admits she sold six million bucks worth last year. Of

course that would mean a great many people out of work, and a great deal of sales tax money and other revenue no longer flowing into county coffers. Providing basic services such as roads, police and fire protection would then have to be met some other way... by the homeowners themselves!

It seems to us it is time for realistic thinking, not theatrics. The Chevreux operation has benefitted this area for many years with Joe, Sr. at the helm. Joe, Jr. who has joined his father in the business, is already making fine contributions, among them working very hard to improve the professional standing of mining engineers throughout the state. Both are men of integrity, dedicated to the local community. Homeowners with honest concerns should be able to sit down with them and come up with solutions acceptable to both sides.

Cooperation makes a much better bedfellow than controversy.

Impossible to miss

Editor,

11/16/88

I am writing in response to the column by Helen and Hugh Bale entitled "Cooperation will provide answers." It was impossible to miss because the title nearly spanned the page and the type face was just over a half-inch high. To me, and I assume to many others, the size of the type lends importance and credence to the article which followed.

It implies support, by the Journal, for the statements made and conclusions drawn within the article. I had hoped that the Journal would wait until the full array of facts are presented before giving such weight to one point of view.

The Bales' title stresses "cooperation." I pose that cooperation should have started early in the conditional use permit process. The residents needed to have been notified formally of the impending impact upon their community. The fact that we are becoming involved, belated as that involvement may be, does not mean that we are antagonists or agitators. We are trying to make our wishes known through the established agencies and procedures that are

available to us.

There are several issues in the letter by Mr. and Mrs. Bale that I would like to address. First of all, they enumerate the many good works performed by Chevreaux in the Auburn, North Auburn and Newcastle areas. Those are a given. They are not being questioned by anyone in Meadow Vista. They are not the issue.

The main issue in Meadow Vista at present is whether or not a concrete batch plant should be built in Meadow Vista. Is it appropriate for the community? The residents are not seeking to close down the established quarry operation or put Chevreaux out of business as has been alluded to in the Bales' article.

We do not wish to eliminate Chevreaux's ability to operate a successful and profitable concrete plant. He already has this capability at his present site on Highway 49. The issue is not a rehash of the NID dredging controversy as mentioned by the Bales. The issue is to restrict the growth of industry into an area whose description in the "General Plan" is listed as "rural" and "residential."

The Bales' article, and other letters to the editor, refer to the "opposition" as "real estate developers," "elitists," and "johnny-come-latelies." The "prime agitator" in the conflict, according to Helen and Hugh Bale is signaled out as a real estate developer. I contend that the "prime agitator" is, in fact, the residents of Meadow Vista. They are teachers who contend with noisy trucks outside their windows, parents whose children wait for the bus as heavy trucks speed by, commuters in a long line behind trucks, housewives, members of the Meadow Vista business community, long-time Meadow Vista residents, and many more who are concerned about the quality of life in their community.

Other items in their letter require attention. The "cooperation..." article refers to the work Chevreaux has done to de-silt Lake Combie and the "clear and clean" water in the Bear River. These are required conditions placed upon the quarry for continued operation.

A topic mentioned by the Bales, and others, is the roads in Meadow Vista. Roads are related to the main issue. The Department of Public Works has tried to access the effect of increased truck traffic on roads in Meadow Vista. A letter from DPT staff to Chevreaux's representative states "Truck traffic exacts a terrible

toll on the structural section of roads, especially those not designed for such heavy use. As you know the stress inflicted where rubber meets the road for each truck is equivalent to hundreds and hundreds of automobiles." Given this disproportionate effect of trucks over cars, "the effect of automobiles was discounted when we attempted to assess maintenance..." This provides the proper perspective when discussing road use.

I feel that a concrete batch plant in Meadow Vista is a detriment to the community. I assume that truck traffic will increase at the same time that bus, car and pedestrian traffic will increase along the same route because of the construction of a new school on Placer Hills Road. I am assuming, too, that thorough investigation by various agencies will show that expanded industrial development in the area will have negative impacts in other areas.

As the residents progress through the review process, more factual information will become publicly available. In the meantime, I hope that writers to the Journal such as Fisher, Bale and Bush will concentrate on the true issues. It is not Meadow Vista Residents against Joe Chevreaux. It is Meadow Vista residents for due process and the right to affect the decisions that will impact their community.

Pat Ferguson
Meadow Vista

Editor's Note: The opinions expressed by Helen and Hugh Bale were presented as commentary on the Auburn Journal Commentary page. It was not listed or presented as the opinion of the Auburn Journal. As in the past, the Auburn Journal Commentary page will continue to be used to discuss important issues in the community. Both sides of the Meadow Vista issue have been given and will continue to be given space on our Commentary page in order that knowledge, not emotion, will be the final factor in determining if Joe Chevreaux will be allowed to build a cement batch plant at his Meadow Vista location.

