CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

3.1 POPULATION AND HOUSING

3.1.1 INTRODUCTION

The Population and Housing section of this EIR describes the existing and projected population and housing in Placer County and the Plan area. Estimates of the changes to those levels that could be created by development proposed in the FDCP are identified in this section.

Changes in the demographics of an area resulting from new development do not necessarily cause direct adverse physical environmental impacts, but can cause indirect effects such as increased traffic and increases in ambient noise levels. The 1994 Placer County General Plan EIR (page 3-13) indicated that a "substantial" increase in population would not, by itself, create an environmental impact. Rather, the increase could have adverse indirect impacts.

The purpose of this section is to identify and evaluate population and housing changes caused by the proposed FDCP that have the potential to cause physical environmental effects. The environmental effects of the demographic changes caused by the proposed FDCP identified in this section are either evaluated in this section, or in the other applicable sections contained in Chapter 3 of this EIR.

Changes in population are generally characterized as social and economic effects. CEQA provides that an economic or social effect of a project shall not by itself be considered a significant effect on the environmental (CEQA Guidelines Section 15382). The direction for treatment of economic and social effects is restated in Section 15131(a) of the CEQA Guidelines:

Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes.

3.1.2 SETTING

PURPOSE

The purpose of the Population and Housing section of the FDCP is to discuss historic and projected population growth and to determine present and future housing needs in the Foresthill

Divide Community Plan area, with the ultimate goal of providing adequate housing for all economic segments of the community.

The goals, objectives and policies of the Placer County General Plan (PCGP) Housing Element apply within the Plan area. This section includes more specific housing and population information pertaining to the Foresthill Divide Community Plan area.

Regional population and employment projections may not accurately reflect actual conditions over time due to the unpredictable nature of population/employment forecasting and a lack of specific information that would make forecasting more precise for the Foresthill Divide. Nevertheless, we do know, with the population forecasting that has been prepared for this community plan, the Foresthill Divide is an important contributor to meeting the County's housing needs as required by state housing law.

The Housing Element is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a Housing Element by State law are covered in the Placer County General Plan Housing Element. The purpose of the Population and Housing section of the Foresthill Divide Community Plan is to address topics specific to the Plan area, which are of particular interest to residents of the Divide.

POPULATION

Foresthill has a long history of human habitation beginning with the Martis people, a tribe of hunter-gatherers who were displaced by the Southern Maidu several thousand years ago. According to the Foresthill Historical Society, in the spring of 1850, large numbers of miners came to the Foresthill Divide in search of gold. By 1880, Foresthill was one of the largest towns in Placer County with a population of 688 persons (Historical U.S. Census Populations of Places, Towns, and Cities in California). After the peak of the Gold Rush, the population began to decline, and by 1890, the population was reduced to 650 persons.

Population projections play a major role in the formulation of a community plan. They are an important factor in determining land use as well as in the design of transportation and public service facilities to accommodate the anticipated growth. Care must be taken in the use of population projections, since they are based on assumptions as to what will occur in the future. Unforeseen changes in the social or economic climate of an area, as witnessed by the history of habitation in Foresthill, can significantly alter the actual growth rate.

Placer County is experiencing the second highest percentage increase in population growth rate of all California counties (Censusscope). The County has an estimated 2003 population of 292,235, and the growth rate continues to exceed that of the state. Foresthill and other unincorporated areas will absorb a portion of this growth, but geographical isolation, rugged terrain, and proactive community planning will slow growth to a rate that will not exceed buildout capacity.

Available population data for the Foresthill Divide varies according to the source and the geographical area that it covers. For example, the US 2000 Census data for the Foresthill Divide

Community Plan area shows a total population of 5,702. Estimates from the Sacramento Council of Governments (SACOG) show a 2000 population of 3,983. This data excludes the Tahoe Basin. Population counts and projections for Placer County, the unincorporated areas, and the community of Foresthill are shown in Table 3.1-1. The "Regional Analysis District" used by SACOG for Foresthill is smaller than the Community Plan area, but does include the principal population and employment centers. The midpoint estimate in the 1981 Foresthill Divide Community Plan and EIR for the year 2000 was 8,900 persons.

Table 3.1-1 Population Projections

Geographical Area	Population 2000	Population 2005	Population 2010	Population 2015	Population 2020
Placer County (1,2)	237,145	292,640	336,805	376,240	396,785
Unincorporated Area (1,2)	87,410	100,890	114,040	127,080	137,240
Foresthill (1,3)	3,983	4,096	4,266	4,477	4,615
Foresthill (4)	5,702	5,987	6,238	6,544	6,740

Source: (1) SACOG, (2) Excluding Tahoe Basin, (3) SACOG RAD 79, US Census RAD 79 population year 2000 4,507 (4) US Census FDCP area 2000 interpolated through year 2020 (Census blocks)

The US Census 2000 estimated the population of the Plan area to be 5,702 persons. Using a method of extrapolation, current population estimates have been calculated for the Plan area through the year 2030. The projection is based on the assumption that the Foresthill Divide area will grow at an annual rate of 2 percent, except for 2000-2005 which is a rate of 1.8 percent reflecting the historic growth rate. This projection leads to the conclusion that 9,620 people will reside in the Plan area by 2030. Table 3.1-2 summarizes this information. (Subsequent to this preparation of this section, the SACOG board has unanimously decided to lower its growth projections in the short term to reflect new projections by the California Department of Finance).

Table 3.1-2 Growth Projection

Population	Percent	Population	Population Increase
2000 (1)	Annual Growth (2)	2030	2000- 2030
5,702	2%	9,620	3,918

⁽¹⁾ US Census 2000 FDCP Area

HOUSING

As stated in the *General Plan Guidelines*, the local regulation of the housing supply through planning and zoning powers affects the State's ability to achieve the State housing goal of "decent housing and a suitable living environment for every California family," and is an important influence on housing costs. The regional housing needs allocation process addresses this statewide concern, and reflects shared responsibility among local governments for accommodating the housing needs of all economic levels.

The primary housing type in the Foresthill Divide Community Plan area is the single-family dwelling, with 81.8 percent of units being of that type. 14 percent of housing units within the Plan area are mobile homes, and 3.8 percent are multi-family dwelling units, as shown in Table

⁽²⁾ Reflects 1.8% from 2000-2005 (SACOG)

3.1-3. The predominance of single-family housing units is a reflection of the demand for this type of housing, the rural character of the Plan area, and the supporting infrastructure. Many people move to the area with their primary employment in the Auburn-Roseville-Sacramento region.

Table 3.1-3 Foresthill Divide Housing Types, 2000

Housing Type	Housing Units	Vacant Units	Occupied Units
Single Family Dwelling	1,950	111	1,839
Multi-Family (2-4)	91	29	62
Mobile Home	334	25	309
Boat, RV, van, etc.	9	0	9
TOTAL	2,384	165	2,219

Source: US Census 2000.

The need for future housing is based on the community's projected population. These increased population figures would indicate a demand for approximately 1,567 additional housing units by the year 2030 as shown in Table 3.1-4.

Table 3.1-5 indicates that as many as 219 additional mobile home park units will be needed in the Plan area by 2030, and up to 60 units of multi-family housing will be needed as well. Single family housing will continue to be the dominant housing type, and assuming a 2 percent growth rate, 1,282 additional units will be needed.

As mandated by the State of California, Placer County is required to demonstrate a commitment to accommodate its fair share of affordable housing as determined by the appropriate regional housing need. This regional housing needs allocation has been determined by the Sacramento Area Council of Governments (SACOG) for the period between 2000 and 2007, and is shown in Table 3.1-6. The housing need identified here is for the Foresthill Divide Community Plan area.

Table 3.1-4 Projected Foresthill Divide Housing Need

Population 2000	Percent Growth	Population 2030	Population Increase	Average Household Size	# of New Units Needed
			2000- 2030		
5,702	2% (1)	9,620	3,918	2.5**	1,567

(1) Reflects 1.8% from 2000-2005 (SACOG)

Table 3.1-5 Projected Foresthill Divide Housing Need by Housing Type

% of Housing Type	Existing Housing Type	Units 2000	2% Growth
81.8%	Single Family	1,950	1,282
3.8%	Multi-Family	91	60
14%	Mobile Home	334	219
.4%	Boat, RV, van, etc.	9	6
	TOTAL	2,384	1,567

Source: US Census 2000

Table 3.1-6 Unincorporated Placer County Regional Housing Allocation, 2000-2007

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Income Category	Annual Income*	Monthly Housing	2000 – 2007**
		Costs	Additional Housing Units
			Needed for Plan Area
Very Low	\$ 19,700 - \$ 30,400	\$ 493 – \$ 760	69
Low	\$ 31,550 – \$48,650	\$ 789 – \$ 1,216	52
Moderate	\$ 39,400 - \$ 60,800	\$ 985 – \$ 1,520	67
Above Moderate	\$ 47,300 - \$ 72,950	\$ 1,183 - \$ 1,824	143

^{*} Range reflects 1-8 persons per household. Information from the Department of Housing and Community Development

Because the majority of working residents commute off the Foresthill Divide for work, the Plan area is affected by a jobs-housing imbalance. This means that the majority of residents must leave the community for work, thus creating an imbalance within the local community. Most California communities seek a jobs-housing balance, and some have adopted strict policies in order to accomplish this. A parity between the number of jobs and the number of employed residents is the most reliable way of minimizing work-related travel, especially if residents' skills, job requirements, and the cost and availability of housing can be closely matched. Ongoing efforts to increase employment opportunities for residents of the Foresthill Divide will benefit and strengthen the local economy and community.

GOALS AND POLICIES

Placer County General Plan Goals and Policies

Land Use

Goal 1.M: To work toward a jobs-housing balance.

- 1.M.1. The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.
- 1.M.2. The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.
- 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.

Housing Element

Goal A: To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

A.5. The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.

^{**} Information from SACOG, Housing Needs Plan for the SACOG Region, September 2001. These figures represent the percentage of households in the County located within the Foresthill Divide Community Plan area. Source: Placer County Planning Department.

- A.8. The County shall evaluate the adoption of an inclusionary housing ordinance as a means of integrating affordable units within new residential development. This ordinance will create the following hierarchy of methods to accomplish this goal:
 - 1. Construction of housing on-site.
 - 2. Construction of housing off-site.
 - 3. Dedication of land for housing.
 - 4. Payment of an in-lieu fee.
- A.9. Housing for low-income households that is required in a new residential project shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.
- A.11. The County shall require low-income housing units in density bonus or inclusionary projects to be available at the same time as the market-rate units in the project.
- A.16. The County will encourage the development of multi-family dwellings in locations where adequate infrastructure and public services are available.

Goal B: To promote quality residential development in the County.

B.1. The County encourages residential development of high architectural and physical quality that is compatible with neighboring land uses.

Foresthill General Plan Goals and Policies

Population and Housing

Goal: Provide sound and adequate housing for all economic segments of the community, while ensuring consistency with existing land uses.

- 1. Encourage higher density residential development in areas of available public services and consistent surrounding land uses.
- 4. Discourage a population density within the plan area that requires a high degree of urban services.

Foresthill Divide Community Plan Policies

The proposed FDCP includes the following goals and policies related to population and housing:

Goal 3.A.1. Enhance the quality of residential development on the Foresthill Divide.

Policies

- 3.A.1-1 The County shall encourage residential development in Foresthill of high architectural and physical quality, compatible with neighboring land uses.
- 3.A.1-2 The County shall encourage the replacement or renovation of all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health, and safety codes.
- Goal 3.A.2. Provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

Policies

- 3.A.2-1 The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.
- 3.A.2-2 The County shall encourage the construction of second residential units on properties that meet the development standards (e.g., adequate water supply, adequate septic system, etc.) as a means of increasing the supply of affordable housing.
- 3.A.2-3 The County shall encourage the development of a commercial/residential Mixed-Use area in the Core Area to augment the supply of housing and increase affordable housing opportunities on the Foresthill Divide for properties that meet the development standards (e.g., adequate water supply, adequate septic system, etc.).

Goal 3.A.3. Conserve the current stock of affordable housing on the Foresthill Divide.

Policies

- 3.A.3-1 The County shall continue to make rehabilitation loans to low income households from its Community Development Block Grant (CDBG) program revolving loan funds.
- 3.A.3-2 The County shall continue to apply for CDBG, HOME and other similar State and Federal funding for the purpose of rehabilitating low cost, owner-occupied, and rental housing.
- 3.A.3-3 The County shall encourage private financing of the rehabilitation of housing.
- 3.A.3-4 The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses.
- 3.A.3-5 The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- 3.A.3-6 The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.

3.1.3 IMPACT EVALUATION CRITERIA

A project is generally viewed as having an adverse impact on population if it has the potential to substantially alter the location, distribution, density or growth rate of the population of an area, thus increasing the likelihood of adverse environmental impacts. For the purposes of this EIR, a significant environmental impact would occur if the proposed FDCP would:

- Exceed the regional population projections; or
- Create substantial unplanned growth or concentration of people.

For the purposes of this EIR, a significant environmental impact for housing would occur if the proposed FDCP would:

• Not conform with the jobs/housing policies of the *Placer County General Plan* stated above.

- Not be in compliance with the Housing Element of the *Placer County General Plan*, which calls for 26.2% of the new housing in Placer County to be very low income, and 20.8% to be low income.
- Substantially affect the housing supply or create a substantial demand for additional housing by not providing a variety of housing types and opportunities.

3.1.4 IMPACTS AND MITIGATION MEASURES

Impact 3.1-1 Development in accordance with the FDCP would increase the population in the Plan area beyond what has been anticipated in the 20 year horizon.

Discussion/Conclusion: As presented in the "Setting" discussion above, the estimated population of the Plan area for 2000 is 5,702. The population projection for 2030 is 9,620 which is the plan horizon period. This is within the context of the population of Placer County, which was 237,145 in 2000, a projected 336,805 in 2010, and a projected 396,785 in 2020.

Although the zoning districts established by the FDCP would allow significantly greater population growth, this growth would occur well beyond the 20 year planning horizon and the effects of that growth would be speculative to analyze. In fact growth projections indicate that the population that could occur under buildout of the FDCP zoning would not occur until after the year 2170.

Within the context of planned population growth in Placer County, population growth in the Plan area will not exceed regional population projections, and will not create substantial unplanned growth or concentration of people in the Plan area. As stated in the "Population" discussion above, Foresthill and other unincorporated areas will absorb a portion of the growth in Placer County, but geographical isolation, rugged terrain, and proactive community planning will slow growth to a rate that will not exceed buildout capacity. Based on impact evaluation criteria, this impact is considered *less than significant*.

Mitigation Measure

No mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: Incorporation of the Forest Ranch Concept Plan as a component of the FDCP could result in site specific impacts described below.

The Forest Ranch Concept Plan proposes adding 1,700 age-restricted units (55 years of age or older) beyond what is considered in the Foresthill Divide Community Plan. (513 other units are proposed within the Forest Ranch Concept Plan area; however these units have been accounted for within the Foresthill Divide Community Plan update. A portion of the non-age restricted growth of the Foresthill Divide Community Plan is expected to occur within this area.) The proposed recreational vehicle park would accommodate 100 units, but it is assumed that these will be visitors, not permanent residents. Based on the experience of Placer County with other

age-restricted communities, an average of 1.7 persons per household can be expected for the 1,700 units, for a total age-restricted community population of 2,890.

The 2000 U.S. Census population for Census Tract 202 is 5,794. (While the area of Census Tract 202 is slightly larger than the FDCP area, all but a handful of the residents residing in Census Tract 202 as of 2000 were within the FDCP area)

In comparison to the total 2000 population of the FDCP and Census Tract 202, the addition of up to 2,890 persons represents a substantial increase. Appendix G of the CEQA Guidelines provides that a project would normally be considered to have a significant impact if it would induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Adoption of the Forest Ranch Concept Plan will result in a population of 2,890 person in excess of what is planned for the balance of the Foresthill Divide Community Plan.

With the adoption of the Forest Ranch Concept Plan the overall population would be greater than the 9,620 persons projected for the year 2030. Under the assumption that the Forest Ranch Concept Plan builds out by 2025, the total population of the Community Plan with Forest Ranch would be approximately 12,510 persons in the year 2030 (an increase of 2,890 persons). To put this into historical context this is below the 14,400 persons estimated as buildout in the 1981 Foresthill General Plan.

The Forest Ranch project is projected to grow at a faster rate than the balance of the community plan and because of market conditions and the availability of the necessary infrastructure to accommodate a faster growth rate, the project will introduce new residents at a faster rate than other areas of the community plan. Impacts on both the environment and local services will occur at rates that exceed the estimates for the balance of the community plan. Therefore, the growth-inducing impact of the Forest Ranch Concept Plan is considered *significant and unavoidable*.

Mitigation Measure

No mitigation is available.

Impact 3.1-2 Development of the Plan area in accordance with the FDCP would promote an imbalance of jobs and housing in the Plan area.

Discussion/Conclusion: The jobs/housing balance is an objective that promotes development that locates housing and employment opportunities in reasonable proximity to each other. Because economic and market factors, personal choice and other factors are involved, the effort is by nature imprecise.

As noted in Section 3.2.2 of this EIR (and the Land Use section of the FDCP), "The local economy must expand to provide employment opportunities for residents of the Foresthill

Divide. The current jobs/housing imbalance will need to improve, and although most jobs will still be located off the Foresthill Divide in Auburn, South Placer County and the surrounding Sacramento metropolitan area, home-based businesses and telecommuting are expected to increase."

The proposed FDCP represents an effort to improve the jobs/housing balance in the Plan area. The two Mixed-Use areas proposed to be created, totaling 108+ acres, combine residential and commercial uses on two sites. The development vision described for each Mixed-Use location in the FDCP attempts to achieve a balanced development pattern through the designation of an appropriate mix of residential, commercial, open space and other uses. The proposed FDCP also includes areas designated for conventional industrial and commercial uses. The new high school has provided, and the new elementary school will provide, new employment opportunities within the Plan area. Employment projections show that retail and tourism-related employment will slowly but steadily increase in the Plan area. The Plan also assumes an increasing number of home-based businesses and residents who telecommute.

The Plan concentrates most new growth within existing communities and emphasizes infill development and creating a more complete, diverse, and balanced community. The Plan encourages the creation of primary wage-earner jobs and a variety of housing types. While the Mixed-Use areas encourage residential and job-generating uses to be created within proximity to each other, the number of new jobs created is expected to fall far short of the number of new job seekers residing in the area, exacerbating the jobs/housing imbalance that now exists within the Plan area. Based on impact evaluation criteria, this impact is considered *significant and unavoidable*.

Mitigation Measure

No mitigation is available.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: Of the proposed 2,213 housing units, 1,700 would be age-restricted (55 years of age and older). A total of 513 housing units would be non-age restricted, and available to working families. These 513 units are already accounted for within the core Foresthill Divide Community Plan area.

The Forest Ranch Concept Plan contains some employment-generating uses: the recreational vehicle park, golf course and related uses, equestrian center, professional offices, and commercial development. The applicant has estimated that the project would generate significant direct local employment. Based on studies of the impact of other age-restricted and retirement communities, roughly 0.3-0.5 jobs per new age-restricted unit can be expected to develop within the Foresthill Divide Community Plan and/or the Forest Ranch Concept Plan area for a total of 510 to 850 jobs. An economic study conducted by Economics and Planning Systems on behalf of the applicant estimates that the Forest Ranch Concept Plan would create 970 jobs within Placer County; however, the model does not predict where within Placer County those jobs will be located.

Based on the experience of the Sun City Roseville community per the US 2000 Census, approximately 6% of residents will still be working full time and 6% of residents will be working part time. Applying these percentages to the age-restricted component of the Forest Ranch Concept Plan, approximately 170 to 180 residents can be expected to have full time employment and another 170 to 180 residents can be expected to have part time employment.

The Placer County General Plan includes a goal "To work toward a jobs-housing balance" (Goal 1.M). It also includes the following policies:

- 1.M.1. The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.
- 1.M.2. The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.
- 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.

It can be argued that the Forest Ranch Concept Plan, while not considered infill development, is an expansion of the existing Foresthill community. It is adjacent to existing development in the community. While the Concept Plan (which is a large residential/recreational project) will provide jobs, the precise number of jobs is not known and it is not known what percentage would be primary wage-earner jobs. While the Concept Plan's emphasis on age-restricted residential development increases the number of houses, it does not significantly increase the number of job seekers. As a result the project has a minor effect on the existing jobs/housing imbalance. An Economic Planning Systems estimate, prepared for the project proponent, concludes that up to 970 jobs result from the direct and indirect effect of the project. A percentage of these jobs will be on the project site and a larger percentage are predicted to be offsite. In general, this change is considered to be minor and does not appreciably generate a significant impact on the present jobs/housing imbalance and becomes less relevant over time as new jobs are generated on the Foresthill Divide. This impact is considered *less than significant*.

Mitigation Measure

No mitigation measures are required.

Impact 3.1-3 Development of the Plan area in accordance with the FDCP would not comply with the Housing Element of the Placer County General Plan and would not meet housing needs in the Plan area.

Discussion/Conclusion: As stated in the "Housing" discussion above, the primary housing type in the Plan area is single family dwellings. This predominance is a reflection of demand, the rural character of the Plan area, and the lack of infrastructure (i.e., a community sewer system) that would support higher density residential development. Mobile homes (both in parks and on

individual lots) represent a significant component of the affordable housing supply in the Plan area.

The proposed FDCP must be consistent with the Placer County General Plan, including the Housing Element. The relevant policies and programs from the current Housing Element are included in the FDCP. The FDCP includes additional goals, policies and implementation measures to promote the development of affordable housing, compliance with the regional housing need allocation, and housing rehabilitation and conservation. The proposed Mixed-Use areas provide for a variety of housing types.

The FDCP acknowledges that since the Plan area does not include a substantial amount of land available for higher density residential uses or the infrastructure necessary to provide affordable housing, it is anticipated that the Plan area will provide a minimal amount of affordable housing for the unincorporated area of Placer County. Areas which have the resources to provide affordable housing include Auburn/Bowman (adjacent to the Plan area), Tahoe City/Kings Beach, and new development areas designated in the 1994 PCGP. The Plan area will rely primarily on second residential units, mobile homes and higher density units that are constructed within the Mixed-Use areas. Any residential projects that meet the criteria adopted by the County for inclusionary affordable housing units will be required to comply with County policies and ordinances. Implementation of the proposed FDCP is anticipated to improve the supply of affordable housing within the Plan area, and must be in compliance with the Housing Element of the PCGP. Based on impact evaluation criteria, this impact is considered *less than significant*.

Mitigation Measure

No mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: The Forest Ranch Concept Plan would add a total of 2,213 housing units to the housing stock of Foresthill and the Placer County unincorporated area. Senior citizens are considered a "special needs" group under the Placer County Housing Element, and the Concept Plan is anticipated to provide 1,700 agerestricted housing units (55 years and older). The Placer County Housing Element includes the following policy: "The development of housing for seniors, including congregate care facilities, shall be encouraged" (Policy E.1.) The GPA and re-zoning applications do not contain any mechanism to require that there will be age-restricted units as part of the plan.

The Forest Ranch Concept Plan application does not provide information on the number of below-market-rate housing units that would be provided, but states that "A mixture of housing options will be provided from town homes to rural residential parcels. Affordable housing units will be provided in accordance with County policy."

The Housing Element includes the following relevant policies:

A.5. The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.

A.9. Housing for low-income households that is required in a new residential project shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.

The Draft Inclusionary Housing Ordinance requires:

- That at least 12% of all newly constructed dwelling units in a residential project shall be developed, offered to, and sold or rented to low and moderate-income households, at an affordable rent or sales cost, such that 60% of the affordable units, which are required to be constructed in connection with the construction of market rate units intended for owner-occupancy and renter occupancy development, shall be available at affordable sales prices to moderate-income households. The remaining 40% of the required affordable units shall be available at affordable sales prices to low-income households.
- Or at least 25% of all newly constructed dwelling units in a residential project shall be developed and offered to moderate income households at an affordable sales price.
- Or at least 5% of all newly constructed dwelling units in a residential project shall be developed and offered to very low income households at an affordable sales price or rent.
- Or at least 3% of all newly constructed dwelling units in a residential project shall be developed, and offered to, extremely low income households at an affordable sales price or rent.

