



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Director
Planning Department, Community Development Resource Agency

DATE: October 7, 2008

SUBJECT: **Foresthill Divide Community Plan (GPA-341/Implementing Zoning REA-909) and Environmental Impact Report (SCH No. 2001092094)**

ACTION REQUESTED

The Board of Supervisors is being asked to consider a County-initiated update of the 1981 Foresthill General Plan (now to be known as the Foresthill Divide Community Plan). The proposed project consists of the adoption and implementation of the Foresthill Divide Community Plan, which includes the following components:

- Community Development Element, including Population and Housing, Land Use, Community Design, Public Facilities, and Parks and Recreation
- Resource Management Element, including Natural Resources/Conservation/Open Space, Cultural Resources, and Air Quality
- Forest Ranch Development Standards
- Transportation and Circulation Element
- Land Use Diagram
- Zoning Map

SUMMARY

The Foresthill Divide Community Plan includes a land use and circulation plan for the Plan area. The proposed project also includes rezoning of properties within the Plan area as necessary and required to achieve consistency with the proposed Foresthill Divide Community Plan land use designations as recommended by the Planning Commission in November 2005.

The Foresthill Divide Community Plan is intended to supersede the 1981 Foresthill General Plan in order to provide an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years.

CEQA COMPLIANCE

A program-level Final Environmental Impact Report (FEIR) has been prepared for this project and is recommended for certification by the Board of Supervisors as the appropriate environmental document.

BACKGROUND

Community Plan Projections and Holding Capacity

The proposed Foresthill Divide Community Plan area encompasses approximately 109 square miles. The time horizon for the community plan is to the year 2030. Should the community grow at a fixed rate of two percent over the next 20 years, population projections indicate that the population at 2030 would be approximately 9,620 persons. This is the population that is anticipated for the Foresthill Community Plan area and provides a foundation for the environmental impact analysis in the Environmental Impact Report (EIR). This population represents 44 percent of the projected residential buildout for the plan area if the two percent growth rate is sustained to 2030.

Based on the proposed land use designations, further refined by the proposed zoning, the buildout or holding capacity for the Community Plan is 22,010 persons for the 109 square mile area, and its maximum number of dwelling units is 8,856. The Plan does not identify a projected buildout date. It is generally assumed that there is over 100 years of growth potential for both residential and non-residential land uses in the Plan Area (based upon an estimated annual growth rate of 2.0 percent).

Chronology

In November 2005, the Planning Commission held the eighth public hearing on the proposed 2003 Foresthill Divide Community Plan and 2003 Draft Environmental Impact Report. At that meeting the Planning Commission took action on a number of land owner requests which resulted in an increase the holding capacity of the Community Plan. The Planning Commission also directed staff to conduct further environmental analysis on the Community Plan and increased density. In addition, the Planning Commission directed staff to analyze impacts associated with an option for the Forest Ranch property that included a potential density of 2,213 dwelling units. As the Forest Ranch Specific Plan Area was not analyzed in the 2003 Draft Environmental Impact Report, comprehensive analysis was completed in the County's community plan EIR.

Since the November 2005 hearing, staff has been working on the preparation of the November 2007 Revised Draft and July 2008 Final Environmental Impact Report (DEIR/FEIR) and the Revised Foresthill Divide Community Plan. The Revised Community Plan, land use diagram and zoning reflects the direction of the Planning Commission given in November 2005.

On February 28, 2008, the Planning Commission held a public hearing to receive oral public comment on the November 2007 Revised DEIR for the Community Plan. After hearing public testimony regarding the DEIR, the Planning Commission directed staff to respond to all written and oral comments in the Final EIR for the Community Plan. Public comments were also received at the February 4, 2008 Foresthill Forum meeting. A total of 56 written comments were received on the DEIR. All comments have been addressed and responded to in the FEIR, which was released to the public on July 30, 2008.

On August 4, 2008, County staff presented the July 2008 Revised Foresthill Divide Community Plan to the Foresthill Forum for the Forum's consideration. Because of the volume of information presented, the Forum was not prepared to make a formal recommendation on the Community Plan. Consequently, the Forum scheduled a second meeting on August 18, 2008 to provide further comments on the Community Plan.