MEETINGS

MEADOW VISTA: A Public Meeting concerning planning issues (including the proposed concrete batch plant) will be held on Monday, November 21, 1988 at Placer Hills School beginning 7:00 p.m. Sponsored by the Meadow Vista Area Concerned Citizens, this meeting will discuss the planning process and how residents of Meadow Vista, Weimar, Applegate and Christian Valley can provide valuable input for the Placer County Planning Commission. For more information call Stewart Feldman at 878-1129.

Does Placer County give Chevreaux

11/20/88

EDITOR'S NOTE: Susan and Elmer Kauk are Meadow Vista residents and have been active in community affairs. Susan Kauk has been a leader in the Meadow Vista effort to make residents aware of Joe Chevreaux's request to move his cement batch plant from North Auburn to Meadow Vista. The following column is in response to a column written by Helen and Hugh Bale and published in the Auburn Journal.

By Susan and Elmer Kauk
Special to the Journal

MEADOW VISTA — To quote Helen Bale's commentary, "It seems it is time for realistic thinking, not theatrics," we certainly agree with this comment. It is time to cut through the confusion that seems to surround the facts and issues regarding the proposed concrete batch plant to be located in Meadow Vista.

The truth of the matter is Joe Chevreaux and his son are not the focus of this controversy. The Placer County Departments of Planning, Environmental Health and the Department of Public Works are the focus. Documents obtained directly from these departments, show without any doubt, that preferential treatment has been given in preparing a Negative Declaration of Environmental Impact for the proposed project.

This document, plus the position of the County, of not informing or allowing any input of the residents and taxpayers of the community involved, during or prior to their decision, is absolutely outrageous.

No one is disputing the Chevreaux's contribution to various

charities or his tenure in Placer County, but we certainly are disputing the fallacies regarding "his many contributions over the years in building the roads and protecting the environment in our 'town'." Separate the fables and myths that surround this giant of a man and you will discover that the roads "built at Chevreaux's sole expense are nil. ie; According to records found in the archives of Placer County Planning Department, when his application for an Asphalt Batch Plant (LDA-786) in 1972 was approved, an advisory comment was added to the Conditions of Approval which stated "The DPW recognizes that it would be desirable to widen the shoulder on Combie Road at certain locations because of the pedestrian and equestrian traffic. With the increased hauling and especially the intensive hauling of asphalt material which will occur during the next two or three years because of construction on I-80. Request concurrence in writing by the applicant and the county and the applicant work together in an attempt to resolve this condition, thus making it safer for the pedestrian and equestrian traffic."

Chevreaux's response (after one yr.) March 8, 1973, concurring in writing "that we could work together in an attempt to resolve the need for widening of the shoulders on Combie Road in Meadow Vista".

Further documentation regarding the 'roads built' in M.V. by Chevreaux can be substantiated by the letter written to Richard Heika, Placer County Planning Director dated April 21, 1971, listing the dates as well as names of jobs and contractors of major construction jobs

served from his plant.

1947-1948 Placer Hills Road, Clipper Gap to Colfax, Placer County Project, also other county and private jobs.

1949-1956 Highway 40 (I-80) Auburn to Clipper Gap State of California project also several other County and private jobs.

1956-1960 Auburn to New-castle, Interstate 80, Colfax to Grass Valley Highway, Placer Hills Road, Clipper Gap to Meadow Vista, Combie Road, Meadow Vista to Lake Van Giesen, Highway 49, Bear River to Lime Kiln Road (7 Miles) State Stockpiles and several other County and private jobs.

It seems the key word here is served. Served means supplying material and charging for same. These facts hopefully will finally dispell the myth that Chevreaux was the sole contributor to building the roads in Meadow Vista and the fable "there probably would not be a lovely area of Meadow Vista for real estate interest to develop, if it were not for Chevreaux".

Bale suggests that it might be worth thinking about what would happen if Joe got tired of all the hassling and closed down. Those are her thoughts, not of any resident here in Meadow Vista. We have been accused of hassling Chevreaux for years. If you consider standing firm for the environment you live in and wanting it preserved, demanding equal treatment in the planning process for both the 'goose and gander' then we concur with the word "hassling".

The issue and only issue that stands on its own merit is; A concrete batch plant does not belong in Meadow Vista! As wisely

special treatment?

stated in the Meadow Vista West Applegate General Plan, submitted to the Placer County Board of Supervisors in 1974 and we quote "Environmental Impact Reports should be required on all projects which could significantly affect the environment." This was listed as one of the first goals. The proposed road mitigations by both Chevreux and the County, which would be required upon approval of the Use Permit, would drastically affect the environment here in Meadow Vista.