The Draft Ordinance includes alternatives to providing the affordable housing units on-site at the residential development. The definitions of "affordable sales price" and "affordable rent" are set forth in the Draft Ordinance.

Because the Forest Ranch Concept Plan does not specify the number or location of non-marketrate ("affordable") owner-occupied and renter-occupied housing units, or provide a mechanism to require the anticipated 1,700 units be age restricted, this impact is considered *potentially significant*.

Mitigation Measures

Implementation of the following measures will reduce the potential impact on affordable housing to a level that is *less than significant*:

- 3.1-3a Each tentative subdivision map and multi-family housing project within the Forest Ranch Concept Plan area shall comply with the Placer County Inclusionary Housing Ordinance in effect at the time each project is proposed. The Specific Plan submitted for the project site shall specify the mechanism that will be implemented to require that 1,700 of the 2,213 units will be age-restricted.
- 3.1-3b Alternatively, the developer shall submit for County approval a comprehensive inclusionary housing plan for the entire Forest Ranch Concept Plan area that

demonstrates compliance with the Inclusionary Housing Ordinance in effect at the time it is submitted.

3.2 LAND USE

3.2.1 INTRODUCTION

This section describes the existing and proposed land uses, agricultural resources, and relevant land use and open space policies for the FDCP and the Plan area. Pursuant to Section 15125(d) of the CEQA Guidelines, this section also provides a discussion of general plan consistency and describes the relationship between the proposed FDCP and the Placer County General Plan. The impacts of the proposed rezoning and new zoning classifications are also addressed. The impact assessment focuses on changes in land use, new land use districts, land use compatibility, impacts on agricultural lands and open space, and zoning and general plan consistency.

3.2.2 SETTING

PURPOSE

The Land Use section of the FDCP identifies and provides definitions for the land use designations applied within the Foresthill Divide Community Plan area. This section also includes the goals and policies, which prescribe how these land use designations are applied, types of development that are encouraged or discouraged, and related development policies. It is consistent with all other sections of the FDCP. The extent of the various designations used, and the densities permitted within those areas, are also based in part on the policies contained in other sections of the FDCP. Other sections are in turn directly affected by the Land Use section. As an example, the circulation system improvements are based on the land use densities, building intensities, and types and locations of development allowed by the Land Use section.

The Land Use section is also presented in map form, as the Land Use Diagram, Figure III-1 of the FDCP (Figure 2-3 of this EIR).

The Land Use section includes background information and policies that address economic development in the FDCP area. The various non-residential land use designations in the Plan area are designed to attract and retain economic development that is appropriate in type and scale to the Plan area.

The Plan area is a large ridge located within the American River watershed that supports numerous small, rural communities. These communities include establishments that are remnants of the Gold Rush era, and are of unique historical and cultural value. As the communities have continued to grow, new developments have been introduced. While the Plan area remains predominantly rural in character, along with other unincorporated areas of the county, the Foresthill Divide has absorbed some of the growth in Placer County. This has resulted in the subdivision of land, and the introduction of modern patterns of development characterized by large-lot residential development, development that has occurred away from the core of the community, and automobile-oriented development. Development of the Plan area has also resulted in opportunities for re-use of existing structures and sites. The FDCP has taken

into consideration, and promotes coordination with, plans for State and Federal lands included within the Plan area boundaries.

Employment projections provided by outside agencies may not accurately reflect actual conditions in the Foresthill Divide. The local economy must expand to provide employment opportunities for residents of the Foresthill Divide. The current jobs/housing imbalance will need to improve, and although most jobs will still be located off the Foresthill Divide in Auburn, south Placer County and the surrounding Sacramento metropolitan area, home-based businesses and telecommuting are expected to increase. Forestry is, and will continue to be, an important segment of the local economy. Recreation associated with the Tahoe National Forest, BLM lands, and the Auburn State Recreation Area will become an increasingly important industry in the Plan area.

GENERAL CONCEPTS/DESCRIPTION

As the FDCP Team was developing the Community Plan, it became apparent that new approaches to traditional planning issues were necessary. The Foresthill Divide is unique in many ways, and is not suited to standard land use planning techniques. As an example, to provide a resident population in the downtown area, the Plan provides for Mixed-Use Areas that allow for many different activities to occur within those areas. Retail commercial uses, offices, public service buildings, and other traditional downtown businesses will be mixed with single-family and multi-family residential uses (perhaps even within the same building) in the Historic Downtown Mixed-Use Area. A downtown resident population will be the catalyst for more community events, and help create a pedestrian-friendly neighborhood reminiscent of the historic era represented by the architectural styles of the existing buildings in that area.

The Canyon Mixed-Use Area extends from the Foresthill Road/Mosquito Ridge Road "Y" west to the medical building on the south side of Foresthill Road from the church west to the Starlite Café on the north side of Foresthill Road. This district will provide for retail commercial, tourist commercial, single and multi-family residential and other uses while taking advantage of the phenomenal view of the Sierra Nevada to the east.

These mixed-use districts are one way to accomplish one of the primary goals of the FDCP: that higher residential densities should be located near the core of the community (defined as the area that extends from Foresthill Elementary School westerly to Foresthill Divide Middle School). The Plan also concentrates higher residential densities east of the historic downtown district to provide local traffic circulation throughout the "downtown" area.

Another location on the Divide that has received special consideration is the old mill site at the west end of the historic downtown district. More than half of the old mill site has been and will be utilized for the new high school, a new elementary school and a forest education facility. The Mill Site area immediately adjacent to the school site will house job-generating businesses. This site will require careful planning to accommodate all of these existing and proposed new uses.

The Pomfret Estate property (also known as "Forest Ranch") is addressed in the FDCP by providing design flexibility for the residential density that already exists on the property

(approximately 500 dwelling units). The majority of the property (2,162 acres) is currently assigned a Forestry zoning designation (with a minimum lot size of 160 acres). The remaining acreage is zoned Residential Forest (RF-B-43; PD 1.0) (445 acres) and Residential Single Family (RS-B-43) (9 acres). The FDCP assigns residential uses on that portion of the property which is located in proximity to the downtown core area. Development of the property will require approval of a Specific Plan (a planning tool that requires very careful analysis and detailed implementation of the development plan proposed by the property owner). Development standards for this property are included as Appendix B of the FDCP.

The Forest Ranch Concept Plan, as an alternative to the above described land use mix, would allow the following uses (however, the plan does not include a change of zoning, tentative parcel map(s), tentative subdivision map(s), minor use permits, conditional use permits, or other entitlement applications):

Residential Uses: The applicant currently plans 2,213 residential units, of which approximately 1,700 would be age-restricted (55 years of age and older). The 513 non-age restricted units are part of the Foresthill Divide Community Plan are not considered part of the Forest Ranch alternative. A mixture of housing options is proposed to be provided, from townhomes to rural residential parcels (one dwelling unit/5 acres). Affordable housing units are proposed to be provided in accordance with County policy.

Recreational Uses: The applicant plans an 18-hole golf course, clubhouse and other recreational facilities generally associated with a golf course/retirement community (e.g., restaurants, meeting rooms, swimming pool, driving range). The proposed project may also include an equestrian center to provide for the boarding of horses and a staging area for the project's equestrian trail system and a 100-unit recreational vehicle park. The applicant's proposes "community and wilderness trails.

Office, Professional and Retail: Except for retail associated with recreation facilities, the Forest Ranch Concept Plan discourages construction of commercial on the project site, but recognizes that the historic downtown Mixed Use district may not be appropriate for specific uses. The Concept Plan allows for commercial if such commercial can not be accommodated in the historic downtown or if such commercial would create undesirable infrastructure impacts. Certain commercial uses are prohibited including gasoline service stations, restaurants and hardware stores..

Open Space: A large portion of the project site is proposed to be maintained as open space to protect sensitive habitats and slopes and to provide project buffering between the land uses in the Concept Plan and adjacent sensitive land uses. Up to 195 acres may be used to develop the golf course. The Specific Plan shall identify these areas in more detail.

Infrastructure Improvements: Major infrastructure improvements include a wastewater treatment facility (proposed to be constructed and operated to State Water Resources Control Board standards), a water system and road improvements.

Holding Capacity

Based on assigned land use designations, the FDCP's population holding capacity could theoretically be as high as 62,948 persons, and its maximum number of dwelling units could be 25,296. This theoretical population growth can not be realized during the time horizon of the FDCP, or even the distant future given the lack of suitable wastewater treatment facilities and treated domestic water. Such a buildout population also assumes 100% of the maximum density of each land use district when in an area like Foresthill such densities cannot be achieved due to the infrastructure constraints listed above and environmental constraints as well (e.g., slope, and onsite septic capabilities). Growth projections indicate that during the time horizon of the FDCP (2030), there will be approximately 9,620 persons and 3,846 housing units. Buildout under the existing zoning, constrained as described in the project description, would yield a population of 19,272 which would not occur until the year 2170. In comparison, the 1981 Foresthill General Plan, with a land area approximately half of the current plan area, has a holding capacity of approximately 14,400 persons (as stated in the text of the Plan). A large percentage of this area is now in public ownership and there is little chance that any residential development will ever occur on those public lands. Other public utilities and services have similar limitations (as an example, there is no community sewer system to provide wastewater disposal for high density development). Development in accordance with the FDCP is designed to be sustainable, operating under the limits and constraints of these public facilities that serve all residents as well as people visiting the Plan area for business, tourism and recreational purposes.

Existing Land Use Patterns and Zoning Designations

The majority of the Plan area is forested and/or part of the steeply sloping topography that slopes to the Middle and North Forks of the American River. Development is primarily concentrated in areas where it can be sustained, including Foresthill, the Todd's Valley Subdivision, Baker Ranch, Michigan Bluff, and Yankee Jim's areas.

The Plan area includes area within the 1981 Foresthill General Plan, the 1994 Placer County General Plan, and the 1981 Weimar/Clipper Gap/Applegate General Plan. The large northeast portion of the Plan area consists of U.S. Forest Service Timberlands. Forestry uses surround the Foresthill townsite. The North Fork and Middle Fork of the American River form the northern and southern periphery of the Plan area. The westernmost portion of the Plan area consists of low density residential and rural residential uses, public land owned by the Bureau of Land Management (BLM), and lands within the Auburn State Recreation Area operated by the Bureau of Reclamation.

Land use within the Foresthill townsite consists of commercial uses, industrial uses, and scattered public uses along the Foresthill Road corridor. Medium and low density and rural residential uses are an integral part of the townsite as well. Timberland Production Zones exist immediately southwest of the townsite.

The Forest Ranch Concept Plan site is characterized by forest vegetation, relatively level to steep topography (including two canyons) and seasonal drainages. The site is mostly undeveloped although it has been subject to the effects of past hydraulic mining as well as logging. Most tree

cover is second growth. Portions of the property have been reforested, including some trees planed for Christmas tree production. The project site entirely encompasses two landlocked parcels with residences owned by an outside party. The site also contains closed mine shaft entrances, unpaved roads and gates, and is crossed by three County roads (Foresthill Road, Yankee Jim's Road and Blackhawk Road).

Changes Since 1981 Plan Adoption

Since the adoption of the 1981 Foresthill General Plan, there have been several changes to the affected area. The Plan area has been enlarged from a 56 square mile Plan area to an approximately 109 square mile Plan area. The current Plan area encompasses more of the Foresthill Divide, and more accurately represents a fairly cohesive, yet spread-out, geographical community.

Construction of the Sugar Pine Reservoir Dam has been completed, and Sugar Pine Reservoir now provides drinking water to the majority of residents within the Plan area. The reservoir is owned and operated by the Foresthill Public Utility District (Foresthill PUD). Properties located out side the Foresthill PUD service area rely on individual wells.

The solid waste disposal site in Foresthill, operated by the Bureau of Reclamation, has closed since the adoption of the 1981 General Plan. The site is currently being used as a transfer station, from which waste is transferred to the County's Western Regional Landfill near Roseville.

Forest Resources/Agriculture

The United States Forest Service (USFS) is currently undertaking the Sierra Nevada Forest Plan Amendment. The January 2004 Final Supplemental Environmental Impact Statement for the Forest Plan Amendment presents eight different alternatives for stewardship of national forests in the Sierra Nevada and Modoc Plateau. These alternatives are intended to sustain desired conditions of old forest ecosystems; protect and restore aquatic, riparian, and meadow ecosystems; improve fire and fuels management; combat noxious weeds; and sustain desired conditions of lower Westside hardwood ecosystems in the affected national forests.

The USFS proposes to establish management direction for National Forest lands on Sierran and Modoc Plateau forests, including the Tahoe National Forest, portions of which fall within the Foresthill Divide Community Plan area. All of the alternatives under consideration would maintain and enhance old forest conditions across Sierra Nevada landscapes. However, they would have different effects on potential losses of old forests to severe wildfires, amounts and distribution of old forest conditions, and old forest ecosystem functions and processes, including the uncertain effects of management activities on old forests. Under any of the alternatives, old growth trees will be protected; timber harvest levels would also be substantially reduced under any of the preferred alternatives.

Management direction established by the Record of Decision (ROD) for the Forest Plan Amendment Final SEIS will amend direction in existing National Forest land and Resource Management Plans (forest plans), including the forest plan for the Tahoe National Forest.

Ownership Patterns

The Plan area falls under multiple jurisdictions, including Federal, State, County, and private lands. Federal lands are managed by the United States Forest Service (USFS), Bureau of Land Management (BLM), and Bureau of Reclamation (BOR), and are concentrated in the north and eastern portion of the Plan area, as shown in Figure III-1 of the FDCP (Figure 2-3 of this EIR). USFS and BLM lands are used primarily for timber production and recreation. The Foresthill Public Utility District owns and operates the Sugar Pine Reservoir and dam; however, the surrounding area is managed by the USFS. State-managed federal lands within the Plan area include the Auburn State Recreation Area (SRA) in the far western portion of the Plan area, at the confluence of the North and Middle Fork American River. The SRA is comprised of 35,000 acres along both forks of the American River.

Non-federally and state-owned lands on the Foresthill Divide are within the unincorporated area of Placer County. Remaining lands fall under private ownership and are concentrated in the Foresthill, Todd's Valley, Baker Ranch, Michigan Bluff, and Yankee Jim's areas.

Land Use Assumptions

The following land use assumptions formulated by the Foresthill Divide Community Plan Team form the basis for the goals and policies and land use designations of the Community Plan:

- 1. Higher density development should be closer to downtown
- 2. Provide for a range of density
- 3. Mixed use development (commercial with residential) in the "Core" area (school to school)
- 4. Commercial will be limited to the "Core" area (school to school) limit development on existing commercial outside of the "Core"
- 5. Outside of the "Core", a scenic buffer will be maintained along Foresthill Road and other major routes
- 6. Population @ buildout: 13,500±(Based on direction from the Planning Commission, this has increased to 22,010–24,900. The higher figure occurs if the age-restricted community is adopted).
- 7. Private forest holdings and agricultural interests will continue to exist with protection from development pressure and adjacent development activities

- 8. Protect and increase access to trails and staging areas
- 9. Infrastructure operations and maintenance will keep pace with development
- 10. Public lands will be given an open-space designation
- 11. Densities shall be directly related to road system capacity

DESCRIPTION OF LAND USE DISTRICTS

Land use designations have been applied to properties within the Plan area in accordance with the goals and policies of the Land Use section (which are presented below), as shown on the Land Use Diagram (Figure III-1 of the FDCP, Figure 2-3 of this EIR). The Land Use Diagram of the Foresthill Divide Community Plan uses 15 land use designations to depict the types of land uses that will be allowed in different geographic locations of the Plan area. Definitions of each land use designation are included in the FDCP, expressed both in terms of typical uses and how the designation is applied. The lot size established by the land use designation is believed to reflect the appropriate maximum density for each area. The FDCP incorporates the following land use districts:

- Rural Estate (4.6 20 acre minimum)
- Forest Residential (1 4.6 acre minimum)
- Low Density Residential (10,000 sq. ft. 1 acre minimum)
- Medium Density Residential (5,000 sq. ft. 10,000 sq. ft.)
- Forest Residential Development Reserve (1 4.6 acre minimum)
- Neighborhood Commercial
- General Commercial
- Professional Office
- Mixed-Use Areas
- Historic Downtown Mixed-Use Area [Neighborhood Commercial/Low Density Residential (1 4 dwelling units/acre)]
- Canyon Mixed-Use Area [General Commercial/Medium Density Residential (1 15 dwelling units/acre)]
- Industrial
- Mill Mixed Use
- Public Facility
- Open Space
- Timberland (80 acre minimum)
- Water Influence

Proposed land use designations for the Forest Ranch Concept Plan site include Forest Residential Development Reserve (1-4.6 acre minimum), Timberland (80 acre minimum), Rural Estate (4.6-20 acre minimum), and Low Density Residential (10,000 sq. ft. -1 acre minimum) unless the Forest Ranch Concept Plan is adopted as a component of the FDCP.

DESCRIPTION OF PROPOSED ZONING

The Community Plan is the policy framework and plan of action for the FDCP area, and the zoning regulations are a major tool to implement the Plan. The County can guide and control development within the Plan area through enforcement of Zoning Ordinance provisions such as minimum lot sizes, building setbacks, design guidelines, and implementation of the mixed use districts. Precise zone district designations are included as part of the Community Plan adoption process, and are critical to the future development of the Plan area. While the Community Plan land use designations provide a general description of the types of uses allowed in each area, the implementing zone district specifies a minimum lot size, a more precise definition of allowed uses, and standards for development. The proposed zoning is shown on Figure 2-5 of this EIR.

Proposed zoning designations for the Forest Ranch site under the FDCP proposed Forest Residential Development Reserve and Timberland land use designations include Forestry (FOR-B-X-DR 160 acre minimum and FOR-B-X 160 acre minimum), Residential Forest (RF-B-X 160 acre minimum), and Residential Single Family (RS-B-43).

Table 3.2-1 is a matrix that presents the various zone districts that are considered to be compatible with the FDCP land use designations, and that will be applied to properties with those land use designations upon adoption of the Community Plan.

Table 3.2-1 Zoning Compatibility Matrix

Land Use Designation	Compatible Zone District(s) ¹
Rural Estate (4.6 – 20 acre minimum) and	F-B-X 20 Ac. Min.
Forest Residential (1 – 4.6 acre minimum)	F-B-X-MR 20 Ac. Min.
	F-B-X 5 Ac. Min.
	RA-B-X-20Ac. Min.
	RA-B-X-10 Ac. Min.
	RF-B-X 40 Ac. Min.
	RF-B-X 20 Ac. Min.
	RF-B-X-SP 20 Ac. Min.
	RF-B-X 10 Ac. Min.
	RF-B-X 5 Ac. Min.
	RF-B-X 4.6 Ac. Min.
	RF-B-X-SP 4.6 Ac. Min.
	RF-B-X 2.3 Ac. Min.
	RF
	RA-B-100
	RF-B-100
	RS-AG-B-X 2 Ac. Min.
	RS-AG-B-X 3 Ac. Min.
Low Density Residential	F-B-43
(10,000 sq. ft 1 acre minimum)	RS
	RS-AG-B-40
	RS-B-20
	RS-B-40
	RS-B-43

Land Use Designation	Compatible Zone District(s) ¹
	RS-Dc
	RA-B-43
	RF-B-20
	RF-B-40
	RF-B-43
	RF-B-X 1 Ac. Min.
Medium Density Residential	RM-DL8
(5,000 sq. ft. or 8 dwelling units/acre - 10,000 sq.	RM-DL6
ft. or 4 dwelling units/acre)	RM-DL4
Forest Residential Development Reserve (1 – 4.6 acre minimum)	TPZ-DR
Neighborhood Commercial, General Commercial,	OP-Dc
and Professional Office	C1-Dc
	C2-Dh
Historic Downtown Mixed Use [Neighborhood Commercial/Low Density Residential (1 – 4	C1-Dh/RS-Dh
dwelling units/acre)]	
Canyon Mixed Use [General	C2-Dc/RS-Dc
Commercial/Medium Density Residential (1 – 15	
dwelling units/acre)]	
Industrial	IN-Dc
	IN-Dc-SP
	IN-UP-Dc
(Mill Mixed Use)	INP-Dc
Public Facility	any
Open Space	0
	OP
	OP-Dc
	OP-UP-Dc
Timberland (80 acre minimum)	F-UP
	FOR-B-X 160 Ac. Min.
	FOR-B-X-DR 160 Ac. Min.
	FOR-B-X 80 Ac. Min.
	RF-MR 80 Ac. Min.
	RF-B-X 80 Ac. Min.
	RF-B-X 160 Ac. Min.
	RA-B-X 160 Ac. Min.
Water Influence	W
	W-B-X 160 Ac. Min.
	W-B-X 20 Ac. Min.
	W-MR

Legend for Zone Districts:

Primary Zone Districts:

IN = Industrial

INP = Industrial Park

C1 = Neighborhood Commercial

C2 = General Commercial

F = Farm

FOR = Forestry

O = Open Space

OP = Office and Professional

RA = Residential Agricultural

RF = Residential Forest

RS = Residential Single-Family

RM = Residential Multi-Family

TPZ = Timberland Production Zone

W = Water Influence

Mixed Use Districts:

C1/RS = Historic Downtown Mixed-Use

C2/RS = Canyon Mixed-Use

Combining Zone Districts:

-Dh = Design Historic

-Dc= Design Scenic Corridor

-UP = Conditional Use Permit

-PD = Planned Residential Development

-B = Building Site (minimum lot size)

-B-X = As shown on map

-AG = Agricultural

-MR = Mineral Reserve

-SP = Special Purpose

-DL = Density Limitation

-DR = Development Reserve

The Placer County Zoning Ordinance includes the precise density and development standards, regulations, and process requirements which will assure that eventual buildout of the FDCP area is consistent with the policies of the Community Plan. Other Placer County land use ordinances and regulations that will contribute to the Plan's implementation include: the Subdivision Ordinance, the Grading Ordinance, the Environmental Review Ordinance, the Development Agreement Ordinance, the Flood Damage Prevention Ordinance, the Uniform Building Code, Surface Mining and Reclamation regulations, and numerous other rules adopted to protect public health and safety and promote the general welfare of the residents of Placer County.

The Community Development Element of the FDCP includes the Foresthill Community Design Guidelines. Application of these guidelines to new development and renovation of existing development will assure that the appearance of the Plan area is consistent with the Vision Statement and policy guidance provided in the Community Plan.

ECONOMIC PROFILE

The majority of residents within the Plan area work off of the Foresthill Divide, and it is assumed that they will continue to do so throughout the 20-year planning horizon of this Plan. This type of activity has several effects. It provides residents with a steady income to sustain current lifestyles and rural character of the Divide, while providing competitive wages. It encourages economic development of the outside communities in which residents work, rather than economic development of the Foresthill Divide. It maintains the "bedroom community" phenomenon in Foresthill and reinforces the jobs-housing imbalance. It perpetuates automobile reliance and exposure to personal risk and the environmental risks associated with auto usage.

Although most residents of the Plan area work off the Foresthill Divide, employment on the Divide continues to increase. Education and Forest Service-related jobs provide employment through the government sector. Retail, office, manufacturing, and medical-related jobs provide the majority of employment through the private sector. The Sacramento Area Council of Governments (SACOG) has prepared employment projections for Foresthill. While these projections are based on an area smaller than the Community Plan area, and consequently a smaller population, they are generally indicative of economic activity within the Plan area. While many areas of the economy are projected to grow as population grows, the rate of growth for manufacturing employment is not expected to grow at the same rate. The SACOG projections are provided in Table 3.2-2, and are based on a year 2000 population of 4,012.