On August 12, 2008, the Planning Commission held its tenth public hearing on the Foresthill Divide Community Plan. At that meeting, staff provided a report on the background of the Foresthill Divided Community Plan process and the Revised Foresthill Divide Community Plan and EIR. After receiving public testimony, the Commission expressed concern over a number of issues regarding the Community Plan and took action to continue the hearing to August 28, 2008. Some issues raised at the hearing included fire hazards and public safety in the Community Plan area, including the Canyon Mixed-Use area, a rezoning request for the Foresthill High School site, alternative emergency access roads, and a considerable amount of testimony on the Forest Ranch project. The Planning

Commission took action to continue the hearing to August 28, 2008 in order to: 1) allow the Foresthill Forum to make a recommendation on the Community Plan prior to the completion of the Planning Commission's deliberations on the Community Plan; and 2) to provide an alternate policy option for the Forest Ranch Specific Plan Area (Appendix E in the Community Plan), such as identifying the site as a "Future Study Area" within the Community Plan.

On August 18, 2008 the Foresthill Forum held a second public meeting to further deliberate on the Revised Community Plan. At the meeting, the Forum worked with staff on the Community Plan policy document to incorporate minor edits within the Plan. In addition, the Forum made a number of motions including:

1. Unanimous vote (6-0) to oppose the Placer Unified School District's request for a rezoning of the 70-acre Foresthill High School property. The Forum's opposition was with regard to the future residential density and development of the site. The Forum noted that they preferred the site to be maintained as it is (undeveloped) and that if the site were rezoned to allow for one-acre minimum lot sizes and residential uses, the School District could sell the property resulting in a development of up to 70 residential lots. The Forum noted that the Community Plan as proposed already allows for similar residential densities within the surrounding area (Mixed-Use areas), and that they do not want to see additional residential densities on this industrially zoned site.
2. Unanimous vote (6-0) to request that the Planning Commission review the density and fire safe standards in the Canyon Mixed-Use Area. The Forum expressed a desire of the Planning Commission to further address the density of the area and to ensure that fire safe standards are applied to future development within the area.
3. Support for the Forest Ranch Specific Plan Area, Appendix E for the Community Plan (4-2; Roy West and Gail McCafferty opposed). The Forum's opposing members had concern with the high density associated with Appendix E. This support was for the 2,213 unit project.
4. Support for the July 2008 Revised Foresthill Divide Community Plan, with the incorporation of the edits discussed with staff at the August 18, 2008 Forum meeting and with their support for the Forest Ranch Specific Plan.

On August 28, 2008, the Planning Commission held its eleventh public hearing on the Foresthill Divide Community Plan. At that hearing, staff provided a report on the issues discussed at the August 12, 2008 hearing and the Planning Commission received additional public testimony on the Community Plan. After the close of the public hearing, the Commission took the following actions:

1. Directed staff to incorporate changes to the Community Plan prior to the Board of Supervisor's consideration, including edits received from the Foresthill Fire Protection District, the Foresthill Public Utility District, the Foresthill Forum, and other minor revisions as discussed by staff at the hearing.
2. Voted unanimously to recommend to the Board of Supervisors the denial of a rezoning request from the Placer Unified School District to rezone the Foresthill High School site from IN-DC (Industrial Combining a Design Corridor) to RF and RF-B-43 PD 1 (Residential Forest and Residential Forest Combining a one acre minimum lot size, with a Planned Development of one unit per acre). The vote was based on the Commission's desire to maintain the existing zoning so as to not help to facilitate additional residential development within the area.
3. Voted to direct staff to designate the Forest Ranch properties as a Future Study Area within the Community Plan (4-1; Mike Stafford opposed, Harry Crabb and Larry Sevinson absent). The Commission directed staff to remove the Forest Ranch Specific Area standards - Appendix E from the Community Plan (i.e., the standards for the 2,213 dwelling unit project), and replace Appendix E with modified language that recognizes the Forest Ranch property as a Future Study Area. The modified language identifies general standards for the consideration

of a future Community Plan Amendment to the Foresthill Divide Community Plan for development within the area. The opposing Commissioner's basis for opposition was with regard to wanting to designate specific land use and densities within the Forest Ranch properties in order to provide the Community with a more firm understanding of future development that could occur within the area through the review of a specific plan.

4. Voted to recommend to the Board of Supervisors the adoption of the Foresthill Divide Community Plan and Implementing Zoning, and approval of the General Plan Amendments for the modification to the Land Use Diagrams for the Auburn-Bowman Community Plan, the Weimar-Applegate-Clipper Gap General Plan, and the Placer County General Plan (4-1; Mike Stafford opposed, Harry Crabb and Larry Sevinson absent). The opposing Commissioner did not state a reason for his opposition to the Community Plan.