According to Public Works traffic analysis, Exhibit D, the potential traffic impact is equivalent to an additional 618 trips per day through Meadow Vista, based on today's volume, assuming one third of the truck traffic will be going the back way (over the Bear River thru the existing Chevreux property through Nevada County). It is very interesting that Public Works is holding fast to this belief, even tho Nevada County has firmly stated, is looking very askance of this proposed route and is supposedly rejecting the concrete trucks using their roadways.

The route that would accommodate these trucks, cuts right through the heart of Meadow Vista. Past Placer Hills School, our business district, and last but certainly not least, residential areas. May we add that this route is also shared by Placer Hills School Bus Transportation. There are approximately seven bus stops from Faith Drive to Combie Road with approximately 36 children being picked up. From Combie Road to the turn around at Chevreux Sand & Gravel there are

approximately 17 stops with approximately 72 students being picked up.

Yet, the Department of Public Works has chosen not to address these facts (neither with traffic nor noise pollution) but instead are proposing to construct a two way left turn lane in the commercial area of M.V. from Combie Road to and including a left turn lane for northbound traffic onto Meadow Vista Road. (3 lanes!) Constructing a 14' wide truck climbing lane on Placer Hills Road. Construct shoulder widening 4' paved shoulder on both sides of Combie and Placer Hills Road. Left run lanes at Pinewood, Cole and Lake Arthur Roads.

We would like to bring attention to a portion of the Memo from Alan Roy (Department of Public Works) to Terry Cook (Supervisor of our District) dated August 17, 1988 (prior to a Negative Declaration being prepared) "Concerns of this Department are the effects the "new use" truck traffic will have on vehicular/pedestrian safety and the roads themselves. We are attempting to find equitable mitigation measures to the perceived impacts which Chevreux and the County can live with. We can anticipate community involvement with this application at the hearing stage." (No response from Cook was in the file).

Bale refers to the "Prime Agitator" in her article. If being the prime agitator means being involved and protecting the rights of others and trying to make county officials follow the processes designed for all, then it is taken as a compliment.

Meadow Vista

By Pat Ferguson

11/17/88

MACC MEETING

The Meadow Vista Area Concerned Citizens will hold a general meeting on Monday, Nov. 21, at 7 p.m. in the Placer Hills School multipurpose room.

There are two main purposes of this meeting. The first is to inform the residents of Meadow Vista about the issue of the concrete batch plant proposal. What will it mean to our community to have a concrete plant right here? Will it impact the roads, the school, the environment? The second purpose is to involve as many people as possible in the process.

This is a good time to hear and be heard. All concerned residents are urged to attend.

Foothill briefs

11/20/88

Meeting on Lake Combie

MEADOW VISTA — Residents concerned about Auburn businessman Joe Chevreux's proposal to locate a concrete batch plant on Lake Combie will hold a meeting Monday, 7 p.m. at Placer Hills School on Meadow Vista Road.

Everybody is invited to attend and voice their opinions. Organizers propose to discuss such issues as pedestrian safety, traffic congestion, road deterioration, air and water pollution, industrialization, quality of life and loss of trees and property due to road widening.

Another view

11-21-88

Editor

In the Journal's Nov. 11th edition, a 'Special' article was written regarding Meadow Vista and Joe Chevreux. I found many of the comments to be 'Creative Conjecture' rather than substantiated facts.

First: As a newcomer to Meadow Vista I have never felt infringed upon by long established businesses — Chevreux's or anyone else's. Since existing, and past operations have left Meadow Vista unspoiled enough to entice me to sink my future here, I have no problem accepting those. It seems that since Chevreux is a long established resident, businessman, and humanitarian that some believe he has more rights than said 'newcomers'. I don't remember crossing any borders into a country where long established citizens rule. The last time I checked, I was still in America, where 'newcomers' have equal rights too.

Second: The equal rights that I speak of were denied to us by County agencies, that allowed the proposed plans of a Concrete Batch Plant to skip procedures that are usually required of all other corporations. Since our 'beef' is with the county, and not

with Chevreux, the suggested amicable solution of having a friendly chat, is illogical in that it doesn't even apply to our issues. I don't think anyone here is against a businessman wanting to advance his trade. However, the same rules should apply to all businesses, and it is up to the County to implement those rules.

Third: It is absolutely incredible to me that the possible increase of cement trucks passing only yards in front of our Elementary School, can be reduced to a simple matter of issuing more citations. The reality of law enforcement agencies being able to accommodate that statement, is unrealistic at best. As far as accidents are concerned, simple arithmetic provides survival ratios between a 25 ton vehicle, and a passenger vehicle. When you add unpredictable school children, and consider the quick stopping ratio of a 25 ton vehicle, I think

most can see the real danger. Aside from the possible dangers, I defy anyone to sit in one of those classrooms, and hear above the noise of the trucks.