Table 3.2-2 Employment Projections by Sector

Year	Total	Retail	Office	Medical	Education	Manufacturing	Other
	Employment						
1990	122	47	38	3	11	6	17
1997	198	34	48	11	27	32	46
2000	234	35	50	11	60	32	46
2005	265	47	62	11	60	32	53
2010	312	59	81	12	60	32	68
2015	455	82	113	15	110	32	103
2020	612	127	212	20	113	32	108
2022	657	145	222	25	115	32	118

Source: SACOG

Because accurate employment data for small, rural communities is difficult to obtain (only a specialized survey could yield more accurate information), this EIR uses various available sources of information. The Placer County Economic Development Department utilizes State Employment Development Department (EDD) employment information. The "Regional Analysis District" used by SACOG for Foresthill is smaller than the Community Plan area. Anecdotal information and the community survey conducted for the Plan reveal that Plan area employment includes home-based businesses and telecommuting, a trend which is expected to increase as technology improves and people relocate from more congested areas to places such as the Foresthill Divide.

<u>Forestry</u>

Manufacturing of lumber and wood products is one of the leading industries in Placer County, accounting for 800 jobs in 1995. According to the California Employment Development Department (EDD) Labor Market Information, a 25 percent increase should be expected by the year 2002, to total 1,000 jobs. A total of 65.3 million board feet of lumber were produced from

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¹ SACOG does not have updated employment projection information for small areas at this time. The numbers in Table 3.B-2 are from an old projection dataset that used a different methodology (pre-Blueprint) than what SACOG is currently working on. Once new small area employment projections become available (anticipated to be around March 2007), the employment projections will be for years 2018 and 2035, with additional interim years to follow. (SACOG projections represent RAD 79, which encompasses the area west of Yankee Jim's Road. In the year 2000, the Census Bureau reports this area having a population of 4,507)

forests in Placer County in 1998, totaling 3.1 percent of the California lumber market and contributing \$209.8 million to the local economy. The majority of these jobs are located in the central and eastern portions of Placer County (including the Plan area), in proximity to privately and federally owned timberlands. In addition, 75 percent of permanent Foresthill District U.S. Forest Service employees are residents of the Divide. This currently accounts for 27 jobs; an additional 25 to 30 seasonal jobs are available from May until the first snow.

Tourism

Due to the proximity to public lands, historic Gold Rush character, and outstanding recreation opportunities, the Foresthill Divide attracts recreationists and tourists who contribute to the local economy. While no information is available on tourism within the Plan area, it can be deciphered from Placer County labor market information that tourism makes a significant contribution to the local economy. According to the Employment Development Department industry projections for Placer County, hotel and lodging accounted for 2,200 jobs in 2001; projected estimates for 2008 conclude that 3,300 people will be employed in this sector. The resulting 50 percent increase within a seven year period demonstrates that tourism, as indicated by employment in the hotel and lodging sector, is a valid and growing industry within Placer County. As Placer County continues to grow and urbanize, regions within the County that are of scenic and recreational value and provide relief from urbanized areas will experience a higher volume of use; these activities will directly benefit the local economy.

Retail

Based on a year 2000 population of 4,012, SACOG has determined that 35 of 234 (15 percent) jobs within Foresthill are related to retail sales. Retail jobs are down significantly from 1990, when they accounted for 38.5 percent of total employment. SACOG has projected that retail-related employment will begin to increase to 19 percent by 2010 and to 20 percent by 2020, as shown in Table 3.2-2.

<u>Industry</u>

According to employment projection information from SACOG, manufacturing contributed 6 jobs to the Foresthill economy in 1990.

Other

As shown in Table 3.2-2, medical services, education, and offices also contribute jobs to the local Foresthill economy. The increasing population on the Foresthill Divide necessitates the expansion of medical services, and medical employment history as well as projections reflect this.

Similarly, education-related jobs will continue to increase as the population increases, more families move to the area, and the Foresthill Union School District grows. The new high school and elementary school, in combination with expansion of existing educational facilities, will contribute 50 new jobs to the Foresthill economy within the next 15 years.

According to the SACOG projections, office employment is expected to steadily increase from 50 jobs (21 percent) in 2000 to 212 jobs (35 percent) by 2020.

While mining is by no means a growing industry in Placer County, according to the EDD, it provides a steady economic base for 100 people in the county. There has been no change in the number of mining jobs, and no change is expected. An estimated 20 to 30 individuals on the Foresthill Divide are involved in mining operations.

Trends

The SACOG employment projections and EDD Labor Market Information indicate that all sectors of the economy will continue to grow and produce more jobs for residents of the Plan area. Throughout the 1990s, retail jobs fell from 38.5 percent of total employment to 15 percent of total employment in Foresthill. Projections show that retail-related employment will begin to steadily increase through the year 2022, presumably in connection with increased recreation on the Foresthill Divide. Tourism is also directly connected to this increase. As in the past, retail and office jobs will continue to provide the majority of employment opportunities on the Foresthill Divide.

While employment opportunities continue to increase on the Foresthill Divide, it should be understood that the majority of employed residents will continue to work off of the Divide. Most residents will find work in Auburn, south Placer County and the surrounding Sacramento metropolitan area, thus contributing to the "retirement and bedroom community" effect within the Plan area. This trend is expected to be offset to some degree by home-based businesses and telecommuting.

GOALS AND POLICIES

Placer County General Plan Policies

Residential Land Use

- 1.B.1. The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.
- 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- 1.B.3. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.
- 1.B.4. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.
- 1.B.5. The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.

- 1.B.6. The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.
- 1.B.7. The County shall require multi-family developments to include private, contiguous, open space for each dwelling.
- 1.B.8. The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.
- 1.B.9. The County shall discourage the development of isolated, remote, and/or walled residential projects that do not contribute to the sense of community desired for the area.
- 1.B.10. The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.
- 1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.
- 1.G.2. The County shall strive to have new recreation areas located and designed to encourage and accommodate non-automobile access.
- 1.G.3. The County shall continue to require the development of new recreational facilities as new residential development occurs.
- 1.I.1. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.
- 1.I.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

Foresthill General Plan Goals and Policies

Land Use Plan

Goal 1: To preserve and enhance the rural character of the Foresthill area.

- 1. Encourage higher density areas in those locations that are consistent with neighboring land uses and maintain the existing character of the area.
- 2. Maintain large lot development where urban services are not available.

Goal 2: To maintain and where possible increase forestry activities on lands conducive to forestry uses.

1. Require large parcel sizes in productive forestry areas to both preserve and protect forestry activities.

- 2. Encourage Timber Preserve Zoning where appropriate.
- 3. Encourage the Planned Unit Development concept to maximize open space areas.

Goal 3: To provide a pattern of commercial growth that meets the needs of the Foresthill residents as well as those visiting and recreating, and also reflects the rural character of the area.

- 1. Maintain the primary commercial center in the existing downtown area.
- 2. Discourage strip commercial along Auburn-Foresthill Road.

Foresthill Divide Community Plan Goals and Policies

The proposed FDCP includes the following goals and policies related to land use and economic development:

General Land Use

Goal 3.B.1. Promote the wise, efficient, and environmentally sensitive use of land on the Foresthill Divide to help meet the present and future needs of residents and businesses.

	• •
Policies	
3.B.1-1	The County shall promote the efficient use of land and natural resources.
3.B.1-2	The FDCP shall identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of the distinctive characteristics that make up the Foresthill Divide.
3.B.1-3	Infrastructure operations, services and maintenance shall keep pace with development.
3.B.1-4	Provide land use designations which protect existing land uses and discourage leapfrog development.
3.B.1-5	The County shall consider land use alternatives separately from land ownership and land tenure.
3.B.1-6	The County should not support requests to decrease the land use densities established by this Plan below that established by the precise zoning adopted concurrently with this Plan.
3.B.1-7	Higher density development should be located closer to the downtown area provided that such development meets adequate development standards (e.g., adequate water supply, adequate septic or waste water treatment systems, etc.)
3.B.1-8	Provide for a range of densities (low to high) within the Plan area.
3.B.1-9	The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
3.B.1-10	The 1500 acre portion of the 2,616 acre Forest Ranch property (Pomfret Estate), which is designated Forest Residential Development Reserve (1-4.6 Acre Minimum) by the FDCP Land Use Diagram, shall be developed as one or more Specific Plan, and shall be developed in

accordance with the Development Standards set forth in Appendix B.

- 3.B.1-11 The 2,616 acre Forest Ranch property (Pomfret Estate) shall be developed as one or more Specific Plans, and shall be developed in accordance with the Development Standards and Land Use Diagram contained in Appendix E.
- Goal 3.B.2. Maintain the rural mountain character and natural resources of the Foresthill Divide.

Policies

- 3.B.2-1 Maintain and preserve the historic and rural forested character and natural resources of the Foresthill Divide.
- 3.B.2-2 The County shall encourage the retention of natural features as buffers between different, potentially incompatible uses as well as serving to preserve the rural mountain character of the area.

Residential Land Use

Goal 3.B.3. Provide residential development which is compatible with existing land uses, complements the rural surroundings, reflects the character and diversity of existing residential land uses, provides trails and open space, and promotes a sense of community.

Policies

- 3.B.3-1 Residential development shall be designed so as to maintain and preserve the historic and rural forested character and natural resources of the Foresthill Divide.
- 3.B.3-2 The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.
- 3.B.3-3 The County shall require that significant natural, open space and cultural resources be identified in advance of development and incorporated into site-specific development project design.
- 3.B.3-4 The County shall ensure that residential development retains natural features as buffers to separate different, potentially incompatible land uses such as agricultural operations, landfills, quarries and treatment plants.
- 3.B.3-5 The County shall not approve the development of isolated, remote, gated and/or walled residential projects.
- 3.B.3-6 In the preparation of subdivision design, natural features, noise exposures to residents, visibility of structures, circulation, access, maintenance of rural quality, domestic water supply, on-site sewage capability and the relationship of the project to surrounding land uses shall be considered. Appropriate subdivision densities or total numbers of lots will be determined by these and other factors. In some instances, the maximum number of lots indicated by the land use designation or zoning on a given parcel of land may not be realized once these factors are considered
- 3.B.3-7 The County shall require that all residential development provide private and/or public open spaces.
- 3.B.3-8 The County shall require the development and maintenance of new public/community recreational facilities as new residential development occurs.
- 3.B.3-9 The County shall strive to maintain and/or improve the character of established residential areas.
- 3.B.3-10 Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses for which the area is designated. Further, the subdivision shall not:

- Create the need for variances to ordinance requirements such as setbacks, lot size minimums, height maximums, length-to-width ratios, etc.
- Create abutting lots which have two front yards and no rear yard, unless special provisions
 consistent with these guidelines have been made to provide for sound attenuation.
- Create flag lots within the subdivision.

Goal 3.B.4. Provide for the public dedication and construction of trails to become a part of the community trail system as lands develop.

Policies

- 3.B.4-1 The County shall require residential subdivisions to be designed to provide well-connected public internal and external street and multi-use trail systems.
- Goal 3.B.5. Provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

Policies

- 3.B.5-1 The County shall encourage the development of multi-family housing in the Core Area.
- 3.B.5-2 The County shall promote the development of higher density residential areas near the Core Area and where infrastructure is available to support it.

Commercial Land Use

Goal 3.B.6. Designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Foresthill Divide residents and visitors and maintain economic vitality.

General Commercial Area Policies

- 3.B.6-1 The County shall require that additional commercial development be limited to the Core Area, the primary commercial area of the community. Those parcels historically designated for commercial use shall retain the commercial designation.
- 3.B.6-2 The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 3.B.6-3 The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

Core Area Policies

- 3.B.6-4 The County shall encourage the Core Area to provide a variety of goods and services, both public and private.
- 3.B.6-5 The County shall require minimal, or in some cases, no building setbacks for commercial and office uses in the Core Area.
- 3.B.6-6 The County shall encourage parking in the Core Area to be consolidated in well-designed and landscaped *public* parking areas.
- 3.B.6-7 The County shall allow for both on-street and off-street parking to satisfy the parking requirements of the uses in the Core Area.

- 3.B.6-8 The County shall encourage the preservation of historic and attractive buildings in the Core Area, and encourage new development to enhance the character of the commercial district.
- 3.B.6-9 The County shall require that existing and new Core Area development be designed to integrate open spaces where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.
- 3.B.6-10 The County shall encourage the development of activity centers in the Core Area. New development of commercial, office, residential and/or institutional uses can assist in creating such a "town center." The County can also assist by ensuring that appropriate land use designations and zone districts are available and by ensuring that appropriate infrastructure and services are available. The "town center" should be located in the central town area and could include such features as a small park or village green, a community center, a new post office, new commercial or office uses, and other essential services to be used by the residents and visitors of the Plan area.

Historic Outlying Commercial Districts

Goal 3.B.7. Concentrate and limit the size and configuration of the existing commercial zoning in the Historic Outlying Commercial Districts outside the Core Area in order to prevent strip zoning in these areas, preserve the integrity of the commercial uses within the Core Area and recognize these areas as the historic commercial areas on the Divide.

Policies

3.B.7-1 The County shall not permit the expansion of the commercial uses beyond the boundaries of the Historic Outlying Commercial Districts.

Mixed-Use Areas

Goal 3.B.8. Establish a Mixed-Use zone district in the Core Area that allows for a mix of residential, commercial, professional office and industrial uses that are designed to maintain the character of the Core Area.

General Mixed-Use Area Policies

- 3.B.8-1 The County shall allow for mixed uses such as ground floor commercial and second floor residential to be developed in the Mixed-Use zone district.
- 3.B.8-2 The County shall discourage the development of high traffic generating uses (e.g., drive-through banks, fast food restaurants) in the Mixed-Use zone district.

Historic Mixed-Use Area Policies

- 3.B.8-3 Properties in the historic core area, which front on either Foresthill Road or Main Street, shall be zoned to allow mixed land uses (i.e., single family residential, multifamily residential, office, retail commercial, restaurants, etc. Industrial uses are not proposed to be included).
- 3.B.8-4 The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of residential, commercial and professional office uses.
- 3.B.8-5 The County shall encourage the existing downtown area to provide a variety of goods and services, both public and private.

- 3.B.8-6 The County shall encourage parking in the downtown area to be consolidated in well-designed and landscaped areas.
- 3.B.8-7 The County shall encourage the preservation of historic and attractive buildings in the downtown area, and encourage new development to enhance the character of the commercial district.
- 3.B.8-8 The County shall allow for setbacks to be established at the Foresthill Road/Main Street right-of-way as long as allowances are made for pedestrian circulation. These setbacks shall reflect the character of the block or of the adjacent buildings on the block.

Mill Mixed-Use Area Policies

- 3.B.8-9 The County shall set aside this area for light industrial uses and uses that are accessory to these light industrial uses. Retail uses shall be discouraged in the Mill Mixed-Use area.
- 3.B.8-10 The County shall encourage parking in the Mill Mixed-Use area to be consolidated in well-designed landscaped areas. A 10-foot wide landscape strip shall be established along access roadways in this area and a pedestrian/circulation plan developed to increase accessibility between the use sites in the area. This plan shall include a consideration of interconnected parking areas and trails.
- 3.B.8-11 The County shall not allow outdoor storage in the Mill Mixed-Use area unless this storage is accessory to a permitted use. Solid screening of permitted outdoor storage areas shall be installed.

Canyon Mixed-Use Area Policies

- 3.B.8-9 The County shall set aside this area for single and multifamily residential, tourist accommodation, light commercial and professional office uses and uses that are accessory to these uses.
- 3.B.8-10 The County shall ensure that new development in the Canyon Mixed-Use area be designed so that no contiguous parking lot is created along the Foresthill Road frontage. Parking along the sides or to the rear of new development in this area and the utilization of shared driveways between uses in this area shall be encouraged.
- 3.B.8-11 The County shall require that all new development in the Canyon Mixed-Use area be designed so that viewsheds are protected.

Industrial Land Use

Goal 3.B.9. To designate adequate land for and promote development of industrial uses to meet the present and future needs of residents of the Foresthill Divide for jobs and to maintain economic vitality.

Policies

- 3.B.9-1 The County shall only approve new industrial development that has the following characteristics:
 - a. Adequate infrastructure and services;
 - b. Convenient connections to the regional transportation network;
 - Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the
 potential release of hazardous materials;
 - d. Minimal significant adverse environmental impacts; and
 - e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.

- 3.B.9-2 The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.
- Goal 3.B.10. To promote the wise, efficient, and environmentally-sensitive use of the industrially-zoned land use districts to meet the present and future needs of the Foresthill Divide.

Policies

- 3.B.10-1 Protect the industrially-zoned areas from encroachment by incompatible uses.
- 3.B.10-2 Encourage industries which are compatible with the established industrial firms in the area.
- 3.B.10-3 Maintain strong design review standards to ensure attractive industrial development, especially along the Foresthill Road corridor.
- 3.B.10-4 Develop a land use diagram which recognizes known constraints in public services, transportation facilities and environmental conditions.
- 3.B.10-5 Encourage the development of a diverse and compatible range of employee-generating uses.
- 3.B.10-6 Provide a diversity of industrial uses in order to ensure a diverse economy. Industrial use types include, but are not limited to:
 - a. Warehousing, storage, production, manufacturing and assembly
 - b. Incubator or small-scale industries
 - c. Campus-type industrial parks, including research and development facilities
 - d. Offices, business support services and restaurants
- 3.B.10-7 The County shall ensure that proposed land uses are compatible with existing or planned adjacent uses, including established industrial firms on the Foresthill Divide.
- 3.B.10-8 The County shall seek to protect the industrial, commercial and professional land uses on the Foresthill Divide from encroachment by incompatible uses.
- 3.B.10-9 Heavy industry or land-extensive industrial uses should be spatially separated from other urban uses.
- 3.B.10-10 Structures associated with business park uses shall incorporate high quality architectural design elements consistent with the standards contained in the Placer County Design Guidelines Manual and the Foresthill Community Design Guidelines.
- 3.B.10-11 Due to the potential for industrial properties to be developed adjacent to residential land uses, such uses should be designed, where possible, to generate minimal impacts on these areas. Measures to reduce potential conflicts include, but are not limited to, the following:
 - a. Noise attenuation;
 - b. Reduction or shielding of lighting near residential areas;
 - c. Using site design to place the least impactive activities or uses nearest the residential areas;
 - d. Architectural and landscape screening of facilities and activities; and
 - e. Large structural setbacks.
- 3.B.10-12 The County shall encourage the establishment of business park uses which are employee-intensive and which provide a significant number of primary-wage earner jobs which provide salaries comparable to the County's median income level or higher.

3.B.10-13 Commercial uses associated with business park properties shall provide goods and services for employers and employees of businesses within the business park and other surrounding industrially designated properties.

Mill Site Area Policies

- 3.B.10-14 The County shall set aside this area for light industrial uses and uses that are accessory to these light industrial uses. Retail uses shall be discouraged in the Mill Site area.
- 3.B.10-15 The County shall encourage parking in the Mill Site area to be consolidated in well-designed landscaped areas. A 10-foot wide landscape strip shall be established along access roadways in this area and a pedestrian/circulation plan developed to increase accessibility between the use sites in the area. This plan shall include a consideration of interconnected parking areas and trails.
- 3.B.10-16 The County shall not allow outdoor storage in the Mill Site area unless this storage is accessory to a permitted use. Solid screening of permitted outdoor storage areas shall be installed.

3.2.3 IMPACT EVALUATION CRITERIA

Appendix G of the CEQA Guidelines provides three criteria for judging potentially significant impacts that are related to land use and planning:

- Would the project physically divide an established community?
- Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

With regard to agricultural resources, Appendix G provides the following three criteria for judging potentially significant impacts:

- Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

In addition to the above, the following criterion will be used to judge the significance of impacts:

• Would the project result in the development of incompatible uses and/or the creation of land use conflicts?

3.2.4 IMPACTS AND MITIGATION MEASURES

Impact 3.2-1 Potential conflicts between the FDCP and the PCGP.

Discussion/Conclusion: In 1994, the Placer County Board of Supervisors adopted the Placer County General Plan (PCGP), which establishes the overall framework for development of the unincorporated area of the county and protection of its natural and cultural resources. The FDCP provides a more detailed focus on a specific geographic area of the unincorporated county. Some of the goals, policies and implementation measures contained in the FDCP repeat those goals, policies and implementation measures contained in the PCGP which pertain to the Plan area. Other goals, policies and implementation measures in the FDCP go further to supplement and elaborate upon (but not supersede) those contained in the PCGP to address specific community concerns and issues. In some instances, the FDCP relies entirely on the PCGP to address certain issues which are not unique to the Plan area and which are more appropriately addressed in a broader sense in the PCGP. In particular, noise relies entirely on the PCGP (in terms of goals, policies and implementation measures), while the seismic safety and air quality sections rely on the PCGP for the broader issues, and also contain policies to address issues specific to the Plan area.

The FDCP is one of 22 Community Plans within the unincorporated area of Placer County. As stated in the PCGP, "[b]ecause of the diverse geography and land uses within the county...individual community plans have been prepared within the framework of the overall county plan to address the unique issues and concerns arising in the different unincorporated area." The Plan area is approximately twice the size of the area encompassed by the 1981 Foresthill General Plan, and includes areas previously subject to the PCGP and the 1981 Weimar/Clipper Gap/Applegate General Plan.

As described above, the proposed FDCP does not conflict with the PCGP, and implements the policies of the PCGP. This impact is *less than significant*.

Mitigation Measure

No mitigation measures are required.

Impact 3.2-2 Development of incompatible uses and/or creation of land use conflicts within the FDCP area.

Discussion/Conclusion: The proposed FDCP is designed to promote land use compatibility and avoid or mitigate the establishment of new incompatible land uses in proximity to one another. Goals and Policies which specifically address this issue include:

3.B.2-2, 3.B.3-4, 3.B.3-6, 3.B.9-1, 3.B.10-1, 3.B.10-2, 3.B.10-7, 3.B.10-8 and 3.B.10-11

The "Industrial" land use designation for the FDCP is specifically tailored to reduce or avoid potential land use conflicts by limiting the types of industrial uses allowed in the Plan area. The

proposed FDCP establishes two Mixed-Use areas: the Historic Downtown Mixed-Use Area and the Canyon Mixed-Use Area. Although mixed-use areas can provide an opportunity for incompatible land uses to be established, a "development vision" for each area is described in the Plan which addresses land use compatibility issues and how each area should be developed. Implementation of the proposed FDCP is anticipated to reduce land use compatibility conflicts. This impact is *less than significant*.

Mitigation Measure

No mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: Many areas of the project site that are adjacent to other properties are proposed to remain in open space or are designated for low-intensity uses, such as rural residential uses. With the exception of the portion of the site that straddles Foresthill Road, the project is primarily oriented inward within the site, and away from surrounding uses. However, some specific features of the Forest Ranch Concept Plan may pose potential land use conflicts. For example, the traffic, noise, dust generation and lighting associated with a recreational vehicle park and equestrian center may be disruptive to existing residential uses. The specific plan and specific plan EIR, prepared for the Forest Ranch Concept Plan area will address land use conflicts once the land use plan has been prepared. Additionally, the Forest Service has indicated that it operates two developed areas immediately adjacent to the Concept Plan area: an Administrative Residence Area which houses employees, and the Foresthill Work Center, which the Forest Service characterizes as industrial in nature. It houses the Forest Service Emergency Response teams, vehicle fleet and barracks, and occasionally operates 24 hours a day. Proposed uses adjacent to these Forest Service operations include open space, Rural Residential (1 dwelling unit/1 acre), and Low Density Residential (3 dwelling units/1 acre). The noise and lighting associated with the Foresthill Work Center property may be disruptive to the proposed Rural Residential and Low Density Residential uses. A wastewater treatment plant is proposed to be located in an area west of the golf course. It is a relatively flat area, bordered to the north by proposed Medium Density Residential (4 du/acre), to the east and south by Low Density Residential (3 du/acre), and to the west by Open Space. The area proposed for treated effluent spray irrigation is the golf course and subsurface drip irrigation.

These potential land use conflicts may result in *potentially significant* impacts related to traffic, dust generation, noise, lighting and odors. These impacts are addressed in more detail in sections that follow. Odor and dust generation impacts are addressed in Section 3.8. Traffic is addressed in Section 3.9. Noise is addressed in Section 3.10.