DISCUSSION OF ISSUES

Environmental Issues

An Environmental Impact Report (EIR) has been prepared for the project, which evaluated the environmental impacts associated with the implementation of the Foresthill Divide Community Plan. The analysis in the EIR concluded that the project would result in impacts related to population and housing, land use, aesthetics, public facilities, parks and recreation, natural resources and open space, cultural resources, air quality, transportation and circulation, and noise. The following is a summary of the cumulative and significant unavoidable environmental effects evaluated in the EIR:

Cumulative Environmental Impacts

The EIR analyzes cumulative impacts associated with the potential increased densities of the Forest Ranch Specific Plan area, as well as the Community Plan itself. Cumulative impacts that are significant and cannot be avoided were identified for the Community Plan and for the Forest Ranch Specific Plan area.

Cumulative significant unavoidable impacts for the Forest Ranch Specific Plan area and the Community Plan itself include impacts to Natural Resources/Conservation/Open Space, Aesthetics, Land Use, and Air Quality. These impacts cannot be mitigated through the implementation of the Community Plan goals, policies and programs.

Impacts associated with the irreversible conversion of timberland and the fragmentation and loss of wildlife movement corridors are considered as significant, unavoidable and cumulative impacts. The EIR also concluded that implementation of the Community Plan will result in the cumulative increase in night lighting and glare as development proceeds over time.

The most relevant land use impact associated with the implementation of the Foresthill Divide Community Plan is the cumulative loss of open space through development activities that permanently convert open space or result in its fragmentation. In addition, it is not possible to reduce air quality impacts associated with development within the Foresthill Divide particularly when impacts are considered in a regional context and as a contribution to cumulative impacts. In particular, new stationary and mobile sources will result in significant and cumulative unavoidable impacts that cannot be fully mitigated through the implementation of the Foresthill Divide Community Plan

Significant Unavoidable Environmental Impacts

As directed by the Planning Commission in November 2005, the 2007 Revised EIR analyzes environmental impacts associated with the potential increased densities (net increase of 1,700 units of age-restricted housing) of the Forest Ranch Specific Plan area, as well as the Community Plan project itself. The 2007 Revised EIR identifies significant unavoidable environmental impacts for the Forest Ranch Specific Plan area, as well as the Community Plan project.

Significant unavoidable impacts identified for the Forest Ranch Specific Plan area and the Community Plan project include impacts to the following: Population and Housing, Aesthetics, Public Facilities, Natural Resources/Conservation/Open Space, and Transportation and Circulation. These impacts are described below:

Population and Housing:

The EIR evaluated the impacts associated with the jobs/housing balance that would result from the community's growth through the year horizon year of 2030. This balance is an objective that promotes development that locates housing and employment opportunities in reasonable proximity to each other. While the Community Plan has incorporated Mixed-Use areas to encourage residential and job-generating uses to be created within proximity to each other, the number of new jobs created is expected to fall short of the number of new job seekers residing in the area, thereby exacerbating the jobs/housing imbalance that currently exists within the Plan area. Because of this, this impact is considered significant and unavoidable.

Aesthetics:

The EIR concludes that implementation of the Community Plan will result in alteration of views throughout the Community Plan area. The goals, policies and programs contained within the Foresthill Divide Community Plan will reduce these impacts to a less than significant level except in the area of impacts to scenic highways where such impacts are considered significant and unavoidable. Another significant impact that cannot be fully mitigated is the cumulative increase in night lighting and glare as development proceeds over time.

Public Facilities:

The EIR concludes that the ability to provide adequate fire protection services and facilities could result in significant impacts, largely because such facilities and services are not directly provided by Placer County. This is of particular concern given the wildland fire/rural residential interface throughout the Foresthill Divide. Therefore, this impact is considered significant and unavoidable.

Natural Resources/Conservation/Open Space:

The EIR evaluated the impacts associated with the wildlife movement corridors within the Plan area. The EIR concluded that a majority of the habitats that exist within the Plan area today are relatively undisturbed and provide a means for wildlife movement throughout the Plan area. Because further development within the community plan boundary will fragment the habitat and may result in obstructing this movement corridor. Therefore, this impact is considered significant and unavoidable.

Transportation and Circulation:

The EIR identifies a number of potentially significant impacts associated with traffic and circulation that cannot be fully mitigated through the implementation of the Community Plan.