Fourth: If Chevreux opted to make a "tidy" profit from the sale of his land here, instead of making an enormous profit from operating a Cement Plant here, I doubt seriously that it would be the ruination of Meadow Vista since I don't recall paying taxes to Chevreux for police and fire protection.

Lastly for the record: The prime agitators in this issue are the residents of Meadow Vista who have formed a coalition of concerned citizens, and who possess documented facts. The Real Estate Agent that the article made reference to, was instrumental in providing documented information to the citizens of Meadow Vista, and has since become an equal player among many.

It seems that if one wanted "Realistic Thinking", then one would seek realistic facts from the horse's mouth, rather than from creative conjecture (Call it "theatrics" if you will).

Sincerely,
Carol Quinn

Meadow Vista Area Concerned Citizens



URGENT!!

OUR MEADOW VISTA COMMUNITY IS THREATENED.

SHOULD PLACER COUNTY ALLOW A NEW CONCRETE BATCH PLANT IN OUR COMMUNITY?

*Development decisions are being made without our input. Unless we band together, the future of our area will be determined by others.
The issues include:*

*Child and Pedestrian Safety
Traffic Congestion
Loss of Personal Property Due to Road Widening
Loss of Trees*

*Industrialization
Air and Water Pollution
Road Deterioration
Quality of Life*

COMMUNITY MEETING

Placer Hills School, Monday, November 21, 1988, 7:00PM

PLEASE ATTEND, LISTEN, AND VOICE YOUR VIEWS.

THE COMMUNITY NEEDS YOUR INPUT AND PARTICIPATION.



IT'S TIME TO STAND UP AND BE HEARD.

PETITION

We, the undersigned, oppose the addition of a batch concrete plant to Joe Chevreaux's existing gravel quarry operations in Meadow Vista.

[illegible]

No Cement Trucks!!

Dear Residents of Meadow Vista,

As a next door neighbor to the Chevreaux gravel operation, I continually observe large gravel trucks thunder out of Chevreaux's gate attempting to build up speed in order to make it up the steep grade on Combie Road. Many trucks are doing over forty miles per hour as they pass the children waiting for the school bus at Hillsdale Road. If a child would run into the street, there is no way these speeding trucks carrying tons of gravel could stop in time. It's an accident waiting to happen.

The numerous gravel trucks rolling through Meadow Vista has disturbed the otherwise tranquil life style of our community and become a general nuisance. Since the shoulders of these rural roads are very narrow, many residents, who walk, jog and ride their bikes along the roads, have been forced to abandon the road for the safety of a ditch when one of the many big rigs roars by. Children in school attempt to learn just sixty feet from the road and the noise of large trucks. As these trucks attempt the last hill out of Meadow Vista, they frequently slow down to twenty miles below the speed limit while up to a dozen cars wait to pass. All these problems are examples of how the county has failed to provide adequate safeguards as the Chevreaux gravel operation expanded.

To preserve our rural environment and address safety concerns, the county should place constraints on the current gravel operation by limiting the number of trucks using the Combie entrance, closing the Combie gate the hour before school and the hour after school, and requiring Chevreaux to construct walking/bike paths along Combie and Placer Hills Roads. With our roads already impacted, Chevreaux wants to add a concrete batch plant to the gravel operation which means gravel trucks plus cement trucks. To allow a concrete plant and cement trucks in Meadow Vista would certainly destroy the rural atmosphere of our community. The county needs to JUST SAY NO to Chevreaux!

Our children have the right to attend school without the constant disturbing noise of gravel trucks rumbling past their classrooms and playground. They have the right to walk and ride their bikes along Meadow Vista roads without putting their lives in jeopardy each time a big rig passes them. Meadow Vista residents have the right to insist that their quality of life not be destroyed by the ever expanding gravel operation. For these reasons, I am adamantly opposed to granting Chevreaux a permit to add a concrete batch plant to the current operation. Allowing further industrialization of our community is inappropriate, and Placer County needs to protect our interests rather than the profit motives of one company.

Your Neighbor,



Rex A. Bloomfield

Just Say NO to Chevreaux!

What has the Chevreaux gravel operation done for Meadow Vista?

PRO

agreed to reclaim Lake Combie from the ravages of the mining operation in 100 YEARS

CON

increased large truck traffic creating...