Mitigation Measures

Implementation of the following measure will reduce potential land use conflicts to a *less than significant* level:

3.2-2a Tentative subdivision maps for residential development and multiple family development within the Forest Ranch Specific Plan area shall be designed to reflect

and consider natural features, visibility of structures, and the relationship of the project to surrounding uses, and to maintain the character and visual quality of the area.

3.2-2b A Specific Plan shall be prepared for the project site that clearly delineates the location of proposed land uses and zoning.

Impact 3.2-3 Loss of open space resulting from development in accordance with the FDCP.

Discussion/Conclusion: Development of the Plan area in accordance with the proposed FDCP would allow conversion of lands currently in undeveloped open space to residential, commercial, industrial or public uses. While the proposed FDCP will allow for less conversion of open space than the existing (1981) Foresthill General Plan, impacts must be measured in comparison to existing conditions rather than future planned uses.

The majority of the Plan area is designated for Open Space (25%), Timberland (41%), and Water Influence (1.8%). The remaining lands (approximately 32%) are designated for Forest Residential, Rural Estate, Low and Medium Density Residential, Development Reserve, Industrial, General and Neighborhood Commercial, Professional Office, Public Facility, and Mixed-Use areas. Portions of these areas are already developed, and the policies of the FDCP are designed to discourage "leapfrog" development and concentrate development within or near the Core Area of Foresthill. Also, as described in Impacts 3.2-1 and 3.2-2 above, the FDCP includes policies to protect existing agricultural lands, forest and timber resources.

Nevertheless, the loss of open space resources through conversion to developed uses represents a *significant, unavoidable, cumulative impact* of the proposed FDCP.

Mitigation Measure

No mitigation measures are available to reduce this impact to a less than significant level. Therefore, this impact will remain *significant*, *unavoidable and cumulative*.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: A large portion of the project site, is proposed to be maintained as open space to protect sensitive habitats and slopes and to provide project buffering. Up to 195 acres, may be developed as a golf course. Nevertheless, the loss of open space resources through conversion to developed uses on approximately 50% of the Forest Ranch site represents a *significant*, *unavoidable and cumulative impact*.

Mitigation Measure

No mitigation measures are available to reduce this impact to a less than significant level. Therefore, this impact will remain *significant*, *unavoidable and cumulative*.

3.3 AESTHETICS

3.3.1 INTRODUCTION

This section of the EIR provides a description of the existing visual characteristics of the FDCP. Relevant goals and policies from the Placer County General Plan, Placer County Design Guidelines Manual and Placer County Landscape Design Guidelines Manual are described and compared to the Foresthill Community Design Guidelines of the FDCP.

The purpose of this analysis is to determine the extent to which the FDCP will cause visual and aesthetic impacts. Mitigation measures are then identified that may be used to minimize identified impacts. General topics addressed include the conversion of specific areas of the Plan area from rural or undeveloped land to rural residential, suburban and mixed-use development patterns, increases in night lighting and light and glare as a result of development in and around the area, and compatibility of the FDCP with County programs that promote a high quality visual and aesthetic environment.

The Setting description and the Foresthill Community Design Guidelines were prepared by Mogavero Notestine Associates.

3.3.2 SETTING

PURPOSE

The Community Design section of the Foresthill Divide Community Plan encourages preservation of the unique features and characteristics which define the Foresthill Divide. This section must be considered in the context of the entire Community Plan. The Land Use, Population and Housing, Open Space, and Transportation/Circulation sections include policies which have an effect on community design.

An area's physical appearance can have much to do with the way it is perceived by residents and visitors alike. Foresthill residents have expressed a strong desire to maintain the current character of the area, which is exemplified by the historic downtown, rural development, forested environment and deep river canyons. A significant potion of the area's economy is based upon recreation visitors to the area and many residents have moved to the area to enjoy the natural setting and recreation opportunities.

ELEMENTS OF COMMUNITY DESIGN

Community design is about community building. It is broader in scope than the mere appearance of a building. It concerns the built character, order, and psyche of the area. It is the interrelationship of various components (buildings, transportation system, open space, vistas, interaction of humans between each other and the natural environment, heritage, and economics) that, when put together, make up a total community.

Good community design is building communities that are safe for children to walk to school or for the elderly to cross the street. It is how to maintain the downtown as a place where locals, as well as visitors, want to go. It respects the natural environment as well as economic gain. It creates places for people to feel comfortable with each other and with the built environment.

The Places

From a community design perspective, the Foresthill Divide Community Plan area can be categorized as having several types of places. They include the small rural community of Foresthill, the rural commercial areas of Baker Ranch, Everybody's Inn, Monte Verde, the existing rural residential areas of Todd's Valley and Michigan Bluff, potential future rural residential, scenic roadways, and forests and wildlands, as shown in Figure III-3 of the FDCP. Each of these places has its own unique character which should be preserved and enhanced.

Foresthill

The downtown or historic core area of Foresthill is generally bounded by the middle school on the west, the elementary school on the east, Harrison Street on the north, and Lowe Street on the south, as shown in Figure III-4 of the FDCP. The design character is a combination of a rural forested small town influenced by its history of gold mining and lumber mills. Victorian homes and commercial buildings are scattered throughout the area, with a concentration of historic commercial buildings near the Main/Foresthill and Soap Street intersection.

Many of the newer buildings reflect the historic and forest nature of the community. Some good examples include Robber's Roost, Foresthill Veterinary Clinic, and Pass Lab. Development opportunities in the downtown core are available through the infill of vacant sites, rehabilitation of existing commercial structures, or the conversion of historic homes to commercial use. In order to enhance the economic viability from recreationalists and tourists, it is important that new development and rehabilitation is of a high quality that respects the historic and cultural character of the community. If the downtown area is successful in attracting new commercial development, parking will continue to be a limiting factor. A good example of off-street parking design can be found in the Foresthill Veterinary Clinic's parking facility; the parking lot is oriented to the side of the property, conforms to the terrain and is nicely landscaped.

Streetscape improvements are proposed for Main Street and Foresthill Road east of Gold Street. These improvements should utilize and build upon existing features, such as the mini-park next to the PUD office, the planters located west of Soap Street along Main Street, and the historic water troughs in the center area between Foresthill Road and Main Street. These improvements need to enhance pedestrian circulation, especially for children traveling to and from the elementary school. The improvements should also be designed to accommodate equestrians.

Leroy Botts Memorial Park is located just north of the downtown core. The park is home to the Memorial Hall, a chapel, and the Foresthill Divide Museum. The park is a major attraction for the community as well as visitors. One distraction to the pleasant environment that the park provides is the Placer County Water Agency building and corporation yard. This facility creates a division between various park functions, and architecturally intrudes on the rural ambience.

To the west of downtown is the former Georgia Pacific Mill site. Proposed reuse of the site includes plans for a new elementary school, a new high school (opened in 2004), an environmental education center, and a $50\pm$ acre industrial park. The site has views to the north of Devils Canyon and a forested perimeter to the north and west. A few old mill buildings remain on the site. One of those buildings has unique architectural style that could be emulated in future development. An important issue that must be addressed in the planning of the mill site is how students will safely access the schools as pedestrians, bicyclists, and motorists.

Another distinct area within the community of Foresthill is the west-end or "Canyon Mixed-Use area" west of the Y of Foresthill Road and Main Street to the middle school. Uses include Robber's Roost, the Post Office, and Worton's Market, among others. Many of the buildings attempt to convey a historic theme, but are not totally successful. An example is the building in which the Post Office and Placer Sierra Bank are located. It has a western theme front façade, with board-and-batten siding and a wooden canopy, but it is too monolithic; it needs to be broken up into smaller elements to appropriately express the historic building scale and character. On the south side of the road is a fairly sharp drop-off to the canyon that provides spectacular views. Old mill worker cottages are located south of Foresthill Road, across from the former Georgia Pacific Mill. These cottages could be restored and used as a combination of residential, lodging, office and boutique style retail, similar to the cottages in Graeagle located north of Truckee.

Natural locations for realizing that the visitor has arrived in Foresthill are the intersection of Foresthill Road and Race Track Street on the west, and the St. Joseph's Catholic Church bell on the east. The community's urban edge or boundaries, beyond which no additional development will occur, are the Auburn State Recreation Area and Tahoe National Forest, which limit development activities to the south, east and west. There is no such edge to the north. Commercial development is limited to the Foresthill Road corridor between Worton's Foresthill Grocery on the west and the elementary school on the east.

Rural Commercial

There are three isolated rural commercial areas in the Foresthill Divide Community Plan area: Baker Ranch, Everybody's Inn, and the Monte Verde Inn. Each has a unique character. The Monte Verde Inn is a converted homestead, now being used as a bed and breakfast. Everybody's Inn is more of an old roadside bar and grill. Baker Ranch is a 1960s ranch style retail space and pub.

Rural Residential

There are essentially two rural residential developments outside of the community of Foresthill: Todd's Valley and Michigan Bluff. Todd's Valley is laid out like a traditional suburban subdivision on one-acre lots with curvilinear streets and cul-de-sacs. The homes are mostly built in the ranch style of architecture. A nice feature of Todd's Valley is that very few of the homes can be seen from Foresthill Road. Michigan Bluff, on the other hand, is a very small historic community with historic Gold Rush and farmhouse types of structures.

A potential development site of $445\pm$ acres located just north of the community of Foresthill is zoned for one acre lots (RF-B-43, PD 1.0). A Specific Plan could be prepared that incorporates the historic character of the community into the design, and integrates the vehicular, bicycle and pedestrian circulation system into the existing community to the greatest extent possible.

Scenic Roadways

The community has identified the following road segments as scenic roadways: Foresthill Road in the Plan area to Robinson Flat; Mosquito Ridge Road to Robinson Flat Road; and Robinson Flat Road from Mosquito Ridge Road to Foresthill Road. These roads show off some of the area's scenic resources, including its forests and vistas. They are important features in the community, especially in their ability to help attract and maintain a visitor population.

Forest Backdrop

As noted in Planning For Prosperity, a policy document prepared by the Sierra Business Council (1998):

Agricultural and forestlands are critical to the economic health of the Sierra Nevada, not solely or even primarily for the value of the products and jobs they generate directly, but also for the essential contribution they make to the region's economy as scenic assets. The Sierra Nevada's agricultural lands and forests contribute significantly to the economic wellbeing of our region by drawing new businesses and wealth to our towns and communities, increasing private property values throughout the region, and supporting our tourist economy. Agriculture and forestlands also play a critical role in sustaining healthy natural systems by providing plant and wildlife habitat, migration corridors, watershed protection, and other benefits.

These lands in the Foresthill Divide Community Plan area provide the community with an aesthetic value, as well as an economic benefit.

Scenic Districts and Corridors

The entire segment of Foresthill Road within the Plan area is designated in the Placer County Scenic Highways System. Because of the special scenic qualities of certain portions of the Plan area, including Foresthill Divide Road (which starts at Baker Ranch), those roads traversing these areas are recommended to be protected by special ordinances to enhance scenic viewsheds.

Night Lighting and Signage

The primary sources of light in the Plan area include headlights on the roadway system, particularly Foresthill Road, commercial development, and industrial facilities. Strong sources of light and glare can create a significant nuisance effect on sensitive receptors. Rural residents, who seek the quiet and relative seclusion of the foothill and mountain communities, and who value the historical ambience of the Placer County gold country, are particularly sensitive to the

effects of strong light sources. A lighting district has been established in Foresthill, which is limited to the Downtown Historic Area.

The nuisance effect must be weighed against the beneficial, often essential uses of such lighting. These beneficial uses include nighttime security for commercial and industrial locations and certain residential districts; lighting of work areas at facilities that may operate during nighttime hours; and street lighting at key intersections. Notwithstanding the fact that these uses of lighting are beneficial, the unwanted effects on surrounding uses can and should be mitigated through Community Plan policies and standards and, if necessary, Environmental Impact Report (EIR) mitigation measures.

The Placer County Rural Design Guidelines provide one goal regarding lighting that encourages the minimization of artificial lighting on residences, other structures, and along roadways to limit the amount of light pollution. The Guidelines discuss the role of light pollution in rural communities and conclude that even streetlights are not desirable in a rural community. "In the evening, the rural feeling is created by the absence of outdoor lights which allows for the enjoyment of the night sky without interference." The Guidelines recommend techniques designed to minimize light pollution.

Signage can also disrupt the rural experience. However, sensitivity to the rural character should be balanced with signage that will still serve its purpose: to communicate information about the businesses in the area, and the nature and quality of the physical environment. The Placer County Design Guidelines Manual states: "Well-designed signs contribute to the character of a building's façade while enlivening the streetscape, in addition to communicating information about goods and services of individual businesses."

Forest Ranch Concept Plan

Although the Forest Ranch Concept Plan project site is currently undeveloped open space, it is not undisturbed. Several dirt roads traverse the property, as well as three County roads. The property has been logged in the past and most tree cover is second growth. Portions of the property have been reforested, including some trees planted for Christmas tree production. There is evidence of past mining activity (closed mineshafts, altered landforms caused by hydraulic mining) on the site.

Foresthill Road, which traverses the Concept Plan area, is proposed to be designated as a scenic highway in the draft Foresthill Divide Community Plan. The existing Foresthill General Plan addresses "scenic routes," but does not identify specific roads as scenic routes. From Foresthill Road, only a small portion of the Concept Plan area is visible. The Concept Plan area is also crossed by and visible from Yankee Jim's Road and Blackhawk Road. Most views of the Concept Plan area are partially obstructed by terrain and vegetation. Existing lighting levels in the project vicinity are very low.

GOALS AND POLICIES

Placer County General Plan Policies

Land Use

- 1.B.5. The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.
- 1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.
- 1.K.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:
 - a. Avoids locating structures along ridgelines and steep slopes;
 - b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
 - c. Maintains the character and visual quality of the area.
- 1.K.2. The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.
- 1.K.3. The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.
- 1.K.4. The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:
 - a. Limit cuts and fills;
 - b. Limit grading to the smallest practical area of land;
 - c. Limit land exposure to the shortest practical amount of time;
 - d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
 - e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.
- 1.K.5. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.
- 1.K.6. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:
 - a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
 - b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
 - c. Minimize risk to life and property from slope failure, landslides, and flooding; and
 - d. Maintain the character and visual quality of the hillside.

- 1.L.1. The County shall designate scenic routes within the county in order to preserve outstanding scenic quality within different geographic settings.
- 1.L.3. The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.
- 1.L.4. The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views.
- 1.O.1. The County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.
- 1.O.3. The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:
 - a. They do not silhouette against the sky above ridgelines or hilltops;
 - b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
 - c. They fit the natural terrain; and
 - d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).
- 1.O.4. The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the county.
- 1.O.8. The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian amenities, including such features as benches, sitting ledges, and mini-parks.
- 1.O.9. The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

Foresthill General Plan Goals and Policies

Scenic Highways

Goal: To preserve, enhance and protect the scenic resources visible from scenic routes in the Foresthill area.

- 1. To encourage and utilize existing County programs for protection and enhancement of scenic corridors, including but not limited to design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.
- 2. To provide for landscaping and landscaped mounding where desirable to maintain and improve scenic qualities and screen unsightly views.

Foresthill Divide Community Plan Goals and Policies

The proposed FDCP includes the following goals and policies related to community design:

- Goal 3.C.1. Promote, preserve and enhance the forested nature of the Foresthill Divide and rural atmosphere of the Foresthill community by requiring high aesthetic quality in all new development.
- 3.C.1-1 All new development (including major remodeling and reconstruction) shall be designed in compliance with applicable provisions of the Foresthill Community Design Guidelines, Placer County Rural Design Guidelines and Placer County Design Guidelines Manual.
- 3.C.1-2 Future development proposals shall be submitted to the Foresthill Design Review Committee (Foresthill Forum) to ensure consistency with design standards and community concerns.
- 3.C.1-3 Design commercial, industrial and residential site layouts with the intent of encouraging human interaction, protecting the Divide's natural resources and providing compatibility with the surrounding environment.
- 3.C.1-4 Design all new development to be compatible with the scale and character of the area. Structures, especially those outside of commercial centers, should be designed and located so that:
 - a. They do not silhouette against the sky above ridgelines or hilltops;
 - b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
 - c. They fit the natural terrain, and;
 - d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).
- 3.C.1-5 The size and scale of all new buildings shall be conducive to maintaining the rural atmosphere of the Foresthill area. The architectural scale of non-residential buildings, as differentiated from size, shall reflect that of the immediate surroundings.
- 3.C.1-6 Provide a pleasant environment as well as safety and shelter to pedestrians.
- 3.C.1-7 New rural and suburban development shall be designed to preserve and maintain the rural mountain character and quality of the area.
- 3.C.1-8 Maintain the historic rural/mountain character of the historic core areas of Foresthill and Michigan Bluff.
- 3.C.1-9 The aesthetic appearance of the open areas, particularly the entrances into the town, shall be improved.
- 3.C.1-10 All new development located at entrances to the community shall be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish a distinct identity for Foresthill.
- 3.C.1-11 Protect and enhance the gateway and scenic corridors that bring residents and visitors onto the Foresthill Divide and into Foresthill.
- 3.C.1-12 New projects, outside the commercial core area of Foresthill, shall be required to provide a minimum 50 foot wide landscaped area adjacent to Foresthill Road, Foresthill Soda Springs Road, and Mosquito Ridge Road, be preserved whenever possible. Existing trees within this landscape area should be saved, or if none exist, new trees shall be planted to fill in the gaps. The use of native evergreens and oaks shall be required. Low growing native ground covers shall be planted beneath these trees.

3.C.1-13 Restaurant and Retail Commercial structures, outside and inside of the historic core area of Foresthill, should be located as near to the road right-of-way as is possible, allowing for landscaping, pedestrian circulation and safe traffic circulation. Ideally parking with adequate maneuvering area would be behind or between structures. 3.C.1-14 Commercial structures, outside of the historic core area of Foresthill, should incorporate traditional elements and materials. 3.C.1-15 Wherever possible an all weather trail (e.g., decomposed granite), roughly parallel to but physically separate from Foresthill Road and Foresthill - Soda Springs Road, shall be provided for non-motorized use.. 3.C.1-16 Outdoor storage, not related to a residential use, shall be screened from public view. **Goal 3.C.2.** Implement the Foresthill Community Design Guidelines, Streetscape Master Plan for Foresthill Road and Main Street within the historic core area of Foresthill. 3.C.2-1 To provide adequate parking in the historic commercial area while respecting and preserving the traditional development patterns by retaining and expanding the existing on-street parking along and between Foresthill Road and Main Street, either as ninety degree or angled parking spaces. This has the added benefit of serving to calm and slow traffic on both streets. 3.C.2-2 On site parking should be located to the side or rear of new development. On site parking areas located between the street right of way and the front of the building shall be discouraged so that new development will be consistent with existing development. 3.C.2-3 The County shall limit night lighting visible from the exterior of a building and the project's boundaries to that necessary for security, safety, and identification. Night lighting shall also be screened from adjacent residential areas and not be directed in an upward manner or beyond the boundaries of the parcel on which the building is located. 3.C.2-4 The County shall preserve existing structures that are more than 50 years old, in the historic core areas of both Foresthill and Michigan Bluff where possible and practical. 3.C.2-5 Before the issuance of a demolition permit for any structures in the historic core areas of both Foresthill and Michigan Bluff, the Foresthill Forum (AKA Municipal Advisory Committee) shall review and comment on the proposed demolition. 3.C.2-6New structures built in the historic core area of Foresthill shall incorporate traditional elements and materials, such as covered front porches, false fronts, tall narrow windows, solid wood or brick siding (or visual equivalent) into their design, consistent with the adopted "Historic Design Guidelines" applicable for use on the Foresthill Divide. Design elements such as window lines, roof heights, porch roofs, cornice widths, etc. from adjacent buildings should be carried over and reflected in the design of new structures in order to enhance the continuity and unity of the street. 3.C.2-7 The County shall assist the community in the adoption and implementation of Foresthill Community Design Guidelines tailored specifically to the unique needs of the Foresthill Divide. 3.C.2-8 Additions to existing structures in the historic core area of Foresthill shall be designed, and use materials to match, the existing building and shall be consistent with the adopted Foresthill Community Design Guidelines applicable for use on the Foresthill Divide. 3.C.2-9 When remodeling existing structures in the historic core area of Foresthill every effort shall be made to preserve and/or enhance the historic character of the structure, consistent with the adopted

Foresthill Community Design Guidelines applicable for use on the Foresthill Divide.

3.C.2-10 New commercial structures built in the historic core area of Foresthill shall be located as close as possible to the front (street) property line. 3.C.2-11 Restore the street trees which historically graced the streets of the core area of Foresthill by providing tree wells / planter areas at regular intervals among the on street parking along Foresthill Road and Main Street. Several different species of trees, adapted to use as street trees, and which have canopies of similar size and shape shall be identified for use. 3.C.2-12 The historic water tanks located between Main Street and Foresthill Road shall be restored to their original appearance, with or without water as is deemed appropriate from a maintenance perspective. 3.C.2-13 The County shall provide crosswalks at both ends of the historic core area of Foresthill, and at the intersections of Gold Street with both Foresthill Road and Main Street. Textured road surface materials, to be approved by the county, within these crosswalks could serve to both slow traffic and let travelers know that they have arrived. 3.C.2-14 A walkway shall be constructed along the north side of Foresthill Road and the south side of Main Street within the historic core area of Foresthill. This walkway shall connect to and be the same width as the surviving portions of the historic boardwalk (in front of the Odd Fellows Building and the Foresthill Lodge). The walkway should be constructed of a durable material such as brick or stamped concrete. Goal 3.C.3. Ensure that development projects complement the rural nature of the Foresthill Divide by minimizing the visual impact of man made features on the rural landscape. 3.C.3-1 Rural residential and rural estate projects in the Plan area shall conform to and implement the Placer County Rural Design Guidelines. 3.C.3-2 Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Native vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant materials is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open space. 3.C.3-3 Where natural features are not available, landscaped buffer areas shall be created to minimize the adverse effects between adjacent uses. 3.C.3-4 The design of any new road or major road improvement project within Foresthill shall maintain the scenic and rural qualities of the area. Such design shall minimize impacts upon natural resources, agricultural lands and historic sites. 3.C.3-5 The use of solid fences around property shall be discouraged. 3.C.3-6 New lighting that shines onto adjacent properties or into the night sky shall not be permitted. The modification/removal of existing outdoor lighting of that type shall be encouraged. **Goal 3.C.4.** Reduce visual clutter of overhead utility lines in the historic core area of Foresthill. 3.C.4-1 Overhead utility lines in the historic core area shall be consolidated, relocated and/or undergrounded. The County shall work with the applicable utilities to identify and obtain funds to implement this objective in accordance with Rule 20-A.

Whenever possible, new or replacement power hook-ups shall be brought to the rear of the

structure instead of the front.

3.C.4-2

- Goal 3.C.5. Provide for the signage needs of businesses on the Foresthill Divide while preserving the unique rural mountain character of the area and creating a "level playing field" for all businesses.
- 3.C.5-1 No internally illuminated signs shall be permitted within the Plan area. All signs shall be externally illuminated and otherwise consistent with the applicable design guidelines, if any.
- 3.C.5-2 Signage outside of commercial areas shall be discouraged. Signage along designated scenic corridors shall be limited to those necessary for public safety.
- Goal 3.C.6. Preserve and protect the existing architectural and cultural features which give Foresthill its unique rural mountain identity.
- 3.C.6-1 The subdivision of property containing existing structures of cultural or aesthetic merit shall be carefully designed to preserve these structures and, where appropriate, utilize them as a focal point of neighborhood/community design.
- 3.C.6-2 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.
- Goal 3.C.7. Take advantage of the best energy technology to maximize the energy efficiency of all buildings and structures.
- 3.C.7-1 Future land development projects shall promote energy and resource conservation, especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.
- Goal 3.C.8. Create residential development which complements the rural surroundings, demonstrates an appreciation of natural open space areas, provides opportunities for non-auto transportation alternatives, and accommodates and encourages neighborhood interaction.
- 3.C.8-1 A neighborhood design plan for residential developments shall be developed that emphasizes pedestrian connectors within neighborhoods as well as between other residential areas. Other themes to be emphasized include small neighborhood parks and school/county transit bus stops, where appropriate.
- 3.C.8-2 Property owners shall be encouraged to leave a pathway adjacent to roadways for pedestrian use.
- 3.C.8-3 Subdivisions shall be designed to provide opportunities for small neighborhood active and passive recreation areas within the project site to complement and work with the community park and recreational facilities.
- Goal 3.C.9. Protect the visual and scenic resources of the Foresthill Divide as an important quality-of-life amenity for local residents and as a principal asset in the promotion of recreation and tourism.
- 3.C.9-1 New development in scenic areas (e.g., river canyons, watersheds, scenic highway corridors, community gateways, ridgelines and steep slopes) outside the commercial core shall be planned in a manner which employs design, construction, and maintenance techniques that:
 - Avoid locating structures along ridgelines and steep slopes such that they would be silhouetted from below or from a public road;
 - Incorporate design and screening measures to minimize the visibility of structures and graded areas:
 - c. Maintain the character and visual quality of the area.