Impacts associated with increased traffic by the year 2030 resulting from increased development throughout the Community Plan area are considered potentially significant and cannot be avoided. Specifically, the DEIR concludes that increased traffic along portions of Foresthill Road cannot be mitigated to a less than significant level. In addition, impacts associated with the potential decrease of level of service at key intersections resulting from increased traffic by the year 2030 throughout the Community Plan area are significant and cannot be avoided. Such intersections occur along Foresthill Road, including the I-80/Auburn Ravine Road/Foresthill Road intersection.

In order for the EIR to be certified, it will be necessary for the Board of Supervisors to make a finding of overriding consideration for each of the significant and unavoidable impacts identified above. Staff is prepared to present the Board with these findings for its consideration once the Board concludes its deliberations.

Response to Comments Received on the DEIR

The Planning Department received 56 written comments on the Revised DEIR for the Foresthill Divide Community Plan. In addition, oral comments were received at a February 4, 2008 Foresthill Forum meeting and a February 28, 2008 Planning Commission hearing. Written comments were received from various agencies, as well as individual property owners within the Plan area. All comments have been addressed and responded to in the FEIR.

Some written comments requested changes in zoning, which have not been previously recognized by the Planning Commission. The Planning Commission did not provide additional direction to modify the land use or zoning diagram and consequently no additional changes have been made. Incorporation of the zone changes would result in additional density within the Plan area and consequently resulting in the need for further environmental analysis of these new impacts.

Response to Comments Received on the FEIR

Since the release of the FEIR for the Foresthill Divide Community Plan, the Planning Department has received five written comments on the FEIR, which are included in the correspondence received in Exhibit G. All FEIR comments have been addressed and responded to in Exhibit H of this report.

Build-out

Based on the maximum density of the assigned land use designations (including the build-out of commercial as multi-family residential), the Foresthill Divide Community Plan's population build-out population could, theoretically, be as high as 62,948 persons, and its maximum number of dwelling units could be 25,296. It is important to note that this theoretical amount of growth cannot be realized during the time horizon of the Foresthill Divide Community Plan, or even within the distant future, because of the lack of suitable wastewater treatment facilities and treated domestic water. Furthermore, market conditions would preclude the conversion of all commercially-designated property to 20+ dwelling units per acre of multi-family residential (where the majority of the theoretical holding capacity can be found). Such a build-out population also assumes 100 percent of the maximum density of each land use district, when in an area like Foresthill such densities cannot be achieved because of infrastructure constraints and environmental constraints (e.g., slope, and on-site septic capabilities). Lastly, the implementing zoning reduces this holding capacity by two-thirds and, consequently, no such densities could be achieved under the proposed zoning. Because of such constraints, the DEIR did not evaluate the theoretical holding capacity of 62,948 persons. Instead, the DEIR focused on predictable impacts between now and 2030, and build-out based upon the recommended zoning within the Community Plan.

Fire Hazard and Protection

At the August 12, 2008 Planning Commission meeting, issues were raised regarding the need for additional discussion in the Community Plan relating to fire hazard and protection within the Plan area. Risk of wildland fire is a serious risk in the Community Plan area, given the surrounding forested areas, the steep slopes, windy areas, accumulated fuel loads, and a hot, dry summer climate. Because of this, and after receiving testimony regarding fire hazard on the Foresthill Divide, the Planning Commission directed staff to work with the Foresthill Fire Protection District to further address the issue of the wildland fire/residential interface that exists within the Foresthill community. Accordingly, staff has met with the Fire District and has incorporated further analysis and policy standards in the Community Plan regarding fire protection.

Modification of Foresthill High School Site Zoning

The Planning Department received a request from the Placer Unified School District for a zoning change request for the Foresthill High School site in the Community Plan area (Assessor Parcel Numbers: 007-030-027, 007-045-084, 007-045-083, and 007-030-028). The District is requesting a zone change from IN-DC (Industrial Combining a Design Corridor) to RF and RF-B-43 PD 1 (Residential Forest and Residential Forest Combining a one acre minimum lot size, with a Planned

Development of one unit per acre). The reason for the District's request is to provide land use flexibility for the High School site, the potential to providing housing to teachers and staff, and to provide a land use district that is more compatible with the operations of the high school site.

At the August 12, 2008 Planning Commission hearing, public testimony was received regarding the Community's expectation of the future land uses for the subject properties. Members of the Community expressed a desire to maintain the existing industrial zoning and for the property to remain undeveloped and used for educational forestry purposes.