- * safety concerns
- * a general nuisance
- * noise
- * air pollution

had Lake Combie rezoned as a mineral extraction zone

destroyed wildlife habitats

adversely impacted property values on the north end of Lake Combie

created a half mile path of devastation along the Bear River and into Lake Combie

restricted access to the Bear River by placing a cable across it

before obtaining the necessary permits, scrapped many acres of vegetation off the "island" at the north end of the lake

water pollution from the gravel operation has been reported by many residents

antagonized neighbors by working early in the morning, late at night and on weekends

used guards armed with shotguns to keep people off the Bear River

How much more does Meadow Vista have to suffer at the hands of the Chevreaux Gravel operation before the community says "We're mad as hell, and we're not going to take it anymore!"? We must work together to stop the addition of a concrete batch plant. If we don't stop the industrialization of Meadow Vista now, will Chevreaux add a TOXIC WASTE SITE next?

Keep Meadow Vista Rural

Meadow Vista

By Pat Ferguson 11/23

MVACC PUBLIC MEETING

The Meadow Vista Area Concerned Citizens (MVACC) filled the Placer Hills School cafeteria with its public meeting on Monday night.

The central issue was the permit approval process for the proposed addition of a concrete batch plant in Meadow Vista.

Issues addressed that related to the proposed plant include the following: increased truck traffic, drastic road alterations, safety, impact on the school (PHS and new site) and school children, property loss, environmental issues, equitable financial responsibility for road work, and appropriate and responsible land use.

A recurring theme was to insist upon public input into the permit approval process.

Several speakers addressed the need for an Environmental Impact Report (EIR) which investigates multiple issues and allows for public input.

The California Environmental Quality Act (CEQA) calls for an EIR when sufficient public concern is voiced. MVACC intends to convince the County Planning Commission that the residents' concerns are, indeed, "sufficient" enough to warrant an EIR.

Various committee spokespersons discussed the scope of their groups. Additional members are sought to continue each committee work.

People interested in participating may contact the following: Legal Committee, John Armstrong, 878-7010; Land Use, Elmer Kauk, 878-1418; Environmental Committee, Frank Patane, 878-2900; Traffic and Roads Committee, John Cleary,

878-0766; Finance Committee, Terry Quinn, treasurer 878-7808; Political Alternatives Committee, Pam Johnson; and Public Information, Stewart Feldman, 878-1129.

In addition to the committee reports, members of the audience also spoke. Dan Dove from Applegate's Sierra Vista Homeowners discussed the asbestos dump site in Applegate.

His group felt that the county approval process proceeded without adequate public input. He cautioned MVACC to stay on top of the process involving our own issue to prevent the same type of occurrence.

George Beland, supervisor-elect, also made a brief presentation. He announced his support for the residents in seeking involvement in the approval process since the issue directly affects our community.

A telephone line has been established to announce meeting dates, times, and places; to provide MVACC status reports; and to provide other information. It will also take your messages. The number is 878-0558.

A petition was available at the meeting. Close to 150 signatures were collected at this preliminary stage.

The Public Information Committee will make more petitions available for people who are unable to attend this first general meeting. Locations will be announced soon. The petition is a brief statement of opposition to the addition of a concrete batch plant in Meadow Vista.

Pledge sheets are also distributed by members of the Finance Committee. Funds need to be collected for MVACC expenses, including legal services. For information on pledging call Terry at 878-7808.

Pledges may be mailed to MVACC c/o P.O. Box 872, Meadow Vista. Any donation is welcome.

Terry reminded attendees that other types of donations can be made which are not monetary.

These include donation of time, talent and other resources.

Co-chair, Al Canfield stated that "We care about Meadow Vista and we care about you."

He feels that this issue has drawn together many types of residents and that we can all work together in a common cause.

People throughout Meadow Vista and the surrounding communities can look at the issue as one of "process."

How can "the people" have a voice in public decision which affect them? It might be the concrete plant which occupies our energy now.

But, if we can establish a method for public input, whatever the issue, everyone will have a better chance of being heard in the decision-making process in the future.

Meadow Vista

By Pat Ferguson 11/30/88

MVACC NEWS

To get the Meadow Vista Area Concerned Citizens group organized, a temporary steering committee was formed.

A major task was to organize and hold a general public meeting to inform residents of the issue regarding the proposed concrete plant. Committees were expanded and tasks further defined after the meeting last week.

A next step for the group, organizationally, is to establish an executive committee which will oversee the functioning committees and provide continuity from week-to-week and meeting-to-meeting.

On Monday, Dec. 5, there will be a meeting at Placer Hills School, Room 17, at 7 p.m. to elect the members of the executive committee. Present members of MVACC committees and other active and interested residents are invited to attend.

Petitions to express opposition to the proposed concrete plant are available in various local businesses. A reminder that donations and pledges for donations may be sent to MVACC, P.O. Box 872, Meadow Vista. The information update phone line is 878-0558.

Real concerns 11/23

Editor,

In response to the commentary of Helen and Hugh Bale published Nov. 11, I agree with their statement, "It is time for realistic thinking," concerning the Meadow Vista issue. Having lived in Meadow Vista for thirteen years, I feel there are some very real concerns regarding the move of a concrete batch plant to our area.