- d. Utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.
- e. Incorporate landscaping that avoids significant discontinuity in landscaping vegetation between developed areas and adjacent open space or undeveloped areas.
- 3.C.9-2 New development, road construction or reconstruction shall incorporate sound soil conservation practices and minimize land alterations. Land alterations should comply with the following guidelines:
 - a. Limit cuts and fills;
 - b. Limit grading to the smallest practical area of land;
 - c. Limit land exposure to the shortest practical amount of time;
 - Replant graded areas with native or non-invasive exotic species to ensure establishment of plant cover before the next rainy season; and
 - e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.
- 3.C.9-3 New roads, parking, and utilities shall be designed to minimize visual impacts. Unless limited by significant geological or engineering constraints, utilities should be installed underground and roadways and parking areas shall be designed to fit the natural terrain.
- 3.C.9-4 New development on hillsides shall employ design, construction, and maintenance techniques that:
 - a. Ensure that development near or on portions of hillsides does not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
 - Utilize erosion and sediment control measures including temporary vegetation (native or noninvasive exotic species) sufficient to stabilize disturbed areas;
 - c. Minimize risk to life and property from slope failure, landslides, fire and flooding; and
 - d. Maintain the character and visual quality of the hillside.
- 3.C.9-5 Roads, trails and paths shall be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance.
- 3.C.9-6 Roads and other public works projects shall incorporate aesthetic values, as well as utility, safety and economy.
- Goal 4.A.14: Protect and maintain identified viewsheds and natural areas of special aesthetic quality along Foresthill roadways.
- 4.A.14-1 The well-recognized views of surrounding lands, ridges and canyons from public rights-of-way or lands shall be retained.
- 4.A.14-2 The views of proposed development from other properties shall be considered when making decisions on compatibility of the proposed development.
- 4.A.14-3 Ridge line development shall be carefully reviewed to ensure that proposed structures and lighting do not unduly intrude into the view-line of nearby roadways and properties.
- 4.A.14-4 The undergrounding of existing and new utility lines shall be encouraged.
- 4.A.14-5 Although not entirely within the Community Plan area, the following road segments shall be designated as scenic highways:
 - a. Foresthill Road within the Plan area and to Robinson Flat;
 - b. Mosquito Ridge Road to Robinson Flat Road; and,

c. Robinson Flat Road from Mosquito Ridge Road to Foresthill Road.

The Foresthill Community Design Guidelines have been formulated as part of the FDCP and are included as Appendix C of the FDCP. These Guidelines are an important long-term tool to help implement the FDCP. The intent of these Guidelines is to preserve the important asset of the FDCP's historic built environment and guide future design to create buildings worth preserving. The guidelines include criteria for the following areas:

- Historic Downtown Mixed-Use Area
- Mill Mixed Use Area
- Canyon Mixed-Use Area

The Design Guidelines also provide guidance for the following subjects:

- Design Character (Single Family, Multifamily, Commercial, Industrial)
- Materials
- Site Planning
- Pedestrian Connections
- Views
- Landscaping
- Roofs
- Parking
- Utilities and Lighting
- Signs
- Crime Prevention through Design
- Historic Preservation

Placer County Design Guidelines

Development of the Forest Ranch Concept Plan is currently subject to the Placer County Rural Design Guidelines and the Placer County Landscape Design Guidelines. Goals and implementation techniques from each that are relevant to the Forest Ranch Concept Plan are set forth below.

Placer County Rural Design Guidelines

A. Goals for Greenbelts, Open Spaces, Native Vegetation, Habitat and Wildlife Protection:

- 1. To set aside interconnected greenbelts and open spaces as a resource to be maintained in a natural state for the protection of native vegetation and wildlife, as well as for community enjoyment.
- 2. To retain in their natural condition all stream influence areas, including flood plains and riparian vegetation areas, while allowing for limited stream crossings for public roads, trails and utilities.
- 3. Identify a series of corridors for the free movement and habitat of wildlife.

- 4. Conserve the natural water purification capabilities of watersheds and wetlands in order to protect the quality of both the natural and domestic water resources.
- 5. Conservation of the natural landscape, including minimizing disturbance to natural terrain and vegetation, should be an overriding consideration in the design of any project, paying particular attention to its protection and the preservation of existing native vegetation.

B. Implementation Techniques:

- 1. Open space should be maintained a minimum of 100 feet from the center line of any permanent streams, and a minimum of 50 feet from intermittent streams to (a) reduce, by natural filtering, the possibility of contamination of the stream from fertilizers and other manmade compounds, and (b) to provide a corridor for wildlife to live and move in relative safety.
- 2. Those areas rich in wildlife or of a fragile ecological nature, e.g. areas of rare or endangered species of plants, riparian areas, etc., should be avoided in land development. Where necessary, in order to preserve these areas, they should be publicly acquired (or given via an irrevocable offer of Trust) to ensure protection.
- 3. For all projects, the purpose of the open space should be determined and specified on maps and/or project conditions as to its purpose.
- 5. Open space land used to preserve a natural feature should be deeded to the County, a homeowners' association, or to a suitable non-profit land trust to ensure the original intent of open space is preserved for future generations.
- 7. Pedestrian and equestrian trails and pathways may be established in natural preserves when appropriate. Trails should be constructed and maintained as naturally as possible. At least two public access points from a public roadway should be included in open space design.
- 9. Every effort should be made by the use of deed restrictions, CC&Rs, and educational materials to notify landowners of the purpose of the open spaces and easements and the responsibilities which they have to protect and preserve these areas for the purposes set forth in the conditions of project approval.
- 10. Where sensitive natural resources are to be protected, management plans should be required. The sensitive features should be identified in the management plan. The management plan should outline the measures to be implemented for the protection and enhancement of the sensitive area, and should also identify areas on adjacent properties which could be linked or connected to result in open space corridors and greenbelts such as those described in the following section related to trees (the management plan may be the same as a Mitigation Monitoring Program).
- 11. The presence of native and other trees on rural residential lots can add significantly to property values as well as provide benefits for wildlife, create natural cooling, and add to the attractiveness of an area. The retention of trees should be encouraged for aesthetic, economic, and environmental reasons.
- 12. During the review of new development projects, the County's Tree Preservation Policies should be consulted for additional guidance.

A. Goals for Planned Residential Developments (PDs):

- 1. To preserve natural resources such as riparian habitats, natural waterways and other environmentally sensitive areas.
- 2. To preserve cultural or historically sensitive areas.

3. To provide on-site public and/or private recreational opportunities.

B. Implementation Techniques:

- 1. Varied lot sizes within Planned Residential Developments (PDs) allow flexibility to create site sensitive projects in order to meet or exceed the goals and policies of a community plan.
- 2. The layout of lots, roadways and open space is site specific and must be based on constraint mapping that depicts geologic, hydraulic, topographic vegetative and other natural, cultural or historic features.
- 3. It must be recognized that the maximum density permitted by the zoning may not be achieved due to the above constraints. The size and number of parcels within the remaining developable area is dependent upon compatibility with surrounding properties and the goals and policies of the community plan, including the intent of the land use district(s) in which the project is located.
- 4. PDs are allowable only where they benefit the local community, for example, where they protect a stream bed, wildlife corridor or grove of oak trees. Any protected areas should be held under common ownership of the homeowners association or deeded to the County or a suitable non-profit trust and not as easements within individual residential lots. The overriding benefit of a PD would <u>not</u> be to add more home sites to a parcel of land.
- 5. PDs also provide a buffer between sensitive environmental areas such as groves of trees and steep slopes.
- 6. Common open space areas should maintain and complement the natural environment by utilizing native drought-tolerant plant species in landscape design and minimize extensive use of planted turf areas.
- 7. Recreational improvements, consistent with the Zoning Ordinance and the specific community plan and community needs, must be included within PDs.

A. Goal for Lighting:

1. To provide a minimum of artificial lighting on residences, other structures, and along roadways to limit the amount of light pollution.

B. Implementation Techniques:

- 1. While street lights may be useful at particularly busy intersections and streets, their use should be discouraged on other more rural streets and lanes.
- Street lights should be minimized along county roads and within subdivisions while following Placer County road standards. Street lights may be appropriate for large subdivisions entering on roads with a high posted speed limit.
- 3. If a street light or an area light is required, it should be of the type specified below to protect neighbors from direct rays. Area lighting should be shielded such that direct rays do not pass property lines. Low pressure sodium lamps are encouraged while halogen type lights are discouraged.
- 4. Where required, the street lamp should be:
 - a. Of the high pressure sodium type and of a "cobra head with flat bottom" style or fully shielded such that light is directed only downward.
 - b. Mounted on a wood pole at a height and wattage recommended by PG&E and appropriate for a rural area.

5. Parking lot lamps should be mounted such that they point downward without direct rays extending past the parking lot, building entrance, walkway, or area intended to be illuminated.

A. Goal for Preservation of Scenic Areas:

- 1. To avoid creating predominant landmarks which impose on the landscape and the natural skyline in ways that cause the contiguous rural landscape to be interrupted.
- 2. To protect the Folsom Lake, and other large bodies of water, view sheds (as viewed from the lake area), and public view corridors along major County roadways and Interstate 80 from actions which degrade their scenic quality.

B. Implementation Techniques:

- 1. Homes and accessory structures should blend into the environment.
- 2. Where possible, structures should be tucked along tree lines or along other topographical changes in contour.
- 3. On lots located along ridge tops, houses and accessory structures should be built just below the ridge line where there are no existing trees to prevent the structures from becoming the predominant feature on the rural landscape. Otherwise, such development should be screened by new plantings of sufficient height and bulk at maturity to minimize visual encroachment to the greatest extent possible.
- 4. One method of ensuring that structures do not emerge above the tree tops involves the use of a helium balloon on a string. The helium balloon is allowed to rise until it begins to emerge above the tree tops. The length of string used to elevate the balloon to the level just below the tree tops is used to determine the height of structures in that specific area.
- 5. Whenever possible, buffers of natural vegetation and wooded areas should be situated between roadways and structures. The effect of this is to tuck structures away, creating the illusion of a continuous rural landscape and to avoid the appearance of imposing structures on the landscape.

A. Goals for Rural Roadways:

- 1. To preserve the rural flavor and scenic value of the plan area by design and placement of the road system to maintain open space through the use of adequate setbacks from main roads and structures.
- 2. To provide a safe path for pedestrians, equestrians, and bicycles on major plan area roads by providing separated trails within or adjacent to the road right-of-way. If possible, the path should be separated by a row of oak or other trees. Any additional right-of-way provided for trails beyond that necessary for roadway requirements should not be deducted from density yields.
- 3. To avoid the use of standard cement curb, gutter and sidewalks in the rural environment except where otherwise required by the Placer County Land Development Manual (road standard plates).
- 4. To meet CDF and local fire department road standards.
- 5. Provide a road alignment that works around trees and rock outcroppings as much as possible, with appropriate protection for safety considerations such as minimum design speeds and protection of motorists from fixed objects.

B. Implementation Techniques:

- 1. Roadways should be designed to be as narrow as possible while still complying with the Land Development Manual rural road plate standard.
- 2. The design should also take into consideration pedestrian, equestrian and bicycle traffic. A class 1, 2 or 3 bike path and separated equestrian/pedestrian trail is encouraged where identified in a community plan or recommended by the County's Parks Administrator.
- 3. Roadways are preferred as a boundary between open space and housing instead of a back yard. This would provide a common feeling of ownership of the open space and provide more natural boundaries to homes. Enforcement of open space protection should also be easier if private lots are separated from the common open space by a rural road.
- 4. Roadways should follow the natural topography of the land, avoiding as much cut and fill as possible. Where minimum road standards are met, existing lanes and rural roads should be incorporated into the subdivision design.
- 5. Long, straight, wide roads are to be discouraged for a rural area due to the combination of excessive speeds and danger of animal crossings.
- 6. When a road design which is inconsistent with the Land Development Manual is considered for approval by the Planning Commission and/or the Board of Supervisors, the Commission and/or Board shall adopt findings that articulate the balancing of interest required by this provision and demonstrate the specific scenic and/or rural values which will be protected in exchange for the modifications to the road design. For those projects where these findings are made, a condition of approval shall be applied to the project requiring the applicant's engineer to certify on the project improvement plans that the final road design is safe and consistent with reasonable engineering standards in effect for such a roadway.

A. Goal for Existing Historical and Cultural Features:

1. To preserve and protect the existing historical, cultural and archeological features which give the plan area its unique rural identity.

B. Implementation Techniques:

- 1. Existing historical, cultural or archeological features should be incorporated into the subdivision design wherever possible. If possible, include these features in open space lots.
- 2. Protection of historical, cultural, and archeological resources should be addressed in management plans of the type described in the section on Greenbelts, Open Spaces, Habitat and Wildlife Protection as a condition of project approval.
- 3. Local historical societies should be consulted with regard to historical or archaeological value, proper handling, and academic documentation, before any historical or archeological features are removed or relocated. Cases involving archeological features should require the consultation of proper academic authorities from the local colleges or university.

A. Goal for Recreation Facilities:

1. To identify and encourage the development of recreation resources compatible with a rural way of life and rural environments.

2. To develop and maintain the features which hold Placer County as one of the leading equestrian areas/per capita in the nation, for both the economic value that it yields and the rural values that it promotes.

B. Implementation Techniques:

- 1. Include equestrian and pedestrian trails along with bike paths as recreational facilities.
- 2. Examples of rural recreational facilities include:
 - a. Equestrian arenas;
 - b. Self-guided nature trails;
 - c. Pedestrian/equestrian trails and bike paths.

Placer County Landscape Design Guidelines

- 1. Existing trees and shrubs, particularly mature native and non-native trees, 6" in diameter or greater, at 4' in height, should be preserved and incorporated into proposed plans where feasible. All existing trees that are to be saved are to be protected during construction. Proper technique is to be used when saving trees (i.e. no grading within the drip line). Protection and preservation of native species and natural areas is highly encouraged as a part of any development. Tree removal is subject to the Placer County Tree Preservation Ordinance.
- 2. Natural site amenities should be recognized. Creeks, rock outcrops, views, and other similar features unique to the site should be preserved and incorporated into project plans.
- 3. Landscaping should cover a minimum of fifteen percent of the site (more is encouraged). All areas not paved or covered by structures must be landscaped with a combination of trees, shrubs, ground cover and/or turf. Incorporation of water features and pedestrian open spaces into the project's overall design is encouraged. Recirculating water shall be used for any decorative water feature.
- 4. There should be a consistency of landscape design throughout a development. Unrelated and/or random placement of plant materials should be avoided. All areas within a development need not be identical; different landscape themes may be utilized in larger developments. For example, landscape themes may be used to heighten the distinction between spaces and to strengthen a sense of movement and place, but such themes should be internally consistent.
- 5. The scale and nature of landscape materials should be appropriate to the site and/or structure. Large-scale buildings generally should be complemented by large-scale landscaping. Where shade is desired, broad-spreading canopy-type trees are appropriate. Landscaping of sites on major streets should include large-scale trees.
- 6. Landscaping incorporated into building design is encouraged. Trellises, arbors, and cascading type landscaping should be considered.
- 7. Generally, a limited palette of landscape materials is suggested. The use of native plant material and drought tolerant plant materials is highly encouraged.
- 8. A small percentage of the landscaped area (up to 25%) can be used for plant material that is not drought tolerant or native. Water intensive plants should be confined to areas of high visibility and to areas of high use.
- 15. Landscaping along all of the borders of the property is required (unless special circumstances demonstrate that it would not be necessary to do so).

- 17. Trees or shrubs should be planted as necessary to protect or screen adjoining properties from light, noise, or physical distractions in the proposed development. A minimum 20' planter width should be utilized where a project abuts a residentially zoned lot.
- 19. Off street parking areas should be designed and landscaped so as to minimize glare, reflection, and the visual impact of a large number of cars. Broad leaf canopy trees are encouraged.
- 20. Parking areas and areas of pick-up and delivery are to be screened, or partially screened with a landscape buffer. This can be accomplished with earth berms (turfed or planted), tall shrubs, trees, walls, or fences. Evergreen trees should be used for screening purposes for loading docks, heavy equipment yards, or other unsightly areas that are visible to the public.
- 22. "Comprehensive" master landscape plans for shopping centers, business parks, industrial parks, and other developments with multiple tenants is required. "Piecemeal" landscaping in these areas is not acceptable.
- 23. Areas within the right-of-way (i.e., between the sidewalk and the curb) are to be planted and maintained by the property owner, unless otherwise required.
- 26. Landscape islands in non-industrial zone districts are to be provided at minimum intervals of every 10 parking spaces. Landscape islands in industrial zone districts are to be provided at minimum intervals of every 15 parking stalls. All islands must contain trees with shrubs and/or ground cover as understory. Note: Islands should generally be the size of a parking stall and at a minimum width of 9'-0".
- 27. Limitations on the Use of Turf: The combined turf and water feature areas (i.e., ponds, waterfalls, etc.) should be limited to 25% of the overall landscaped area. If turf is an essential part of the development, such as athletic fields or other recreational use, a higher percentage shall be allowed.
- 28. For projects located at the interface between developed areas and natural open space, native or water conserving plants should be selected that will blend in with the native vegetation and are fire resistant or fire retardant.
- 29. Plants selected for slope areas are to be water conserving plants, suitable for erosion control. Ground cover other than turf will be used on all slopes exceeding 10%.

3.3.3 IMPACT EVALUATION CRITERIA

Appendix G of the State CEQA Guidelines provides four criteria for judging potentially significant impacts that are related to aesthetics:

- Would the project have a substantial adverse effect on a scenic vista?
- Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- Would the project substantially degrade the existing visual character or quality of the site and its surroundings?
- Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

3.3.4 IMPACTS AND MITIGATION MEASURES

Impact 3.3-1 Alteration of views of the FDCP area due to development in accordance with the FDCP.

Discussion/Conclusion: Implementation of the FDCP will eliminate some views of areas that are currently undeveloped open space from surrounding roadways and properties, and will replace those views with residential, commercial, industrial and mixed-use development. While most of these areas are currently planned for development, in accordance with the CEQA Guidelines the impact must be measured against existing conditions. The forest vegetation and topography of the Plan area will limit the visibility of new development. The FDCP includes numerous goals and policies on the topic of community design that address the promotion, preservation and enhancement of the forested natural and rural atmosphere of the Plan area by requiring high aesthetic quality in all new development. All new development (including major remodeling and reconstruction) must comply with the Foresthill Community Design Guidelines (which are included in the FDCP), the Placer County Rural Design Guidelines, the Placer County Design Guidelines Manual, and the Placer County Landscape Design Guidelines. All new development must be designed to be compatible with the scale and character of the area. The gateway and scenic corridors that bring residents and visitors into the area must be protected and enhanced. More specifically, Goal 3.C.9 and Policies 3.C.9-1 through 3.C.9-3, 3.C.9-6, 3.B.3-3, and 3.B.3-7 address the protection of visual and scenic resources in especially scenic areas and require the retention of open space areas in new development. Mixed-Use areas are intended to incorporate an appropriate mix of residential, commercial, open space and other uses.

Although some alteration of views will occur, compliance with the FDCP goals and policies, the Foresthill Community Design Guidelines, and other Placer County design guidelines will assure that new development meets an aesthetic standard and open space retention that is not currently required in the Plan area. This impact is therefore considered *potentially significant*, but with implementation of goals and policies, will be *less than significant*.

Mitigation Measures

With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: Incorporation of the Forest Ranch Concept Plan as a component of the FDCP would result in much greater density and intensive land uses within the 2,616 acre site than is envisioned by the FDCP absent incorporation of the Forest Ranch Concept Plan.

Due to its size and location, as well as terrain and vegetation, much of the Forest Ranch Concept Plan area is not visible from surrounding properties and roadways. However, the Concept Plan area has a limited amount of frontage on both sides of Foresthill Road, and portions are visible from Blackhawk Road and Yankee Jim's Road, which cross through the Concept Plan area.

Proposed land uses along Yankee Jim's Road include Low Density Residential, Open Space and an equestrian staging area on the south side; and Low Density Residential, General Commercial (professional offices), and Open Space (golf course) on the north side. Proposed land uses along Blackhawk Lane include Open Space, Rural Residential, and the recreational vehicle park and equestrian center. Proposed land uses along Foresthill Road include Rural Residential, Open Space, and Low Density Residential.

The Forest Ranch Concept Plan provides for varying setbacks as described below. The distances are approximate based on the maps submitted to the County by the applicant and are subject to change and further refinement when the Specific Plan is submitted. The Plan provides for a 200 to 300-foot setback from the west side of Foresthill Road shown as Open Space, but no setback on the east side. The Plan provides for a setback ranging from approximately 50 feet to up to 1,600 feet on a portion of the south side of Yankee Jim's Road shown as Open Space, with a portion of the road crossing Low Density Residential areas and the golf course. Portions of the north side of Yankee Jim's Road include setbacks designated as Open Space ranging from approximately 50 feet to approximately 200 feet, although other portions cross Low Density Residential areas and the golf course. The Plan provides for a setback from the west side of Blackhawk Lane of approximately 50 feet shown as Open Space, with the northerly portion of the road in the Plan area immediately adjacent to areas designated Rural Residential and Open Space on the west; and areas designated Rural Residential, Open Space, and the recreational vehicle park on the east. While these setbacks may change with the adoption of a Specific Plan, the overall objective is to mitigate impacts, in part through the use of setback buffers, in order to minimize changes to the existing scenic views along major Foresthill roadways.

No renderings or elevations of proposed structures are available at this stage of the development review process. Under the provisions of the 1981 Foresthill General Plan and the Placer County General Plan, new development in the Plan area must comply with applicable policies and implementation techniques of the respective plans. New development in the Plan area must also comply with the Placer County Rural Design Guidelines, the Placer County Design Guidelines Manual, and the Placer County Landscape Design Guidelines. Because compliance with these guidelines is required at such time as plans are submitted for the design review process, compliance with the respective guidelines is not included as mitigation. If any guidelines are amended, superseded or replaced (e.g., by the Foresthill Divide Community Plan), the new guidelines will apply to the project (unless a development agreement executed by the County and the applicant provides otherwise).

Even with the application of General Plan policies and applicable design and landscaping guidelines, views of portions of the Concept Plan area will be altered from undeveloped (although disturbed) forested land to views of recreational facilities, professional offices, and rural and low density residential development. Some of the open space will change from natural to developed open space (i.e., the golf course). While these views may be attractive, they represent a substantial change from existing views.

Because aesthetic considerations are often subjective and difficult to judge, two generally objective criteria are used in this EIR to establish the level of significance of the change. The first addresses the visibility of the landscape being altered and whether it will appear in the

foreground, middle ground or background of most viewers. Changes in the foreground are most significant, with distance and topography or vegetative screening reducing impact. The second criterion concerns visual contrast, which is a measure of the degree of perceptible change. This is often characterized as being a strong, moderate or weak change. Using this approach, a "strong" change would be immediately apparent and would dominate the landscape, whereas a "weak" change would be barely noticeable.