At the August 28, 2008 Planning Commission hearing, the Foresthill Elementary School District and the Placer Unified High School District provided testimony regarding the rezoning request, noting that request was initiated from both District Boards. After hearing testimony regarding the rezone request, the Planning Commission took action to recommend to the Board of Supervisors denial of the High School site rezoning request. The Commission expressed concern regarding supporting a rezoning request that would help to facilitate future residential development of the site.

Forest Ranch Specific Plan Area

The Forest Ranch Specific Plan Area plan area consists of approximately 2,615 acres lying north and east of, and adjacent to, historic downtown Foresthill. The area is generally bounded by Devil's Canyon, Yankee Jim's Road and the Foresthill town site on the south, by Foresthill Road and Blackhawk Road on the east, by the Blackhawk Subdivision and Bureau of Land Management property on the north and by Smith's Point on the west.

Under the current (as well as proposed) zoning for the Community Plan, approximately 1,500 acres of the Forest Ranch property could develop to an ultimate buildout of 533 dwelling units. This density has been previously considered and recognized by the Planning Commission and is reflective of the zoning present on the property today. The 1,500 acres is designated as a Forest Residential Development Reserve in the Community Plan Land Use Diagram, and therefore, pursuant to Sections 17.58.200 [Specific Plans] and 17.52.080 [Development Reserve] of the Zoning Ordinance, the development of this property for 533 units would require the approval of a Specific Plan (See Appendix B in the Community Plan for the draft Specific Plan standards).

The property owners of the Forest Ranch property have proposed an alternate development concept as an option for incorporation into the Foresthill Divide Community Plan. As directed by the Planning Commission in November 2005, this proposal was analyzed in the DEIR for the Foresthill Divide Community Plan, and referred to as the Forest Ranch Specific Plan Area. This proposal would have allowed for 2,213 residential units (including the existing density of 533 units), of which approximately 1,700 would be age-restricted residences. The plan would include an 18-hole golf course, an equestrian center, a 100-unit recreational vehicle park, office and professional uses, and 1,128 acres of open space, although there is no mandate for the construction of the golf course or equestrian center. A maximum of 70,000 square feet of retail floor area and 60,000 square feet office/professional floor area is also proposed.

At the August 12, 2008 Planning Commission hearing, staff discussed its recommendation to not include the Forest Ranch option for 2,213 units, and to instead retain the existing zoned holding capacity of 533 units. Staff also discussed the impacts identified in the EIR for the Forest Ranch Specific Plan. Staff's concerns were based upon a number of issues including the feasibility of the project given a lack of support infrastructure for the proposed density, particularly in the areas of treated domestic water and treated sewage disposal. Staff also had concerns about compatibility with the existing Foresthill community, wildland fire/urban interface, and an oversupply of the housing stock.

After hearing staff's report and recommendation regarding the Forest Ranch Specific Plan Area, the Planning Commission received public testimony regarding the potential incorporation of the Forest

Ranch Specific Plan Area within the Community Plan. The testimony was divided on this issue, with some residents in favor of incorporation of the additional densities and others opposed. In general, those in support of the project favor a development proposal that creates the opportunity to serve as an economic engine for revitalization of the historic downtown area of the Community Plan. Opponents were concerned about the scope and scale of the project. Staff expressed concerns about the lack of treated wastewater capacity, water supply, significant change in the community character and the oversupply of housing.

At the hearing, the Planning Commission expressed concerns regarding whether the increased densities associated with the Forest Ranch Specific Plan Area would adversely impact the commercial viability of the existing downtown area. At the same time, the Commission saw value in providing a mechanism to allow for the future study of the Forest Ranch project area. In response to the direction desired by the Planning Commission for the Forest Ranch area, staff prepared general standards for a Future Study Area for the entire Forest Ranch property area, which could be included in the Community Plan as a replacement for the Specific Plan standards that accompanied the allocation of density for the 2,213 dwelling unit project.

At the August 28, 2008 Planning Commission hearing, the Commission expressed concern regarding the expansive nature of the standards that staff had developed for the Future Study Area. After further deliberation, the Commission adopted a motion (4-1) to incorporate the Future Study Area (Modified Appendix E) into the Community Plan, as revised by the Planning Commission (see Exhibit F). As recommended by the Planning Commission, the Modified Appendix E (General standards for consideration of future amendments to the Foresthill Divide Community Plan) requires that a single Specific Plan be prepared for the entire Forest Ranch area, and that the Specific Plan address the most appropriate arrangement and mixture of land uses, circulation system layout, extent of infrastructure and public services, and the institutional framework necessary to accommodate development.