The idea that there would be no Meadow Vista if it weren't for Joe Chevreux is absurd. Meadow Vista, like all of Placer County, is what it is today because of the influx of families seeking a more rural way of life. Granted, Joe Chevreux did help build Placer Hills Road to Combie Road some 40 years ago. He needed access to his quarry, but let's be realistic, any businessman would take a tax deduction for his efforts. Today, it's the residents of Placer County that pay for the chip and seal needed to maintain those very roads that are heavily used by Chevreux and his customers' trucks.

Auburn certainly has benefitted from Chevreux's many generous contributions to that community. My question is, what has Chevreux done for Meadow Vista lately?

There will definitely be no lovely Meadow Vista if this permit is approved. The permit will include the widening of the two major roads into and through Meadow Vista. About 40 heritage oak trees will be cut down, as well as many pine trees along the roadside. The bill for this road is estimated at \$1.6 million. The money will come from all residents living in Placer County. Also, a wider road lends itself to speeding by motorists.

The concrete batch plant proposal will change what is now a five-day-a-week operation to a six-day-a-week one with an emergency provision for Sundays. The hours would run from 5:30 a.m. to 6 p.m. at least six days a week. This is the part of moving a concrete batch plant to Meadow Vista that will change the quality of life the most. Not only will the peace and quiet we now have on the weekends end, but the danger of walking on the main roads will not be a five day a week concern, but an everyday concern for all of us who live in or visit Meadow Vista.

Joe Chevreux's long established quarry business should continue as it has for the past 40 years. Those of us concerned about the cement batch plant are not interested in putting Chevreux out of business. Now is the time for "realistic thinking."

Is it reasonable or realistic to bring a concrete batch plant to Meadow Vista? The 4,000 people who live in the Meadow Vista area will all be affected by this increased industrialization. Do you find this reasonable for a rural residential community?

As a "homeowner with honest concerns," I feel that the concrete batch plant operating six (possibly seven) days a week from 5:30 a.m. to 6 p.m. through a lovely residential area of 4,000 people is reason enough to put this issue in perspective and understand that the only reasonable solution is a vote of no by the Planning Commission to this proposal!

Sincerely,
Leslye Vodden
Meadow Vista

Thanks for support

Editor,

I wish to thank all who supported me in the race for County Supervisor, 3rd District. Much dedication and effort by many people went into my campaign and it was greatly appreciated.

Election results show that I won most of the District, including Auburn, South, West and North of Auburn to the Nevada County line, but I lost the whole election in Meadow Vista. Of the 15,123 votes cast for Supervisor in our 3rd District, I lost the four precincts of Meadow Vista by 284 votes, but won the rest of the District by 215 votes, and lost the total election by a miniscule 69 votes.

The main issue for the majority of the people in Meadow Vista is to preserve their rural, fine quality life style, and I fully support all necessary action to preserve that, but I refused to join the lynch mob approach to Joe Chevreaux's application for a cement batch plant at Lake Combie.

I support the demand that Chevreaux be required to provide a full Environmental Impact Report (EIR), which will cost him about \$30,000 and a year to accomplish, but is a reasonable approach to this substantial and sensitive issue. I am sorry that my ideas on this matter did not get adequately across to the fine people of Meadow Vista.

The new Board of Supervisors faces great challengers and I wish them every success. Long term planning to meet our growing problems of growth and traffic and a myriad of other important issues must all be addressed.

I intend to support and be an active advocate for the issues I believe are of great importance in our community and county. Construction of the Auburn Dam is vital to our long range water and power needs. Improvements to our highway system, throughout the District, are critical. Otherwise, we face gridlock in a very few years. Action in these areas is long past due.

And so, folks, I'll still be around, helping where I can for the betterment of our community.

Sincerely,
Art Cox

Letter

12/1/88

Candidate's thanks

Editor:

I wish to thank all who supported me in the race for county supervisor, 3rd District. Much dedication and effort by many people went into my campaign and it was greatly appreciated.

Election results show that I won most of the district, including Auburn, south, west and north of Auburn to the Nevada County line, but lost the whole election in Meadow Vista.

Of the 15,123 votes cast for supervisor in our 3rd District, I lost the four precincts of Meadow Vista by 284 votes, but won the rest of the district by 215 votes and lost the total election by a miniscule 69 votes.

The main issue for the majority of the people in Meadow Vista is to preserve their rural, fine quality lifestyle, and I fully support all necessary action to preserve that, but I refused to join the lynch mob approach to Joe Chevreaux's application for a cement batch plant at Lake Combie.

I support the demand that Chevreaux be required to provide a full environmental impact report, which will cost him about \$30,000 and take a year to accomplish, but it is a reasonable approach to this substantial and sensitive issue.