A substantial number of Foresthill residents, as well as other non-resident viewers, will see changes while traveling along segments of Foresthill Road, Yankee Jim's Road and Blackhawk Road. Topography and vegetation will screen much of the site from view. However, for those segments visible to viewers, the changes will be strong because a portion of the landscape will be significantly altered from undeveloped, forested (although disturbed) open space to a rural, developed setting with low density housing, office and commercial uses, and developed recreational uses. These changes are a significant departure from what was anticipated under the existing Foresthill General Plan due to the level and type of development proposed for the Forest Ranch Concept Plan. This greater level of development can be partially mitigated through application of the development standards for the Specific Plan. Although the developed environment that is ultimately built may be aesthetically pleasing to many (including people who choose to live there), development will, nevertheless, significantly degrade the existing visual character and quality of the Plan area.

Removal of trees to allow for development of portions of the Forest Ranch Concept Plan, road construction, and grading for building pads, drainage, and recreational facilities will alter the form and appearance of the Concept Plan site. The form and appearance of the Concept Plan site has been altered over time from its original natural state to one that has been disturbed by logging and mining operations. Further alteration of the site, such as cut and fill slopes and tree removal to allow for construction of the golf course and other facilities and structures, would result in substantial changes in the form and appearance of the site.

Under the provisions of the 1981 Foresthill General Plan and the Placer County General Plan, new development on the Concept Plan site must comply with the applicable policies and implementation techniques of the respective plans. New development on the Concept Plan site must also comply with the Placer County Rural Design Guidelines, the Placer County Design Guidelines Manual, the Placer County Landscape Design Guidelines, the Placer County Grading, Erosion, and Sediment Control Ordinance, and the Placer County Tree Removal Ordinance. Because compliance with these ordinances and guidelines is required at such time as plans are submitted for grading and the design review process, compliance with the respective guidelines is not included as mitigation. If any ordinances or guidelines are amended, superseded or replaced (e.g., by the proposed Foresthill Divide Community Plan), the new guidelines will apply to the project (unless a development agreement executed by the County and the applicant provides otherwise).

While compliance with these ordinances and guidelines will assure that the change in form and appearance is more natural and aesthetically pleasing, the changes will remain substantial and the impact is considered a *potentially significant impact*.

Implementation of the following measures will reduce aesthetic impacts within the Forest Ranch Concept Plan area to a *less than significant level*:

3.3-1 A Specific Plan shall be prepared for the Forest Ranch Concept Plan site that incorporates design standards adopted for the Forest Ranch Specific Plan and other appropriate measures, as appropriate, to reduce potential adverse aesthetic impacts to a less than significant level.

Impact 3.3-2 Alteration of views from scenic highways in the Plan area due to development in accordance with the proposed FDCP.

Discussion/Conclusion: The FDCP designates the following road segments as local scenic highways:

- Foresthill Road within the Plan area and to Robinson Flat Road
- Mosquito Ridge Road to Robinson Flat Road
- Robinson Flat Road from Mosquito Ridge Road to Foresthill Road

Implementation of the FDCP will alter some views from the proposed local scenic highways. The forest vegetation and topography of the Plan area will limit the visibility of new development. The FDCP includes numerous goals and policies on the topic of community design that address the promotion, preservation and enhancement of the forested natural and rural atmosphere of the Plan area by requiring high aesthetic quality in all new development. All new development (including major remodeling and reconstruction) must comply with the Foresthill Community Design Guidelines (which are included in the FDCP), the Placer County Rural Design Guidelines, the Placer County Design Guidelines Manual, and the Placer County Landscape Design Guidelines. All new development must be designed to be compatible with the scale and character of the area. The gateway and scenic corridors that bring residents and visitors into the area must be protected and enhanced. Refer to Impact 3.3-1 for specific goal and policy statements that address the protection of visual and scenic resources in especially scenic areas. Additionally, Goal 4.A.14 and Policies 4.A.14-1 through 4.A.14-4 address protection of visual resources in the Plan area.

Compliance with the FDCP goals and policies, the Foresthill Community Design Guidelines, and other Placer County design guidelines will reduce the contribution of development to adverse impacts upon scenic vistas and views from scenic highways in the Plan area. It will assure that new development meets an aesthetic standard and open space retention that is not currently required along these roadway segments in the Plan area. Nevertheless, new development in the Plan area will contribute to long-term changes in views from these scenic highways from rural, forested views to views that encompass a greater level of development. This represents a *potentially significant* impact.

Mitigation Measures

No additional mitigation measures are available to reduce this impact to a less than significant level. Therefore, this impact is *significant and unavoidable*.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: Incorporation of the Forest Ranch Concept Plan as a component of the FDCP would result in a similar impact on scenic highways for that portion of the Forest Ranch project that abuts Foresthill Road. This represents a *potentially significant* impact.

Mitigation Measures

No additional mitigation measures are available to reduce this impact to a less than significant level. Therefore, this impact is *significant and unavoidable*.

Impact 3.3-3 Introduction of new sources of light and glare within the FDCP area.

Discussion/Conclusion: As described in the "Setting" section above, the primary sources of light in the FDCP area include headlights on the roadway system (particularly Foresthill Road), commercial development, and industrial facilities. A lighting district has been established in Foresthill, which is limited to the historic downtown area. Residential areas do not have street lights, but some individual residences have security lighting.

The Placer County Rural Design Guidelines include a goal that encourages the minimization of artificial lighting on residences, other structures, and along roadways to limit the amount of light pollution. The Guidelines also recommend techniques designed to minimize light pollution. The proposed FDCP includes Policies 3.C.3-6, 3.C.5-1, and 3.C.2-3 related to lighting. Implementation Measure #28 for Natural Resources/Conservation/Open Space calls for adoption of a "dark sky" ordinance to protect important nighttime visual resources in the Plan area. Lighting is also addressed in the proposed Foresthill Community Design Guidelines.

Compliance with the goals, policies, implementation measures and Design Guidelines will reduce the contribution of new development to substantial changes in the lighting environment, and improve some existing conditions. However, in comparison to existing conditions, additional development will contribute to a *significant cumulative impact* on the ambient light conditions in the Plan area.

Mitigation Measures

No additional mitigation measures are available for the FDCP. This will remain a *significant* cumulative impact.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: The change in landscapes from an open space and forested environment to one that is partially developed for rural and low density residential, multi-family residential, professional office, commercial, and recreational uses will result in the introduction of significant additional sources of light and potential glare. These sources include automobile headlights, residential and office security lighting, signage, and lighting associated with the RV campground, equestrian center, and golf course and related facilities. It is unknown whether the golf course will include a lighted driving range, and whether the project will include street lights. Because the Concept Plan site is

essentially devoid of light at the present time, this change will be substantial. Illumination of signs is addressed in Section 17.54.170F of the Placer County Zoning Ordinance. Lighting is also addressed in the Placer County Design Guidelines Manual, which provides for the screening of lighting adjacent to residential areas, directing lighting away from roadways, and minimization of upward lighting. The Placer County General Plan also discourages lighting that shines unnecessarily onto adjacent properties or into the night sky (Policy 1.0.9).

One source of technical information on the effects and mitigation of light and glare is the International Dark Sky Association. Although the Association recognizes the necessity for night lighting to maintain security, safety, utility and an attractive environment, it has identified a number of impacts from poorly designed night lighting, including urban sky glow, glare, light trespass, and energy waste. The Association recommends use of quality lighting designs, shielding and shining lights downward, use of timing controls, use of the correct amount of light, and the use of energy efficient light sources.

Because the Concept Plan as proposed at this time contains no information on lighting design and the control of light and glare, and because other local regulations are relatively limited and general in nature, there is the potential for substantial light or glare that could adversely affect nighttime views in the area. Although compliance with the goals, policies, implementation measures and Design Guidelines of the FDCP will reduce the contribution of new development to substantial changes in the lighting environment within the Forest Ranch Concept Plan area, additional development will contribute to a *significant cumulative impact* on the ambient light conditions and this impact is, therefore, considered a *potentially significant cumulative impact*.

Mitigation Measures

No additional mitigation measures are available for the Forest Ranch Concept Plan component of the FDCP. This will remain a *significant cumulative impact*.

3.4 PUBLIC FACILITIES

3.4.1 INTRODUCTION

This section of the EIR describes and analyzes public services and facilities. Public services and facilities addressed in this section include: sewage disposal, water supply, education/schools, fire protection, public protection, drainage and water quality, public utilities, and other public services (including health services, solid waste, cemeteries, libraries, and postal facilities). The existing services are identified and the impact of the proposed FDCP upon the service capacity of each service provider is evaluated. This section also identifies the anticipated demand for each service that would result from implementation of the proposed FDCP. As appropriate, this section presents feasible mitigation measures that could reduce or avoid significant effects.

3.4.2 SETTING

PURPOSE

The purpose of this section of the FDCP is to address the Plan proposals and recommendations for provision of adequate public facilities and services. Placer County, numerous special districts, and State agencies all provide public facilities and services within the Plan area, including the Forest Ranch Concept Plan area located adjacent to, and north of, the community of Foresthill. In addition, many valuable services on the Foresthill Divide are provided by community volunteers.

Existing public services and facilities adequately serve the population, with the exception of schools. The Foresthill Unified School District and Placer Union High School District have experienced over-enrollment and a new elementary school facility is needed; a new high school was opened in 2004. A site for the new elementary school has been acquired, and construction of the school is expected to eliminate the current problem.

An expanded treatment facility will likely be needed within the next 10 years to accommodate growth and water treatment in excess of 3 million gallons per day. Septic systems currently meet wastewater treatment needs for the large majority of developments within the Plan area. They will continue to be used for new development unless the density is too high or soil conditions are unacceptable, in which case a community wastewater system would be needed. Development fees and County Facility Fees will be used to fund improvement and expansion of existing public services and facilities.

SEWAGE DISPOSAL

There is no community sewer system in the FDCP area, including the Forest Ranch Concept Plan area; the only community sewerage systems (*i.e.* community leach fields, oxidation ponds) are those serving mobile home parks, two apartment complexes and four houses on one lot.

The Department of Facility Services Environmental Engineering Division discourages small wastewater facilities, especially in rural areas, for several reasons: the difficulty maintaining compliance with increasingly stringent Federal and State requirements, the limited number of customers to share the costs of needed maintenance and upgrades, and the limited options available to a remote location. Small wastewater agencies throughout northern California are forced to significantly increase user fees in attempts to maintain regulatory compliance. Those that cannot meet the requirements are faced with mandatory financial penalties and strict enforcement actions. Finally, struggling systems in remote areas have fewer compliance options (e.g. tying into larger systems if necessary).

The effectiveness of septic systems remains limited in some areas by shallow soils, massive granitic rock complexes, and excessive slopes that are characteristic of the Plan area. The FDCP provides that the flat region running through the center of the Plan area be served by individual sewage systems on parcel sizes of 2.3 acres or more. Large areas northwest and southwest of this flat area "are marginal to unacceptable for the proper functioning of individual sewage disposal systems," and the ability to install on-site sewage systems is questionable, even for parcels ranging from 4.6 to 20 acres or larger.

There are locations within the FDCP area that do not have shallow soils and are suitable for individual septic systems, such as Todd's Valley. Other areas may be suitable with the use of engineered on-site sewage systems. Soil suitability for on-site sewage systems has been taken into consideration in development of the FDCP.

Future growth is expected to continue to be served by on-site sewage systems, unless action is taken by Placer County for development of a public sewer system in the area; however, there are no immediate plans for a public sewer system. With the growth that is expected to occur with buildout of the Plan area and the distance of the Foresthill community to existing sewer systems, decentralized wastewater management will have to be developed. Larger sewage flow systems, engineered and enhanced treatment devices, and systems serving higher density land divisions will require maintenance and monitoring by an appropriate managing entity. Placer County Environmental Health Services has an established Operation, Maintenance and Monitoring program (O, M and M) that is used to assist communities such as Foresthill in serving planned development through careful and considerate oversight of on-site sewage systems. Operation, maintenance and monitoring of Foresthill area systems will be consistent with any County-adopted O, M and M program.

The Forest Ranch Concept Plan proposes to use individual septic systems and wastewater treatment facilities that are proposed to be constructed and operated to Placer County, State Water Resources Control Board, and Federal standards. A wastewater feasibility analysis was undertaken that provides a preliminary analysis of the feasibility of a wastewater collection, treatment and disposal system for the Forest Ranch Concept Plan (see Appendix G of this EIR). The study provides a conceptual analysis of a community wastewater collection, treatment and disposal system.

WATER SUPPLY

Domestic water in the Plan area is principally supplied by two agencies: Foresthill Public Utility District (PUD) and Baker Ranch Mutual Water Company. Areas located outside of these water providers service area boundaries are served by individual wells. The PUD's water treatment facility, located in Foresthill, consists of a direct filtration treatment plant that delivers the supply through a gravity-fed system of 21 inch to 10 inch lines. The treatment facility treats an average of 700,000 to 800,000 gallons per day, with a peak day volume of 2.28 million gallons. The facility has a capacity to treat a maximum 3 million gallons per day. The PUD supplies 1,200 acre-feet annually of treated/delivered water supply to the current population of 5,800 residents (Reed, pers. comm.). An expanded treatment facility will likely be needed within the next 10 years to accommodate growth and water treatment in excess of 3 million gallons per day. The Foresthill PUD is currently updating its Master Plan, which will analyze various scenarios and infrastructure requirements.

The Baker Ranch Mutual Water Company, a private water company, serves the Baker Ranch Mobile Home Park plus an additional 15 to 20 residences. Placer County Environmental Health Services records indicate a deep well with a yield of 18 gallons per minute and a 38,000 gallon storage tank. Water quality meets the California Drinking Water Standard for primary and secondary standards.

Development of the Forest Ranch Concept Plan, which is not currently accounted for in the water demand figures for the existing Foresthill PUD boundaries (1,689 units), would require approximately 845 acre feet of water per year. The District has indicated that approximately 65 percent of the Forest Ranch Concept Plan project site is not within current District boundaries. Although the project site is within the District's Sphere of Influence, District Policy #6030.10 states: "Property must be annexed to the District prior to receiving District services. Furthermore, unconditional commitments to provide water service to property and/or proposed developments will not be granted until said property is annexed to the District."

The above referenced demand estimate does not take into account the other proposed uses such as the golf course. No other water sources have been identified. The surplus water supply for the District would only serve approximately 571 additional units outside existing District boundaries.

EDUCATION/SCHOOLS

The Foresthill Union School District currently is comprised of two schools, both of which are located within the Plan area. Foresthill Elementary School serves grades Kindergarten through 4, and currently approximately 298 students are enrolled. Foresthill Divide Middle School serves grades 5 through 8, and approximately 313 students are currently enrolled. Enrollment in the Foresthill Union School District exceeds capacity, and a new elementary school is needed.

To accommodate future growth, the Placer Union High School District and the Foresthill Union School District jointly purchased a 110 acre site, which now houses the Foresthill High School. The high school, which opened in 2004, was built to accommodate 800 students; approximately

197 students are currently enrolled. A new elementary school will be built on the property in the future. Additionally, approximately 50 acres of the school property is proposed to be used for a unique forest-oriented education site.

FIRE PROTECTION

The urban-wild land interface occurs where development abuts wild land, and is particularly susceptible to wildfires. Risk of hazard is increased with steep slopes, windy areas, and a hot, dry climate. According to the Placer County General Plan Background Report:

Fire hazards are identified by evaluating the type and amount of fuels, the topography, and climate. Hazards are greatest in areas with a ladder of rapidly ignitable fuels, such as grasses, that are adjacent to hotter and longer-burning fuels such as shrubs and trees. Steep slopes allow fires to preheat vegetation before climbing hillsides, which increases the rate of fire spread. Most fires start between May and October because the hot and dry weather conditions reduce plant moisture and make vegetation more susceptible to burning.

Wild land fires present a serious risk to residents and structures on the Foresthill Divide. The CDF Fire Hazard Severity Classification System was used to map the extreme, high, and moderate fire hazard areas on the Divide. Extreme hazard ratings are located in the steep sloping areas along the North and Middle Forks of the American River. High hazard areas generally exist surrounding the Todd's Valley Subdivision and in the Yankee Jim's area. Moderate rating occurs in the existing town site of Foresthill and extending north along Foresthill Road to Baker Ranch on the level areas as well as in the Todd's Valley Subdivision.

CDF works with landowners to provide defensible space around structures, and is currently managing a program of mechanical brush removal and tree thinning in the Foresthill area, especially along roads. The purpose of the brush removal and tree thinning program is to reduce the extensive fuel loading which has occurred over the past century due to fire suppression activities. Additionally, CDF, in conjunction with Placer County, offers a service allowing residents to leave piles of cleared brush at the curb for CDF to reduce with a wood chipper.

The USFS Forest Plan Amendment includes fire and fuels management strategies, the goal of which is to alter fire regimes through a program of strategic fire hazard reduction treatments that reduce the potential for severe wildfire effects. Fire suppression capabilities would be enhanced by modifying fire behavior inside the urban wild land intermix zone. In order to influence uncharacteristically severe wildfires, many areas would receive fuel hazard reduction treatments. Treatment areas would be arranged to interrupt fire spread. Fuel reduction treatments are conducted in the urban wild land intermix zone using mechanical treatments, including timber harvest, and under certain conditions, prescribed fire. Presumably, portions of the Plan area that are adjacent to the Tahoe National Forest would benefit from the fuel reduction activities contemplated in the Forest Plan Amendment.

The Plan area is located in the Foresthill Fire Protection District and the Placer County Fire District. Fire protection within the town site is provided by paid and volunteer firefighters of the

Foresthill Fire Protection District. The District comprises 72 square miles, of which about 30 percent is in the National Forest. The District has three fire stations; one is staffed by paid firefighters, one is staffed by volunteers, and one functions as an equipment storage building.

The Insurance Services Organization (ISO) classifies fire districts by level of hazard on a scale of 1 to 10, with 1 being the best rating. An ISO rating of 9 or 10 is considered standard for unimproved lands. The District maintains a class 6 ISO rating within the area where fire hydrants are available, and a class 9 ISO rating for unimproved lands.

The Foresthill Fire District is currently working on a five-year plan. Although the plan is not completed, there are two predictable generalizations: 1) full buildout will require additional fire stations and facilities, and 2) full-time firefighter coverage will be necessary for full buildout. Currently, a 48-cent per square foot development fee is assessed upon new development to support fire protection services.

In addition to the Foresthill Fire District, Placer County contracts with the California Department of Forestry (CDF) to provide fire protection in outlying areas identified as State Responsibility Areas.

PUBLIC PROTECTION

The law enforcement needs of the Foresthill Divide Community Plan area are served by the Placer County Sheriff's Department. The Plan area utilizes Sheriff-Coroner-Marshal public safety services that provide law enforcement patrol, investigative follow-up, crime prevention, community programs, emergency dispatch, civil services, court security, coroner services, corrections and detention.

In addition to the resident deputies, a full-time School Resource Officer from the Sheriff's Department is assigned to Foresthill High School. The School Resource Officer also provides instruction to 6th and 7th grade students at Foresthill Divide Middle School; and responds to special request calls for service at the aforementioned schools, as well as Foresthill Elementary School. A Community Services Officer for the Sheriff's Department also serves the Plan area as a Sheriff's Team of Active Residents volunteer supervisor, community events liaison, and Neighborhood Watch program coordinator.

The Foresthill Substation is the only Sheriff facility in the Plan area. The 650 sq ft office houses one sergeant, four resident deputies, nine volunteers, office equipment and supplies, and deputy equipment.

Foresthill resident deputies respond to calls in a 500 sq mile area, the largest in the County. In 2006, they responded to 2,020 calls for service. Of these, 69 were Priority 1 calls (life threatening); 559 Priority 2 (crime in progress); 208 disturbances; 122 suspicious circumstances and 54 burglary alarms. The most prevalent call types were assault, theft, vandalism, residential burglary, domestic violence, automobile and commercial burglary.

The Plan area is staffed by one resident deputy from 6:30 a.m. to 4:30 p.m. and another from 3:00 p.m. to 1:00 a.m. From 1:00 a.m. to 6:30 a.m. deputies from the Auburn patrol area respond to the Plan area, a 20 minute minimum response. In emergency situations, a resident deputy will be called from home to respond.

Resident deputies provide a comprehensive array of law enforcement services to the Plan area. Patrol services include response to emergency and non-emergency calls for service, deputy initiated field observations, report writing, arrest, and transport of suspects to the Placer County Jail in Auburn. In addition to general patrol services, resident deputies are often asked to assist Sheriff's investigators from Auburn; Probation; respond to coroner calls; transport mental health patients to the Cirby Hills facility in Roseville; and assist the California Highway Patrol with traffic enforcement. Often the first to respond to medical aids, deputies assist the California Department of Forestry and Foresthill Fire and Ambulance. As needed, they assist Tahoe National Forest and State Parks personnel. Each resident deputy is a lead supervisor for Search and Rescue teams including K-9, four-wheel drive, ground search, mounted, mountain rescue, Nordic and off-road. Resident deputies are also expected to provide supervision to Sheriff's volunteers, provide security at community events, give safety presentations, and participate in community functions.

DRAINAGE

Flooding can result in damage to the ecosystem and personal property, and can threaten life. Careful steps should be taken to avoid development in flood-prone areas and construction in flood plains. According to the Placer County General Plan Background Report, flooding due to excessive rainfall can occur in Placer County anytime between November and May. The 1981 Foresthill General Plan states:

Special flood hazard areas have recently been mapped in Placer County by the U.S. Department of Housing and Urban Development. According to their maps there are only two flood hazard zones within the Plan area. The first is the Middle Fork of the American River which serves as the southern boundary for the plan. The second area is the North Fork of the American River running through the western portion of the Plan area within the [formerly] proposed Auburn Dam Take-line.

While the Plan area is prone to seasonal localized flooding from small streams, it is not located within a 100-year flood zone, as determined by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

Dam failure presents additional flood hazards. Failure of the French Meadows Dam could threaten an estimated 20 persons and could inundate French Meadows Road and Highway 49 on the North Fork of the American River. Sugar Pine Dam would not threaten persons unless recreationists were in the vicinity at the time of dam failure. Iowa Hill Road, Shirttail Canyon Road, and Yankee Jim's Road could all be inundated.

PUBLIC UTILITIES

Electrical service is provided to residents within the Plan area by Pacific Gas & Electric Company (PG&E). No natural gas service is provided; however, propane may be used on individual parcels. Telecommunications service is provided by the Foresthill Telephone Company. The FDCP promotes undergrounding of overhead utility lines to reduce visual clutter and enhance the aesthetic appearance of the Plan area.

OTHER PUBLIC SERVICES

Health Services

Limited health and medical services are available in Foresthill. Medical attention is available through Foresthill Medical Center; dentistry and chiropractic services are also available in the Plan area. Emergency care and birthing services are provided through larger hospitals such as Auburn Faith Hospital in north Auburn and Sutter Roseville Hospital located in east Roseville. Ambulance service in the Plan area is provided by AMR ambulance service out of Auburn (under contract with Placer County) and the Safety Club, a volunteer organization that provides emergency medical response to the community. Med-evac helicopters (Cal Star, under contract with Placer County) can land, as necessary, at the schools, ball fields, and on Foresthill Road.

Solid Waste

The Foresthill Transfer Station is open to the public Friday through Monday (8:00 am to 5:00 pm) and is permitted to accept 82 tons per day and 549 vehicles per day. It is owned by Placer county and operated by Auburn Placer Disposal Service, under contract with the County. The facility accepts municipal solid waste, tires, batteries, appliances, metals, recyclables, electronic divides, and wood waste. All materials are transferred off-site for recycling or disposal. Solid waste is processed at the Materials Recovery Facility in Roseville, recyclable materials are removed, and the residuals are disposed at the Western Regional Sanitary Landfill. Both facilities are owned and operated by the Western Placer Waste Management Authority.

Residents and businesses in the FDCP are not required to subscribe to solid waste collection service. Auburn Placer Disposal Service (APDS) is required to provide collection service only to those residents and business that contract with them for such service. All developed parcels on the Foresthill Divide are subject to a parcel fee. Payment of the Foresthill parcel fee or subscription to collection service allows Foresthill customer full access to the Foresthill Transfer Station during all approved hours with no gate charge for municipal solid waste, wood waste, and green waste generated on the subject parcel. Owners of developed commercial property are allowed to dispose of one (1) yard of solid waste per month without an additional gate fee. Additional waste may be accepted from commercial customers at the currently approved gate fees.