In recommending the Modified Appendix E, it was the determination of the Planning Commission that it was inappropriate to assign a specific density to this property (i.e., the 2,213 units proposed by the property owner) without the benefit of a site-specific plan and site-specific details as to what was actually being proposed by the property owner. Instead, similar to the Curry Creek Future Study Area, the Planning Commission concluded the Forest Ranch property was in fact an appropriate location for future growth in the Foresthill area, and that the preparation of a Specific Plan would allow the property owner and the County to work collaboratively on a development plan for the Future Study Area.

Land Use Diagram Boundary Changes and Plan Area Amendments

The Community Plan boundaries were expanded from approximately 56 square miles in the 1981 Foresthill General Plan, to approximately 109 square miles in the updated Foresthill Divide Community Plan. As a result, the expansion of the new Plan boundaries overlaps with areas of other Community Plans and the Placer County General Plan Land Use Diagram (see Attachment F). In addition, there are small portions of the 1981 Foresthill General Plan boundaries that are no longer in the updated Community Plan boundaries and will become a part of the Placer County General Plan Land Use Diagram boundary. Therefore, the adoption of the Foresthill Divide Community Plan results in modifications to, and General Plan Amendments to, the Land Use Diagrams for the Auburn – Bowman Community Plan, the Weimar – Applegate – Colfax Community Plan and the Placer County General Plan. Staff is recommending that the Board of Supervisors consider these General Plan Amendments as part of the adoption of the Community Plan. The land use designation and zoning would not change. Only the boundaries would be modified.

RECOMMENDATION

Staff is presenting the Planning Commission's recommendations that the Board of Supervisors take the following actions:

1. Deny the rezoning request from the Placer Unified School District to rezone the Foresthill High School site from IN-DC (Industrial Combining a Design Corridor) to RF and RF-B-43 PD 1 (Residential Forest and Residential Forest Combining a one acre minimum lot size, with a Planned Development of one unit per acre). See Exhibit E.
2. Designate the Forest Ranch properties as a Future Study Area within the Community Plan and maintain the incorporation of general policy standards for the Forest Ranch Future Study Area within Appendix E in the Community Plan. See Exhibit F.
3. Adopt a motion of intent to adopt the Foresthill Divide Community Plan and Implementing Zoning, and intent for approval of the General Plan Amendments for the modification to the Land Use Diagrams for the Auburn-Bowman Community Plan, the Weimar-Applegate-Colfax Community Plan, and the Placer County General Plan.
4. Direct staff to return before the Board of Supervisors with the necessary findings for the adoption of the Foresthill Divide Community Plan, the certification of the Final Environmental Impact Report, and approval of associated General Plan Amendments related to the Community Plan Update.

Respectfully submitted,


 MICHAEL J. JOHNSON, AICP
 Planning Director

ATTACHMENTS:

- Exhibit A – Plan Vicinity Map
- Exhibit B – Community Plan Land Use Diagram
- Exhibit C – Proposed Zoning Map
- Exhibit D – General Plan Amendment Land Use Diagram Exhibits
- Exhibit E – Foresthill High School Zoning Exhibit
- Exhibit F – Forest Ranch Future Study Area, Appendix E
- Exhibit G – Correspondence Received
- Exhibit H – Response to Comments on FEIR

(The following documents have been provided to the Board of Supervisors under separate cover and are available for review at the Clerk of the Boards Office:

Revised Foresthill Divide Community Plan, Final Environmental Impact Report, Draft Environmental Impact Report and Draft Appendices). The Revised Foresthill Community Plan can be viewed on the Placer County website at: <http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/Documents/CommPlans/FDCP/RevisedPolicyDoc.aspx>

Copies Sent by Planning:

- Rick Eiri – Engineering and Surveying Division
- Leslie Lindbo – Environmental Health Services
- Yu-Shuo Chang – Air Pollution Control District
- Yance Kimbrell – Parks Department
- Karin Schwab – County Counsel
- Scott Finley – County Counsel
- Tom Miller – County Executive Officer
- John Marin – CDRA Director
- Crystal Jacobsen – Supervising Planner
- Draft EIR Commentors and Interested Parties
- Subject/chrono files