I am sorry that my ideas on this matter did not get adequately across to the fine people of Meadow Vista.

The new Board of Supervisors faces great challenges and I wish them every success. Long-term planning to meet our growing problems of growth and traffic and a myriad of other important issues must all be addressed.

Construction of the Auburn Dam is vital to our long-range water and power needs. Improvements to our highway system, throughout the district, are critical.

The new Auburn Area General Plan is immediately ahead and this affords an opportunity to address and map out solutions for the many elements of our planning process.

And so, folks, I'll still be around, helping where I can for the betterment of our community.

Art Cox
Auburn

In response
Editor,

12/2/88

I can not resist responding to the Art Cox letter in the November 27th Sunday Journal.

First of all, Mr. Cox, your sour grapes are showing!

Secondly, those 69 votes should have sent a message to you and others, (and I am proud to have been one contributor of those 69 votes).

While I have not taken a position, one way or the other, on the Chevreaux issue, I resent as an individual, that we Meadow Vista residents are being referred to as using "Lynch mob tactics". All that I can offer in response, is for those of you not residing in Meadow Vista, I suggest doing your own "thing" in your own community, and let us here in Meadow Vista determine what may be best for us and our community welfare. After all, I believe that one of our primary concerns is being heard. Something that we seem to be having a hard time achieving. WHY??

The Planning Commission and/or Board of Supervisors have had very little time or patience, for hearing our concerns or input! That's really the meat of the past problems — my confidence level for these two bodies is at an all-time low. My latest reference is directed toward the proposed school site in Meadow

Vista, going back to the days of the original re-zoning process of that particular property.

Our community has been without representation, in my opinion, while under the rule of Terry Cook. Add to that the "Special Developer interests" plus, the "professional" likes of Fred Barber and Pete Rogers who serve those who pay them, and add our own Meadow Vista "pillars of the community" with their self-serving interests, and it's no wonder that there is frustration and emotional displays among the population.

Mr. Cox, I'm sure that your offer of help is sincere, but may I suggest that you allow me to contact you instead of you calling me!

Earl Colney
Resident,
Meadow Vista

Dec. 2, 1988

Get the message!

When George Beland was elected to the Placer County Board of Supervisors in the Third District on Nov. 8, political analysts attempted to explain the victory. From some vantage points it wasn't so much that Beland won, but that Cox lost.

It wasn't an easy election. Both candidates ran a tough campaign that at times became an out and out war. The fact of the matter is, Cox didn't lose, Beland won.

Without comparing personalities, the Third District race was a one issue contest. In this case, Beland represented no growth, while Cox was seen as a supporter of growth. Both men agreed that growth was coming, they simply disagreed on how to deal with the issue.

What Beland's election has shown is that while some might see the newly elected supervisor as in the liberal minority, his viewpoints are obviously those of the majority. Beland has proven to be a politician who believes in attacking individual problems. For several years he has been a consistent supporter of neighborhoods. That support surfaced in Meadow Vista just prior to the election. A request by Joe Chevreaux to move his cement batch plant from North Auburn to Meadow Vista drew a great deal of attention.

Beland came out in support of Meadow Vista residents in their fight against the Chevreaux move. Cox took a middle of the road position. The result was a victory for Beland.

The message here, however, isn't that Beland is against growth and Cox is for growth. We feel that since Prop. 13 a decade ago, growth has replaced taxes as the issue people are most concerned with.

Placer County, like many Sacramento area counties has taken a strong pro-growth stand. Placer County encourages industry and big business to settle in our county. With that industry come more people, more homes and more growth.

Often, those who are against growth, expansion or change, are characterized as new people in the county who take a "I'm here, now close the gates," approach. Government must begin to realize that what it wants, isn't necessarily what local residents and taxpayers want.

A change is taking place. This change is not being led by people with selfish goals, but by people who have a sincere desire to protect our way of life. It is a feeling shared by both new and old county residents. Placer County is changing and will never be the small rural county it was not more than 30 years ago.

Beland, at this point, might not have the support of the government and business community, but he did earn a majority of votes against a candidate who was highly qualified to be a supervisor.

The election of Beland should only be a surprise to those people who have failed to understand what the residents of this county want. The message is clear. Residents of Placer County are no longer willing to accept that government knows what is best for the people it serves. Times are changing. Planning for our future must include protecting the neighborhood rights of those people already living in Placer County.

Lynch mob? 12/11/88
Editor,

This is a response to Art Cox's letter of Nov. 27th regarding the "lynch mob tactics" of our fellow Placer County citizens in Meadow Vista.

Perhaps they want a representative who will "represent" them.

I don't know how Cox dealt with the Chevreaux issue, however, I can state how he dealt with the issue of the Clipper Creek Landfill disposing of asbestos adjacent to our residential area without having obtained the legal permits.