Road Maintenance/Snow Removal

The Placer County Department of Public Works is responsible for maintaining County highways in the community of Foresthill and surrounding areas. This includes snow removal. Private noncounty roads are maintained by property owners or associations.

Other Government Services

Additional services available in the Plan area include, but are not limited to, County library services and social services. A general government Facility Fee is assessed and collected by the Placer County Building Department on new construction to assist in funding general government services.

The Placer County Library operates a 1,500 square foot branch facility in Foresthill that includes approximately 10,700 volumes. Computer terminals are available in the library to access the entire County library system and provide Internet access.

The Placer County Department of Health and Human Services (HHS) provides services to all residents of Placer County. According to the Placer County General Plan Background Report, the welfare case load has been increasing in absolute terms, but has decreased as a percentage of total County population over the same period of time. The Health Department has increased service levels to provide prenatal care, AIDS education, cancer risk reduction, an anti-smoking campaign, and the Women, Infants, and Children (WIC) Program.

GOALS AND POLICIES

Placer County General Plan Policies

Public Facilities and Services

- 4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.
- 4.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
 - a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
 - b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.
- 4.A.4. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.
- 4.A.5. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.

- 4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on countywide facilities and services.
- 4.B.6. The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 50 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.
- 4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 4.C.2. The County shall approve new development based on the following guidelines for water supply:
 - a. Urban and suburban development should rely on public water systems using surface supply.
 - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
 - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 4.C.4. The County shall require that water supplies serving new development meet state water quality standards.
- 4.C.6. The County shall promote efficient water use and reduced water demand by:
 - a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures;
 - c. Encouraging retrofitting existing development with water-conserving devices; and
 - d. Encouraging water-conserving agricultural irrigation practices.
- 4.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- 4.C.12. The County shall limit the annual rate of growth to 3 percent in areas where domestic water is supplied by individual or community wells. Where surface water supplies provide domestic water, the amount of growth shall be limited to what can be served by available surface water supplies assuming a 4-year drought period and usage of one acre foot of water per year per household.

- 4.D.7. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.
- 4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.
- 4.D.9. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for major subdivisions in which septic tanks are to be used.
- 4.D.10. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.
- 4.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.
- 4.E.2. The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.
- 4.E.4. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.
- 4.E.7. The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.
- 4.E.8. The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.
- 4.E.9. The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.
- 4.E.11. The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.
- 4.E.12. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.
- 4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.
- 4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- 4.G.1. The County shall require waste collection in all new urban and suburban development.
- 4.H.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):
 - a. 1:1,000 for unincorporated areas
 - b. 1:7 for jail population
 - c. 1:16,000 total county population for court and civil officers

- 4.H.2. The County Sheriff shall strive to maintain the following average response times for emergency calls for service:
 - a. 6 minutes in urban areas
 - b. 8 minutes in suburban areas
 - c. 15 minutes in rural areas
 - d. 20 minutes in remote rural areas
- 4.H.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.
- 4.H.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.
- 4.H.5. The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.
- 4.I.1. The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
 - a. ISO 4 in urban areas
 - b. ISO 6 in suburban areas
 - c. ISO 8 in rural areas
- 4.I.2. The County shall encourage local fire protection agencies in the county to maintain the following standards (expressed as average response times to emergency calls):
 - a. 4 minutes in urban areas
 - b. 6 minutes in suburban areas
 - c. 10 minutes in rural areas
- 4.I.3. The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.
- 4.I.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.
- 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- 4.J.10. The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impaction.
- 4.J.11. The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require

- that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.
- 4.J.13. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

Recreational and Cultural Resources

- 5.A.1. The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.
- 5.A.2. The County shall strive to achieve the following park facility standards:
 - a. 1 tot lot per 1,000 residents
 - b. 1 playground per 3,000 residents
 - c. 1 tennis court per 6,000 residents
 - d. 1 basketball court per 6,000 residents
 - e. 1 hardball diamond per 3,000 residents
 - f. 1 softball/little league diamond per 3,000 residents
 - g. 1 mile of recreation trail per 1,000 residents
 - h. 1 youth soccer field per 2,000 residents
 - i. 1 adult field per 2,000 residents
 - j. 1 golf course per 50,000 residents
- 5.A.3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system in Table 5-1 [of the General Plan] should be used as a guide to the type of the facilities to be developed in achieving these standards.
- 5.A.4. The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.
 - a. Floodways
 - b. Protected riparian corridors and stream environment zones
 - c. Protected wildlife corridors
 - d. Greenways with the potential for trail development
 - e. Open water (e.g., ponds, lakes, and reservoirs)
 - f. Protected woodland areas
 - g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.

- 5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.
- 5.A.16. The County should not become involved in the operation of organized, activity-oriented recreation programs, especially where a local park or recreation district has been established.

- 5.A.21. The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.
- 5.A.23. The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.
- 5.B.1. The County shall encourage development of private recreation facilities to reduce demands on public agencies.
- 5.C.4. The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to trails plans contained in the County's various community plans.

Fire Hazards

- 8.C.1. The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards.
- 8.C.2. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.
- 8.C.3. The County shall require that new development meets state, county, and local fire district standards for fire protection.
- 8.C.4. The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.

Foresthill General Plan Goals and Policies

Parks and Recreation

Goal 2: Ensure adequate recreation facilities to meet the needs of present and future residents.

- 1. Provide for adequate riding and hiking trails.
- 4. Continue to require Park Dedication fees to ensure funding for future park needs.

Public Service

Goal: Assure service availability is consistent with the adopted land use plan and projected demand.

- 1. To maintain the rural environment, the long term use of individual sewage disposal systems should be encouraged except where physical and environmental conditions would prohibit their use.
- 2. Encourage cluster developments to minimize environmental degradation.
- 3. Require that adequate services are available for proposed developments prior to granting approval.

4. Encourage mitigation measures for new developments to reduce the impacts on local services (i.e. schools, parks, etc.).

Safety

- Goal 1: Protect the citizens and visitors of the Foresthill area from loss of life while protecting property and watershed resources from unwanted fires through pre-planning, education, fire defense improvements, and fire suppression.
- 1. Ensure that all proposed developments are reviewed for fire safety standards by local fire agencies responsible for its protection, including providing adequate water supplies and ingress and egress.

Foresthill Divide Community Plan Goals and Policies

The proposed FDCP includes the following goals and policies related to public facilities:

Goal 3.D.1. Ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

Policies

- 3.D.1-1 New development shall fund its fair share of the construction where such new development requires the construction of new public facilities. Land within newly developing areas shall be dedicated for public facilities, where necessary.
- 3.D.1-2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. New development shall not be approved where existing facilities are inadequate unless the following conditions are met:
 - a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means paid by the developer); and
 - b. The facilities improvements are consistent with applicable facility plans approved by the County or any other applicable agency.
- 3.D.1-3 Self-sufficient and alternative energy sources shall be encouraged with all new development projects.
- Goal 3.D.2. Ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods. Development fees generated on the Divide shall be used to provide for public facilities required by new development.

- 3.D.2-1 New development shall pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding other than the pre-existing tax base can be identified to offset foregone revenues.
- 3.D.2-2 New development shall pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding other than the pre-existing tax base can be identified to offset foregone revenues.

3.D.2-3 The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the Foresthill Divide.

Sewage Disposal

Goal 3.D.3. Ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

Policies

- 3.D.3-1 The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.
- 3.D.3-2 The County shall be creative and innovative to the extent allowed by ordinance in reviewing onsite and alternative offsite sewage disposal systems to encourage higher density and mixed uses in the historic downtown core area.
- 3.D.3-3 The County shall continue to use current technically-based criteria in their review and approval of septic tank/leachfield systems and other systems for rural development.
- 3.D.3-4 The County shall promote technologies that permit water reuse for irrigation, when public health is not endangered.

Water Supply

Goal 3.D.4. Ensure the availability of an adequate and safe water supply (potable and "fire flow") and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

- 3.D.4-1 All new development shall be required to demonstrate the availability of a long-term, reliable water supply. Written certification from the service provider shall be required that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater
- 3.D.4-2 The County shall only approve new development based on the following guidelines for water supply:
 - a. Higher density development should rely on public water systems.
 - b. Developments containing parcel sizes of one acre or less shall be required to connect to a treated water supply. In cases where parcels are larger than one acre and no public water system exists or can be extended to the property, individual wells may be permitted.
- 3.D.4-3 Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 3.D.4-4 The County shall require that any new development adjacent to bodies of water that are used as domestic water sources be appropriately set back from the water source and adequately mitigate potential water quality impacts on these water bodies.

- 3.D.4-5 The watersheds of all bodies of water associated with the storage and delivery of domestic water shall be protected by limiting grading, construction of impervious surfaces, application of known toxic/hazardous substances and/or fertilizers and development of septic systems within these watersheds.
- 3.D.4-6 The County shall promote efficient water use and reduced water demand by:
 - a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures;
 - c. Encouraging retrofitting existing development with water-conserving devices; and
 - d. Encouraging water-conserving agricultural irrigation practices.
- 3.D.4-7 The County shall support opportunities for groundwater users that are located in problem areas to convert to surface water supplies.
- Goal 3.D.5. The Foresthill Public Utility District shall ensure that adequate treatment and delivery facilities are in place to meet future water demands.

- 3.D.5-1 The County shall ensure that an adequate quality and quantity of water is delivered to residents of the Foresthill area through continued cooperation with the US Bureau of Reclamation and the Foresthill Public Utility District.
- 3.D.5-2 The County shall discourage establishment of additional water treatment facilities not operated by either PCWA or the Foresthill Public Utility District.
- 3.D.5-3 The Foresthill Public Utility District shall continue to pursue the purchase of Sugar Pine Dam and Reservoir from the US Bureau of Reclamation.
- 3.D.5-4 Provide information regarding water availability to new residential, commercial and industrial projects in the community.

Education/Schools

Goal 3.D.6. Provide the best possible programs and educational facilities to the children of Foresthill.

Policies

- 3.D.6-1 Before approval of a residential development proposal, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.
- Goal 3.D.7. Provide public schools serving students in grades K-12 that are physically and functionally integrated with their surrounding community.

- 3.D.7-1 Schools shall be planned as a focal point of community activity and interrelated with neighborhood retail uses, churches, parks, greenways and off-street paths, whenever possible.
- 3.D.7-2 New schools should be planned and designed to promote joint-use of facilities. New schools should be planned and designed to promote community use of recreational areas, i.e., fields, hardcourt surfaces, gyms, libraries, community meeting rooms, and emergency centers.

- 3.D.7-3 New schools should link with planned bikeways, pedestrian paths and other transportation routes, whenever possible.
- Goal 3.D.8. Ensure that school facility planning and site acquisition is coordinated between school districts and other local governmental agencies.

- 3.D.8-1 The school districts serving the Divide should identify all existing and planned school sites and shall incorporate new schools into the overall community design. Due to the limited number of state approved school sites on the Foresthill Divide, the school districts must be involved in the early stages of planning with developers and governmental agencies.
- 3.D.8-2 The Districts' Board of Trustees and the State Department of Education shall approve school sites. Choice of future school sites shall take into consideration such things as access to all utilities and services, including sewer, water, gas, electricity, drainage, and transportation access.
- 3.D.8-3 The County should develop a policy which enhances a school district's ability to acquire school sites such as site reservation and dedication of sites.
- 3.D.8-4 Schools and governmental agencies should consider the joint and reciprocal use of facilities, equipment and personnel resources.
- Goal 3.D.9. Create service levels that are equal to or better than State standards for classroom size, school enrollment, safety and school site size.

Policies

- 3.D.9-1 School site designations on land-use plans shall meet or exceed State standards for school land size.
- 3.D.9-2 The adopted Foresthill Union School District Facility and Financing Plan specifies the District's policies for grade configuration, school enrollment size, class size, school site sizes, funding options, and enrollment projections. Before approval by governmental agencies, all new projects should be in accord with the District's Facility and Financing Plan.
- Goal 3.D.10. Ensure that school facilities are constructed and completed to coincide with the construction of new residential projects.

- 3.D.10-1 The County shall encourage all residential developers to consult with the school district early in the planning process.
- 3.D.10-2 Residential rezone, general plan and community plan amendments or other land-use entitlement requests shall not be approved unless accompanied by a finding that school facilities to accommodate projected students consistent with service level standards will be available in a timely manner to serve the project or that the project includes phasing conditions to ensure coordination of residential and school construction consistent with policy.
- Goal 3.D.11. Provide adequate funds to construct a high school, elementary schools and remodel existing schools to keep pace with residential growth and changing curriculum needs.

- 3.D.11-1 The community, County and the school districts will work closely to explore all possibilities for securing adequate funding of new school facilities. This will include the development of local funding mechanisms as well as the utilization of state funds when they are available. Local resources may include the dedication of school sites (controlled land costs), developer fees, development agreements, Mello-Roos, and CFDs, assessment districts, redevelopment funds, general obligation bond proceeds and special taxes, etc.
- 3.D.11-2 When the school district has declared impaction and has developed a Facility and Financing Plan, the County will not approve a project until a will serve letter has been obtained by the developer from the school district.
- Goal 3.D.12. Ensure that higher education programs and facilities offered by Sierra College, Placer High School, and other educational agencies are available to the Foresthill area to serve the community's needs.

Policies

- 3.D.12-1 Consider the joint and reciprocal use of facilities, equipment and personnel resources. "Community Learning Centers" are envisioned as joint-use facilities to be used by the College, businesses, city and community for a variety of purposes.
- 3.D.12-2 Pursue federal, state and private grants for facilities, equipment, special projects, transportation, technology, innovative educational programs and delivery systems and equipment that would enhance the community college system and the high school's adult programs for the residents of the Foresthill Divide.

Fire Protection

Goal 3.D.13. Protect residents of and visitors to Foresthill from injury, suffering, and loss of life and protect property and watershed resources from fires.

- 3.D.13-1 The County shall encourage the Foresthill Fire District to maintain the current minimum fire protection standard (expressed as Insurance Service Organization (ISO) ratings) of ISO 6 in areas serviced by hydrants, ISO 8 in areas with no hydrants.
- 3.D.13-2 The County shall encourage the Foresthill Fire District to maintain the following standards (expressed as average response times to emergency calls):
 - a. Property: the arrival of the first fire apparatus at the point of need within 3 minutes "run time" 70% of the time and within 6 minutes 100% of the time.
- 3.D.13-3 The County shall encourage the Foresthill Fire District to achieve a response time equal to its run time.
- 3.D.13-4 The County shall require new development to develop or fund fire protection and medical aid facilities, personnel, and operations and maintenance that, at a minimum, maintain the above service level standards.
- 3.D.13-5 The County shall work with the Foresthill Fire District to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.

3.D.13-6 The County shall work with the Foresthill Fire District to implement ordinances to control fire losses and fire protection costs through fuel reduction management, use of automatic fire detection, control and suppression systems. 3.D.13-7 The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources. 3.D.13-8 The County shall work with the Foresthill Fire District to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually. The County shall ensure that all proposed developments are reviewed for compliance with fire 3.D.13-9 safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances. 3.D.13-10 The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation. 3.D.13-11 The County shall encourage the modification of vegetation around structures and developments to reduce radiant heat along fire escape routes providing for the safety of residents and fire fighting personnel. Fuel modification will reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation. These areas shall provide (1) increased safety for emergency fire equipment and evacuating civilians; (2) a point of attack or defense from a wildfire; and (3) strategic siting of fuel breaks, fire breaks, and greenbelts. The County shall require that discretionary permits for new development in fire hazard areas be 3.D.13-12 conditioned to include requirements for a fire safe community, defensible space fire-resistant vegetation, cleared fire breaks and fuel breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas of Foresthill. 3.D.13-13 The County shall require that new development meet State, County, and local fire district standards for fire protection. 3.D.13-14 The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the county, and to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures. 3.D.13-15 The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression. 3.D.13-16 The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation. 3.D.13-17 The County shall continue to work cooperatively with the California Department of Forestry and

Fire Protection and local fire protection agencies in managing wildland fire hazards.

Public Protection

Goal 3.D.14: Provide Sheriff's services to respond to and deter crime.

- 3.D.14-1 The County shall strive to ensure funds are provided to maintain a staffing ratio (expressed as the ratio of deputies to population) of 1:1,000 for the Foresthill Divide.
- 3.D.14-2 The Sheriff shall strive to maintain the following average response times for (Priority 1) emergency calls for service in Foresthill:
 - a. 15 minutes in rural areas
 - b. 20 minutes in remote rural areas
- 3.D.14-3 The County shall continue to work cooperatively with the Sheriff's Department in maintaining law enforcement services.
- Goal 3.D.15: Meet the growing demand for services associated with increasing population and commercial/industrial development.

Policies

- 3.D.15-1 The County shall require new development to develop or fund Sheriff facilities (including substation space, maintenance, patrol and other vehicles, and necessary equipment); personnel; and operations to maintain County standards.
- Goal 3.D.16: Ensure the safety of Foresthill residents by providing prevention-oriented programs and design alternatives.

Policies

- 3.D.16-1 The County shall encourage the Sheriff's Department to continue education programs that supplement patrol services by increasing public awareness of public safety within the county, and to develop crime prevention programs, including those promoting security of persons and property.
- 3.D.16-2 The County shall consider public safety issues including access control, natural surveillance and territorial reinforcement (designating public vs. private space) in all aspects of commercial and residential project design, and apply the principles of Crime Prevention Through Environmental Design (including lighting, landscaping, fencing, signs, gates, pathways, and buildings

Stormwater Drainage

Goal 3.D.17. Collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.

- 3.D.17-1 New storm drainage systems shall be designed to be in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*.
- 3.D.17-2 Project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions shall be encouraged.
- 3.D.17-3 Projects that result in significant impacts on the quantity and quality of surface water runoff shall be required to allocate land as necessary and construct necessary facilities for the purpose of

detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.

3.D.17-4 The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm drains, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Environmental Health Services, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

Flood Protection

Goal 3.D.18. Protect the lives and property of the citizens of the Divide from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policies

- 3.D.18-1 The County shall require that arterial roadways, residences, commercial and industrial uses and emergency facilities be protected from a 100-year storm event.
- 3.D.18-2 The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics under fully-developed, unmitigated runoff conditions.
- Goal 3.D.19. Flood management programs shall avoid alteration of waterways and adjacent areas, whenever possible.

Policies

- 3.D.19-1 Require new developments to provide drainage plans and prepare watershed maps that delineate drainage patterns and the drainage system of culverts, drop inlets, etc.
- 3.D.19-2 For reasons of safety and to reduce erosion, the County shall discourage roadside ditches in the downtown area and require new developments to provide underground conveyance systems.

Public Utilities

Goal 3.D.20. Provide adequate public utility services consistent with the potential needs of the community.

Policies

- 3.D.20-1 The County shall pursue Rule 28 funding to underground the utilities in the downtown area (i.e., the Forest Service office near the Foresthill Divide Middle School to the California Department of Forestry and Fire Protection facility); the historic core area; and the area between Main Street and Foresthill Road. The County shall determine if the undergrounding project can be piggybacked to other development projects so that expenses can be shared.
- 3.D.20-2 An entity to broker power after electricity deregulation should be developed.
- 3.D.20-3 State of the art communications service should be provided to residents of the Foresthill Divide.
- 3.D.20-4 Developers shall install the latest telephone/communications technology in new projects.
- 3.D.20-5 As the need for larger facilities and expanded service grows and new services are required, efforts should be made to consolidate the different community services in one location.

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3.D.20-6	As the need for other services arises, the Foresthill Public Utility District should be willing to administer those services if monies become available.
3.D.20-7	The provision of public facilities and services shall be limited in important timber areas on the Foresthill Divide.
3.D.20-8	Cable television access should be made available to all parcels in the Community Plan area.
3.D.20-9	New developments shall be required to provide cable television lines to development parcels.
3.D.20-10	New developments to develop community treatment systems shall be reviewed for the potential to offer, or otherwise make available sewerage capacity for adjacent properties served by individual sewage disposal systems.
Cemeteries	
Goal 3.D.21.	Ensure existing and future maintenance and security requirements of the many cemeteries in the community.
Policies	
3.D.21-1	The County shall encourage and assist the community in their efforts to form a cemetery district.
3.D.21-2	The community shall acquire control of the local cemeteries and work to provide ongoing operations and maintenance.
3.D.21-3	The County shall identify the availability and locations of new land areas for the expansion of existing cemeteries and shall acquire such public land as it becomes available for such use.
Library	
Goal 3.D.22.	Ensure the continued operation and expansion of facilities and services of the community library.
Policies	
3.D.22-1	The library should be more accessible to the public and should include additional morning and evening hours.
3.D.22-2	The library should serve as a technology center, providing potential interactive capabilities through the use of public computers.
3.D.22-3	The library should be located within the historic core area of Foresthill. Cooperative community use shall be encouraged with the high school library resources.
3.D.22-4	The County shall ensure that library facilities are provided to current and future residents on the Foresthill Divide. New development shall be required to fund its share of library facilities. In addition to the monies generated by new development, the community should seek new funding sources and/or funding increases to meet the increased demand on library services and facilities.

Postal Facilities

Goal 3.D.23. Ensure adequate postal facilities and mail delivery services to the community.

- 3.D.23-1 The Post Office shall be located within the core area, preferably within the historic core area.
- 3.D.23-2 The Post Office should implement the following to enhance the services provided to the community:
 - a. Provide for mail drop-off boxes at various convenient locations on the Divide;
 - b. Extend the hours of operation during weekdays and Saturdays; and
 - c. Retain centralized services rather than the use of a mechanized substation.

Solid Waste

Goal 3.D.24. Ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

Policies

- 3.D.24-1 The County shall require waste collection in all new urban and suburban development.
- 3.D.24-2 The County shall promote maximum use of solid waste source reduction, recycling, composting and environmentally-safe transformation of wastes.
- 3.D.24-3 The County shall ensure that the transfer station is buffered from incompatible development.
- 3.D.24-4 The County shall require that all new development comply with applicable provisions of the *Placer County Integrated Waste Management Plan*.
- 3.D.24-5 The County shall develop an educational campaign designed to inform the community of the various services available (e.g., hazardous materials disposal, recycling, etc.) and offer incentives for the use of these services.
- 3.D.24-6 The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

3.4.3 IMPACT EVALUATION CRITERIA

Based on Appendix G of the CEQA Guidelines, a significant environmental impact would occur if the proposed FDCP would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities
- Result in the need for new or physically altered fire protection facilities, the construction of
 which could cause significant environmental impacts, in order to maintain acceptable service
 ratios, response times or other performance objectives
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands
- Be inconsistent with the goals and policies in the *Placer County General Plan*.

Placer County has adopted required average response time standards through its General Plan policies, maintenance of ISO ratings, and compliance with fire safety standards, the UBC and applicable portions of the UFC through local ordinance.

- Result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities
- Result in the need for new of physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives

Placer County General Plan Policy 4.H.1 requires basic staffing ratios. The Placer County Sheriff's Department has established an impact report formula that provides for a higher level of law enforcement protection than identified in the General Plan. The Sheriff's Department standards call for one deputy per 1,000 residents in single family developments, two deputies per 1,000 residents for multiple family residential uses, one dispatcher per 5,500 residents, one jail officer per 2,512 residents, one clerical staff per 15,000 residents for records, and one additional clerical staff per 26,000 residents.

- Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities
- Result in the need for new of physically altered school facilities, the construction of which
 could cause significant environmental impacts, in order to maintain acceptable service ratios
 or other performance objectives
- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs
- Would not comply with federal, state, and local statutes and regulations related to solid waste
- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board
- Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- Result in a determination by the wastewater treatment provider that serves or may serve the project that it has does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments
- Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or new or expanded entitlements are needed

- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff
- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map
- Place structures within a 100-year flood hazard area that would impede or redirect flood flows
- Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- Result in substantial adverse physical impacts associated with the provision of new or
 physically altered facilities, or create a need for new or physically altered facilities, the
 construction of which could cause significant environmental impacts, in order to maintain
 acceptable service ratios, or other performance objectives
- Use scarce energy resources in a wasteful or inefficient manner
- Result in substantial adverse physical impacts associated with the provision of new or physically altered telecommunications/cable television facilities
- Need for new or physically altered telecommunications/cable television facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service or other performance objectives
- Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities
- Need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives
- Be inconsistent with the Auburn-Placer County Library Long-Range Plan
- Result in substantial adverse physical impacts associated with provision of new or physically altered County facilities
- Need for new or physically altered County facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives

3.4.4 IMPACTS AND MITIGATION MEASURES

Impact 3.4-1 Provision of adequate sewage disposal services to serve the FDCP area.

Discussion/Conclusion: There is no community sewer system in the FDCP area; the only community sewerage systems (i.e., community leach fields, oxidation ponds) are those serving mobile home parks, apartments, and multiple houses on one lot. Future growth will continue to be served by septic systems, unless required otherwise by Environmental Health Services.

The proposed FDCP includes the following goal and policies that address this impact:

Goal 3.D.3. and Policies 3.D.3-1, 3.D.3-2, 3.D.3-3 and 3.D.3-4

Implementation of these policies will assure that safe and adequate wastewater collection, treatment and disposal is provided within the Plan area, and impacts are therefore considered *less than significant*.

Water quality issues associated with onsite sewage disposal systems in the Plan area are addressed in Section 3.6 of this EIR.

Mitigation Measures

With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: The wastewater feasibility study prepared for the Forest Ranch Concept Plan included in Appendix G concludes that a traditional gravity type collection system is feasible with the requirement that at least two sewer lift stations be included in the system. It will be possible to use reclaimed wastewater for the purposes of golf course irrigation once sufficient development exists to provide enough wastewater to meet the demand. A subsurface drip irrigation system would be required to provide for a method of disposal during the winter months. The drip irrigation would require approximately 15-18 acres of total land area and a storage reservoir would be required to store water during peak wet weather events and to provide emergency storage.

It is anticipated that a community services district, or alternative public agency acceptable to the County, will be created to manage the wastewater treatment facilities. An area west of the golf course is proposed for the wastewater treatment plant and storage. It is a relatively flat area, bordered to the north by proposed Medium Density Residential, to the east and south by Low Density Residential, and to the west by Open Space. The area proposed for treated effluent spray irrigation is the golf course. The Rural Residential and recreational vehicle park and equestrian center are proposed to be served by septic systems.

Some of the potential impacts associated with construction and operation of a wastewater treatment system are addressed in other sections of this EIR.

Lack of a responsible entity to manage and operate the proposed wastewater treatment facility would result in a significant impact. Development of the Forest Ranch Concept Plan area at densities greater than one dwelling unit per 2.3 acres without construction of the wastewater treatment facility would be a significant impact. Development of an inadequate wastewater treatment facility (in terms of size, treatment process, and/or discharge of treated effluent) would be a significant impact.

The wastewater treatment facility plant itself without proper management, maintenance and funding could be a significant impact. Operation of a wastewater treatment facility can occasionally result in upset in the treatment process, resulting in potentially toxic air emissions, discharge of odors, and/or water quality impacts due to violation of Waste Discharge Requirements. Such impacts, while rare, are *potentially significant*.

Implementation of the following mitigation measures will reduce impacts to a *less than significant* level:

- 3.4-1a Small wastewater treatment facilities shall not be allowed within the Forest Ranch Concept Plan area unless a responsible entity (community services district or alternative public agency) is formed to manage, operate and maintain the facilities.
- 3.4-1b A responsible entity for sustainable wastewater treatment facility maintenance and operation shall be formed or completed within the Forest Ranch Concept Plan area prior to recordation of the first final subdivision map for a development project with a density exceeding county criteria for septic system disposal. The responsible entity will assume liability for maintaining compliance with Federal and State requirements, maintenance and upgrades, and continued effort funding in the form of user fees to avoid mandatory financial penalties for noncompliance and strict enforcement actions.
- 3.4-1c The Forest Ranch Concept Plan developer shall obtain Waste Discharge Requirements (WDRs) from the Regional Water Quality Control Board for the on-site wastewater treatment facility, which will assure that the size, treatment process, and discharge of treated effluent are adequate and in compliance with local, State and federal standards. If the size or other characteristics of the golf course are inadequate for spray irrigation of treated effluent, adequate area shall be provided on the site in accordance with WDRs.
- 3.4-1d *The wastewater treatment plant shall be designed to incorporate multiple treatment systems.*
- 3.4-1e Chlorine gas shall not be used for disinfection. Alternative processes such as use of sodium hypochlorite or ultraviolet radiation shall be used.
- 3.4-1f *Emergency storage pond(s) shall be incorporated in the wastewater treatment plant design to allow for emergency storage of untreated effluent.*

- 3.4-1g A standby emergency generator shall be provided for use in the event of a power failure.
- 3.4-1h Subsequent project level environmental review shall be required for the wastewater conveyance master plan and the treatment facility prior to project approvals.

Impact 3.4-2 Provision of a safe and adequate water supply and fire flow to serve the FDCP area.

Discussion/Conclusion: Domestic water in the FDCP area is principally supplied by the Foresthill PUD and Baker Ranch Mutual Water Company. Areas located outside of these water providers service area boundaries are served by individual wells. The PUD's water treatment system consists of a direct filtration plant that delivers the supply through a gravity-fed system. The facility treats an average of 700,000 to 800,000 gallons per day, with a peak day volume of 2.28 million gallons. The facility has a capacity to treat a maximum 3 million gallons per day. The PUD supplies 1,200 acre-feet annually of treated/delivered water supply to the current population of 5,800 residents. An expanded treatment facility will likely be needed within the next 10 years to accommodate growth and water treatment in excess of 3 million gallons per day. The Baker Ranch Mutual Water Company serves a mobile home park and 15 to 20 additional residences. Water quality is considered excellent, and facilities are adequate to serve the planned population. Residences outside the service areas for these community water systems are served by individual wells; however, new residential development in the FDCP area is planned for areas served by the Foresthill PUD.

The proposed FDCP includes the following goals and policies that address this impact:

Goals 3.D.4.and 3.D.5. and Policies 3.D.4-1, 2.D.4-2, 3.D.5-1 and 3.D.5-2

Implementation of these goals policies will assure that there is a safe and adequate water supply and fire flow for new development in the Plan area. This impact is therefore considered *less than significant*.

The environmental impacts associated with an expanded water treatment facility must be addressed by the Foresthill PUD in accordance with the California Environmental Quality Act at the time that approval of the facility is considered.

Mitigation Measures

With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: The Foresthill P.U.D. has prepared a water supply assessment in accordance with SB 610 (Sections 10910-10915 of the California Water Code) for the proposed project. The water supply assessment is required to be included in the environmental document prepared for a project (Appendix H).

The existing Foresthill P.U.D. total water supply consists of 2,707 acre feet per year of water from Sugar Pine Reservoir. The yield of 2,707 acre-feet is based on the District's adopted reliability standard that includes multiple drought years. The Districts existing demand is 1,154 acre feet.

According to the report prepared by the Foresthill P.U.D., buildout of the existing service area will result in a demand of total demand of 2,432 acre feet per year. This demand is within the District's available supply of 2,707 acre feet per year and would include 524 potential units on the Forest Ranch site within the existing boundaries of the Foresthill P.U.D. Under drought conditions within the District's present boundaries, there is a surplus of 275 acre feet of water per year. This is sufficient to supply approximately 745 units assuming water use similar to multifamily units, which is 330 gallons per day per unit. If single family units are proposed, the surplus of 275 acre feet per year could supply approximately 571 units at 430 gallons per day per The Forest Ranch Development proposes 2,213 units as well as a golf course and associated facilities, a 100 unit RV park and an equestrian center. Water is available to serve the 524 of those units located within the present District boundaries. The water available to serve the areas outside the current District Boundaries (275 acre feet) is not sufficient to serve the remainder of the Forest Ranch project. It should be noted that there are other areas (in addition to Forest Ranch) that are located within the Sphere of Influence of the District. This means that there is likely to be less than the total surplus available to serve development on the Forest Ranch site. The District currently does not have any plans to develop or acquire additional supplies.

Development of the Forest Ranch residential units not currently accounted for in the water demand figures for the existing district boundaries (1,689 units) would require approximately 845 acre feet of water per year. That demand estimate does not take into account the other proposed uses such as the golf course. The surplus water supply for the District would only serve approximately 571 additional units outside existing District boundaries. Although the District does not currently have any plans to expand water capacity, there are some options that could be explored. As noted in the SB 610 analysis, the District holds water rights to additional water; however, storage facilities are inadequate. It is possible to raise the level of Sugar Pine Dam which would provide the capacity to serve the Forest Ranch Concept Plan site. Additionally, it may be possible to drill new wells to serve the project. For the purpose of this program EIR, it is not necessary to definitely determine the water supply for the Forest Ranch Concept Plan. It is clear that current water supply and treatment facilities are inadequate to serve the project; however, there are potential sources of water that could be developed in the future. This is a potentially significant impact.

Project site diagrams and application materials do not mention or include emergency water storage tank(s). Lack of an adequate emergency water supply is a *potentially significant impact*.

Implementation of the following mitigation measures will reduce impacts to a *less than significant* level:

3.4-2a The Specific Plan for the Forest Ranch Concept Plan shall identify the water supply for the project and shall include detailed plans of how that water supply will be

- developed. Potential water supply sources include raising the level of Sugar Pine Dam or drilling new wells and constructing additional storage facilities.
- 3.4-2b A "will serve" letter shall be obtained from the Foresthill PUD prior to approval of an Environmental Impact Report for a Specific Plan. Each tentative subdivision map will require evaluation of impacts to provide adequate water supply on, or off, site.
- 3.4-2c The portion of the Forest Ranch Concept Plan site located outside Foresthill PUD boundaries shall be annexed to the District prior to recordation of the first final subdivision map. Prior to approval of the annexation, plans shall be approved by the PUD to increase storage and distribution facilities to ensure that an adequate supply of water will be available to serve the Forest Ranch Concept Plan site.
- 3.4-2d The new water storage and distribution system included in the approved plans required by mitigation measure 3.4-2a shall be in place and operational prior to recordation of the first final subdivision map.
- 3.4-2e An emergency water storage tank(s) shall be constructed onsite by project developers, prior to occupancy of any home or other structure, and maintained by Foresthill PUD. The location(s) and volume of water to be stored shall be determined by Foresthill PUD and the Foresthill Fire Protection District.
- 3.4-2f Fire hydrants shall be installed and fire flow shall be provided in accordance with the requirements of the Foresthill PUD and the Foresthill Fire Protection District.
- 3.4-2g. Construction of water lines and the emergency water storage tank(s) shall be in compliance with Mitigation Measure 3.6-4c-d.

Impact 3.4-3 Provision of adequate schools to serve the FDCP area.

Discussion/Conclusion: As reported in the "Setting" discussion, enrollment in the Foresthill Elementary School exceeds capacity. To accommodate future growth, the Placer Union High School District and the Foresthill Union School District jointly purchased a 110 acre site, which now houses the Foresthill High School. The high school, which opened in 2004, was built to provide a high school within the Plan area for the first time, thus not requiring students to be bussed or otherwise transported to Auburn to attend school. A new elementary school will be built on the property in the future.

The proposed FDCP includes the following goals and policies related to adequate school facilities:

Goals 3.D.6.and 3.D.10. and Policies 3.D.6-1, 3.D.10-2, 3.D.11-1 and 3.D.11-2

The Leroy F. Greene School Facilities Act of 1998 (SB 50) and the bond procedures under Proposition 1A of 1998 regulate school facilities financing and mitigation of land use approvals by setting fee caps and setting the CEQA standard for full and complete mitigation for school

facilities. State law currently prohibits a local agency from imposing school impact mitigation measures other than the designated fees provided for in the Government Code.

The two school districts currently divide impact fees received from new development. Implementation of the goals and policies of the FDCP (in compliance with State law), together with planned construction of new school facilities and impact fees received by the districts, will result in a *less than significant* impact.

Mitigation Measures

No mitigation measures are required.

Impact 3.4-4 Provision of adequate fire protection services and facilities to serve the FDCP area and increase wild land fire impacts to residences.

Discussion/Conclusion: The FDCP area is located within the Foresthill Fire Protection District and the Placer County Fire District. Fire protection within the Foresthill town site is currently provided by paid and volunteer firefighters of the Foresthill Fire Protection District. The District maintains three fire stations, two of which are active and a third which is used for storage. The Foresthill Fire Protection District has concluded that full buildout of the Plan area will require additional fire stations and facilities and full-time paid fire fighter coverage. A 48-cent per square foot development fee is currently assessed upon new development in the Plan area to support fire protection services.

Placer County contracts with the California Department of Forestry (CDF) to provide fire protection in outlying areas identified as State Responsibility Areas. Wildland fires present a serious risk to residents and structures in the Plan area. The CDF Fire Hazard Severity Classification System was used to map extreme, high, and moderate fire hazard areas. Extreme hazard ratings are located in the steep sloping areas along the North and Middle Forks of the American River. High hazard areas generally exist surrounding the Todd's Valley subdivision and in the Yankee Jim's area. Moderate rating occurs in the Foresthill town site and extending north along Foresthill Road to Baker Ranch on the level areas, as well as within the Todd's Valley subdivision.

The proposed FDCP includes the following policies that address this impact:

3.D.13-1, 3.D.13-2, 3.D.13-3, 3.D.13-4, 3.D.13-6, 3.D.13-9, 3.D.13-11, 3.D.13-12, 3.D.13-13, 3.D.13-15 3.D.13-17

Many of these policies involve working with other agencies, including the Foresthill Fire Protection District. The goals and policies do not address the provision of additional fire stations and converting from a volunteer to a full-time paid fire protection service. Although fees are collected from new development, it is not clear whether these will be adequate to fund new stations, equipment and paid personnel. Although the County has the ability to deny projects that do not provide for adequate fire protection, providing the facilities, equipment and personnel are outside the control of the County and cannot be assured. Therefore, this impact is *significant and unavoidable*.

Mitigation Measures

With incorporation of the goals, policies and implementation measures of the FDCP, mitigation measures are available, but are outside the control of the county. This impact is therefore considered to be *significant and unavoidable*.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: The impact of the Forest Ranch Concept Plan on Foresthill Fire Protection District facilities, equipment and personnel, and their ability to adequately serve the project and existing development, is significant. Collection of impact fees will partially address that impact, but the timing of receipt of fee revenues and the need to provide additional facilities, equipment and personnel may not coincide.

Nearly the entire Forest Ranch Concept Plan area is classified as "very high" hazard. Development of the Forest Ranch Concept Plan would reduce fire hazards on the site due to installation of a water system (including fire hydrants and water storage tank (s)), introduction of irrigated landscaping, road construction, and clearing of some trees and underbrush. However, it would also expose large numbers of people to hazards associated with wildfire which may originate on the Forest Ranch Concept Plan, or surrounding, properties. Therefore, this impact remains *significant and unavoidable*.

Implementation of the following mitigation measure will reduce impacts but *not to a less than significant* level:

3.4-4 The Specific Plan prepared for the Forest Ranch Concept Plan area shall contain a plan for provision of adequate fire protection that may include construction, and equipping, of new facilities. Developments located within the Forest Ranch Concept Plan area shall pay a fair share contribution to provide for facilities and services to maintain fire safety standards in accordance with local, state, and federal requirements.

Impact 3.4-5 Provision of adequate public protection to serve the FDCP area.

Discussion/Conclusion: The law enforcement needs of the FDCP area are served by the Placer County Sheriff's Department. The Sheriff's Department provides patrol and investigation services out of the Foresthill substation. Traffic enforcement and accident investigations are provided by the California Highway Patrol. The Sheriff's Department expects to continue to enlist volunteers to help staff the expansion of existing facilities and services.

The FDCP includes the following goals and policies that address this impact:

Goals 3.D.14, 3.D.15, and 3.D.16, and Policies 3.D.14-1, 2.D.14-2, 3.D.15-1, 3D.16-1 and 3.D.16-2

Because compliance with public protection policies is within the control of the County, implementation of these policies will assure that impacts in the Plan area are *less than significant*.

Mitigation Measures

With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: Development of the Forest Ranch Concept Plan site will ultimately result in development of 2,213 dwelling units, approximately 19,000 square feet of office space, a recreational vehicle park, golf course and related uses, and an equestrian center. This development would convert the project site from existing undeveloped forested land to rural residential, residential, office and recreational uses over an estimated 15-year period. The Concept Plan development will place an increased demand upon law enforcement services in the community of Foresthill. The Concept Plan site will be served from the existing Sheriff's substation in Foresthill.

Standards set forth in the Placer County General Plan call for one sworn officer for every 1,100 population, one jail officer for every 7 inmates at the jail (one officer per 2,512 residents), and one non-sworn officer for every 16,000 population. These standards are refined in the impact report formulas developed by the Placer County Sheriff's Department. These standards call for one deputy per 1,100 residents in single family developments, two deputies per 1,000 residents for multiple family residential uses, one dispatcher per 5,500 residents, one correctional officer per 2,512 residents, one clerical staff per 15,000 for records, and one other clerical staff per 26,000 residents. In their letter in response to the Notice of Preparation (see Appendix A.2 of this EIR), the Sheriff's Department has reported the budget impacts of the Forest Ranch Concept Plan. However, the Sheriff's Department did not take into consideration the number of agerestricted units and assumed a household size of 2.5 residents for all 2,213 dwelling units. The analysis in this EIR assumes that the age-restricted units have a household size of 1.7 and the non-age restricted units have a household size of 2.66.

The proposed Forest Ranch Concept Plan, at full buildout, would accommodate 1,997 single family units and 216 town homes, yielding an estimated 3,680 persons in single family residential developments and 575 persons in multiple family residential developments.

Based upon the General Plan service standard of one sworn officer per 1,100 population, 5 officers will be needed at full buildout. Other staff required will include .77 dispatcher positions, 0.28 record clerk positions, 1.7 correctional officers, and 0.16 clerical positions.

It can be argued that the age-restricted nature of the majority of the dwelling units will generate lower demand for law enforcement services. However, the County's General Plan standards and County fees make no allowance for specific characteristics (such as age) of the population served.

Development of the proposed Forest Ranch Concept Plan would increase the demand for additional deputies, patrol vehicles, correctional personnel, dispatchers, non-sworn personnel, and clerical staff to adequately serve the Foresthill community. Because these costs are covered by the County's general fund, this is considered a *potentially significant* impact.

Implementation of the following measure would reduce impacts on law enforcement to a *less than significant* level:

3.4-5 Forest Ranch Concept Plan developers shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for law enforcement and related services and operational costs, with funding responsibilities imposed on residential, office, commercial and recreational properties within the Forest Ranch Concept Plan area, including the costs for services required to satisfy General Plan standards now in existence or later amended. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map.

Impact 3.4-6 Provision of adequate flood protection and storm water drainage for the FDCP area.

Discussion/Conclusion: While the FDCP area is prone to seasonal flooding due to excessive rainfall between November and May, it is not located within a 100-year flood zone, as determined by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

The proposed FDCP includes the following policies that address this impact:

3.D.17-1, 3.D.17-2, 3.D.17-3, 3.D.17-4, 3.D.18-1, 3.D.18-2, 3.D.19-1

Implementation of these policies will assure that flood protection and stormwater drainage impacts in the Plan area will be *less than significant*.

Mitigation Measures

With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: At the current conceptual project design level, no drainage plan has been submitted for evaluation. Lack of an adequate storm water drainage system to serve the project site is a significant impact. Lack of a responsible entity to operate and maintain the project drainage system would also be a *potentially significant* impact.

Implementation of the following measures will reduce impacts associated with a storm water drainage system to *a less than significant* level:

- The developer shall submit a master drainage plan for the Forest Ranch Concept Plan site for review and approval by the Placer County Engineering & Surveying Department and the Placer County Flood Control and Water Conservation District with any Specific Plan or entitlement request submitted for property within the Concept Plan site. The master drainage plan shall address design of any proposed drainage systems as well as drainage flowing into, through, and originating within the Concept Plan area. The plan shall meet the requirements of the Placer County Land Development and Stormwater Management Manuals in force at the time of plan submittal. The plan shall address phasing of drainage system improvements. Subsequent development within the Concept Plan site shall be consistent with the approved master drainage plan and any approved revisions thereto. A preliminary master drainage plan shall be submitted as part of the environmental review process for any Specific Plan or the first entitlement request submitted for property within the Concept Plan site.
- 3.4-6b The Specific Plan shall propose a method to ensure sustainable storm drainage system operation and maintenance and funding. Prior to recordation of any map or acceptance by the County of any improvements within the Concept Plan area, a County Service Area, Zone of Benefit under CSA #28, community services district, expansion of powers of Foresthill PUD, or other mechanism acceptable to the County to ensure adequate storm drainage operations shall be formed or completed.
- 3.4-6c The Environmental Impact Report prepared for the Specific Plan shall provide delineation of the 100 year flood plain throughout the site.

Impact 3.4-7 Provision of adequate public utilities to serve the FDCP area.

Discussion/Conclusion: Electrical service is provided by Pacific Gas & Electric Company within the FDCP area. No natural gas service is provided; however, propane may be used on individual parcels. Telecommunications service is provided by the Foresthill Telephone Company.

The proposed FDCP includes the following goal and policies that address this impact:

Goal 3.D.18 and policies 3.D.20-3, 3.D.20-4, 3.D.20-8, 3.D.18-9 and 3.D.20-10

Electrical service is available in the Plan area. Implementation of the policies in the FDCP will assure that new development is provided with telecommunications and cable television service. This impact is therefore considered *less than significant*.

Mitigation Measures

No mitigation measures are required.

Impact 3.4-8 Provision of adequate cemeteries, libraries, postal facilities, health services, and solid waste collection and disposal services for the FDCP area.

Discussion/Conclusion: Limited health and medical services are available in the FDCP area. Emergency care and hospital services are provided at Auburn Faith Hospital in north Auburn and Sutter Roseville Hospital in east Roseville. Ambulance service is provided by AMR ambulance service out of Auburn and the Safety Club, a volunteer organization that provides emergency medical response to the community. Helicopters to transport individuals with medical emergencies to hospitals can land in Foresthill as necessary.

The Foresthill Transfer Station is owned by Placer County and operated by Auburn Placer Disposal Service, under contract with the County. Residents and businesses in the FDCP are not required to subscribe to solid waste collection service. Auburn Placer Disposal Service (APDS) is required to provide collection service only to those residents and business that contract with them for such service. Additional waste may be accepted from commercial customers at the currently approved gate fees.

Additional services available in the Plan area include County library services and social services. A general government facility fee is assessed and collected by Placer County on new construction to assist in funding general government services. A branch of the Placer County Library operates in Foresthill.

The proposed FDCP includes the following policies that address this impact:

3.D.21-1, 3.D.21-2, 3.D.21-3, 3.D.22-4, 3.D.23-2, 3.D.24-1 and 3.D.24-4

Although the County does not control the actions of the U.S. Postal Service, that agency is required to provide mail delivery or mail pickup services. Implementation of the proposed policies will assure that impacts on other government services are *less than significant*.

Mitigation Measures

With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: The Forest Ranch Concept Plan will include several miles of internal roadways that will require maintenance and, on occasion, snow removal. Public roads are maintained and snow removal is provided by the Placer County Public Works Department. The Forest Ranch Concept Plan application does not indicate whether internal roadways are proposed to be public or private. Snow removal and maintenance of parking lots on the Forest Ranch Concept Plan site will be the responsibility of the property owner(s). If internal roadways are private, there will be no impact on County services. If internal roadways are public, the project may have an impact on County road maintenance and snow removal services. This impact is therefore considered *potentially significant*.

At full buildout of the proposed Forest Ranch Concept Plan, a total of 3,084 tons per year of residential and commercial Municipal Solid Waste (MSW) will be generated (based upon 7.1 lbs./day per unit with a total of 2,213 units, plus 100 recreational vehicle park spaces, and 19,000