



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

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**FORESTHILL DIVIDE COMMUNITY PLAN UPDATE**  
**Response to Comments Received on FEIR**

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**Letter 1: Stephen P Hunt, Lynne P Hunt, and Beverly P Daken – August 27, 2008**  
**email comment (see Exhibit G for correspondence received)**

**Response 1:**

Comment noted. This comment notes concern regarding impacts that could result from a potential build-out population of over 60,000 for the Community Plan area.

The figure of 62,000 represents a build-out calculation that is not a part of the Community Plan's assumptions. The Community Plan's projections, which are representative of a worse case scenario, indicate that there is over 170 years of potential residential growth for the Plan's zoned land holding capacity of approximately 21,000 persons. In addition, the Community Plan assumes a two-percent growth rate, which predicts a population of approximately 9,620 persons in the year 2030.

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 build-out population could, theoretically, be as high as 62,948 persons; however 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.

**Letter 2: John Murphy – August 26, 2008 email comment (see Exhibit G for correspondence received)**

**Response 2:**

Comment noted. This comment notes concern regarding impacts that could result from a potential build-out population of over 60,000 for the Community Plan area.

The figure of 62,000 represents a build-out calculation that is not a part of the Community Plan's assumptions. The Community Plan's projections, which are representative of a worse case scenario, indicate that there is over 170 years of potential residential growth for the Plan's zoned land holding capacity of approximately 21,000 persons. In addition, the Community Plan assumes a two-percent growth rate, which predicts a population of approximately 9,620 persons in the year 2030.

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 build-out population could, theoretically, be as high as 62,948 persons; however 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.

**Letter 3: Marilyn Jasper, Sierra Club – August 28, 2008 letter (see Exhibit G for correspondence received)**

**Response 3:**

Comment noted. This comment letter notes the need for the Community Plan to address new State legislation: State Assembly Bill 2447. State Assembly Bill 2447 is before the Governor at this time; should it pass, Placer County will implement the legislation accordingly.

**Letter 4: Michael Garabedian, Friends of the North Fork – August 27, 2008 letter (see Exhibit G for correspondence received)**

**Response 4:**

Comment noted. This comment is regarding the County's Facility Service Department's North Fork Trail project and Environmental Impact Report. The County's EIR for the North Fork Trail project adequately analyzes impacts associated with the construction and use of the North Fork Trail, including the portion at Ponderosa Way for staging and access.

**Letter 5: Sherry Wicks, Foresthill Residents for Responsible Growth, Inc. – August 26, 2008 letter (see Exhibit G for correspondence received)**

**Response 5:**

Comment noted. This comment letter addresses the risk and impacts associated with wildland fire hazard within the Community Plan area and wildland incident evacuation.

The County has identified all possible evacuation routes within the Plan area and has worked with the Foresthill Fire Protection District to ensure that the Community Plan adequately addresses wildland fire hazard and wildland fire protection within the Plan area. Since the County's release of the FEIR, the Community Plan has been amended to include additional policy regarding fire protection within the Plan area, including Policies 3.B.8-15 and 3.D.13-2, which relate to the requirements for fire protection response times, as well as fire safe standards for new development. In addition, the County has amended its Transportation and Circulation Diagram to include Powerline and Patent Roads as additional future Emergency Vehicle Access routes within the Plan area.