Last August our attorney sent a letter to all of the necessary County officials notifying them of the problem we residents have been facing with the upsurge of activity and improper operation of the Clipper Creek Landfill. We copied the letter to Cox and George Beland because we knew that this issue could drag out until the new board was in place.

Within a short period of time, Beland had contacted me and arranged to come out, view the scene, and get a first-hand idea of the magnitude of our problem.

Cox never responded to our letter. He was probably busy getting the real estate companies to place his campaign signs on their porches.

I think it is important to note that a small piece of Applegate resides in District No. 3, right out here beside the hazardous waste dump. We, too were involved in that last minute surge of absentee votes because we are in a mail-in district.

When given a choice between a pro-developer who might see a "public need" for residential hazardous waste dumps, and an environmental advocate who responds to public concerns, there is little difficulty in making a decision. Thanks again to George Beland for taking the time to get involved. And good luck to Art Cox, I hope that a lesson has been learned from this. People vote, special interests don't.

Daniel Dove
Applegate

A lynch mob? 12/7/88
Editor,

It's hard to believe Art Cox considers the Concerned Citizens of Meadow Vista a "lynch mob." According to Webster's Dictionary, "lynch, to lynch (lynch law) to kill (an accused person) by mob action and without lawful trial, as by hanging, usually in defiance of local authority."

We do not qualify and resent being classified as such.

Carol Reavis
Meadow Vista

In response 12/14/88
Editor,

I read Art Cox's letter and would like to respond:

This resident of Meadow Vista is very appreciative of your support Mr. Cox in our attempt to preserve our "rural, fine lifestyle". I sure hope you WILL be available to help us "folks" even though you are not our elected supervisor. I salute your earnestness — your support will be appreciated at the Placer County Planning Commission Meeting when we intend to ask/demand that Mr. Chevreux be required to "provide a full environmental impact report".

I'm sorry that you didn't get your ideas across, but then I believe it's never too late. I appreciate your continued interest in this matter as well as the other issues which you think are so important.

Again, thanks for offering your support — we can certainly use it — we'll be calling.

Mary M. Cleary
Meadow Vista

I'm grateful 12/21/88

Editor,

As I think back on 1988 this holiday season, I realize how grateful I am for the little things that made this year a memorable one.

With the Auburn Centennial behind us, I thank all those whose efforts made the community proud. Special thanks to the *Auburn Journal* for including me as an Honorable Mention in "Those Who Made Memories". I guess my murals have a place in Auburn's heritage.

I'd also like to thank Mr. Joe Chevreux for a list of things:

- helping me discover the wonderful members of my Meadow Vista community who have joined with me to preserve our area from industrial expansion.
- showing me the tranquility that could exist in my community by re-routing truck traffic during the two weeks the County counted Combie Road traffic;
- almost single-handedly causing the election of our new Supervisor Mr. George Beland, whose values and personal commitment are an inspiration to me;
- and most of all, providing the issue that has revitalized my community involvement and provided my family with fuel for many dinner table discussions.

Meadow Vista

12/14/88

By Pat Ferguson

MVACC

Meadow Vista Area Concerned Citizens have selected an official executive committee which will be responsible for maintaining consistency in policy and direction for the larger group. This group will meet each Monday night at 7 p.m. A general meeting will be held immediately following at 7:30 p.m. The meetings will be held in Room 17 at Placer Hills School.

"Keep Meadow Vista Rural," "Protect Meadow Vista," and "Meadow Vista is a Way of Life," are some of the slogans being considered by MVACC. Which do you like best? You can

My thanks go out to the Placer County Planning Commission, who, in their recent decisions, have given responsible opinions on controversial issues. Their votes against the Rocklin strip mining operation and to control the unauthorized dumping of hazardous materials in Applegate were directives that show the communities concerned that they are represented at the county level.

Maybe my Christmas/Hanukkah wish will also be granted: that the generous and community-minded Chevreux and the concerned and capable Planning Commission will sit down with Meadow Vista Concerned Citizens to solve the current problem.

In an effort to provide a secure

future for our Meadow Vista area these parties need to work together and lay out their plans, striking a harmonious note that will ring in the New Year.

Warmest thanks to all of you avid letter readers. I know you'll be looking for resolution of this issue so others can have space in our hometown paper.

Sincerely,
Stewart Feldman
Meadow Vista

call in and leave your vote on the MVACC phone line, 878-0558. This phone line also serves as an update on information, meeting times, and other communications.

Petitions are available for you to sign to show your opposition to the addition of a concrete batch plant in Meadow Vista. The video store and pharmacy, as well as other local businesses have them available.

If you can make a pledge or donation, call 878-7808. Your support is appreciated.