

**FORESTHILL DIVIDE COMMUNITY PLAN  
PLAN AREA MAP**

**Figure I-1**

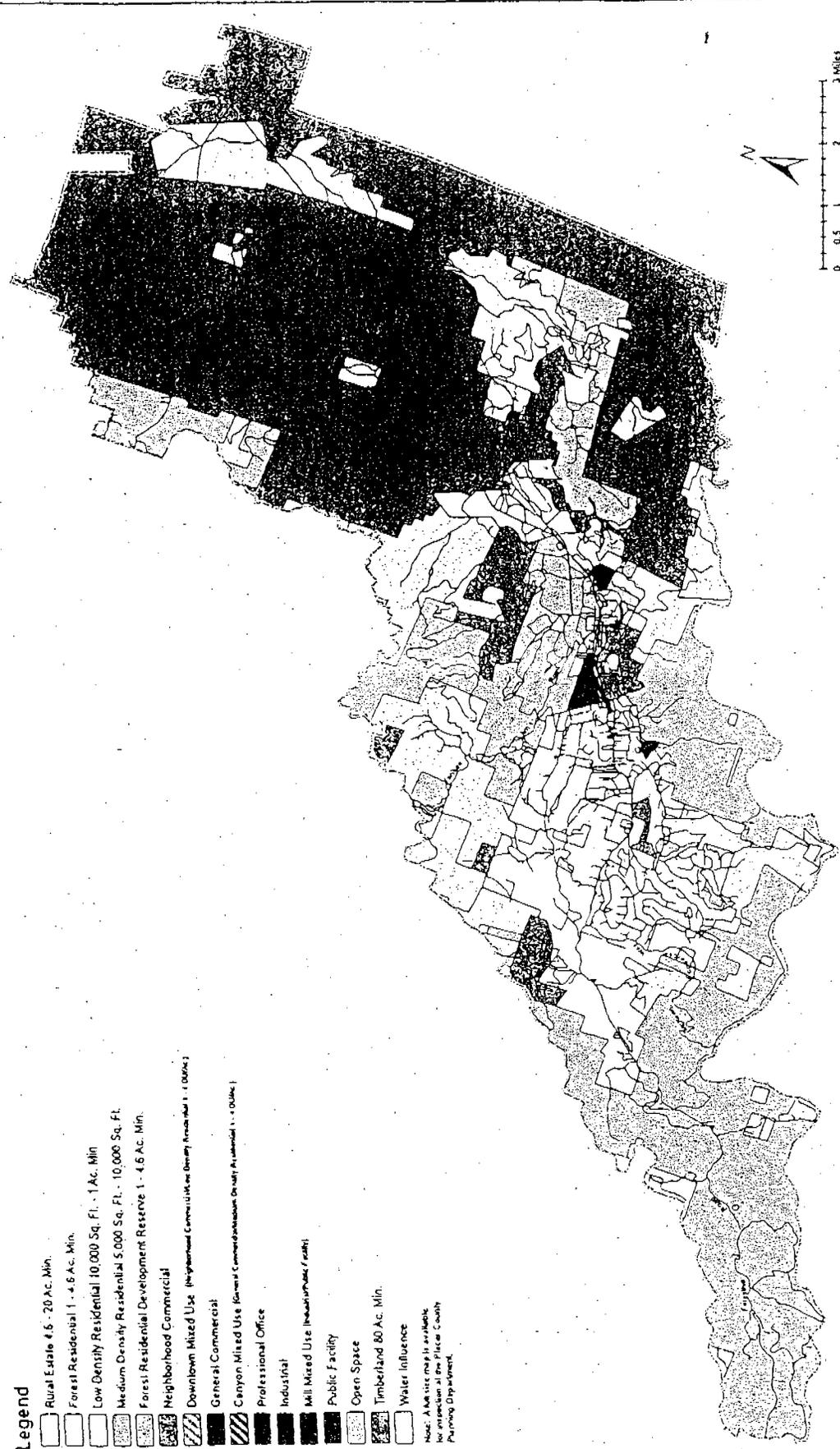
Source: California Spatial Information Library, 2006 / Quad Knopf, 2006



**Quad Knopf**

**Legend**

- Rural Estate 4.5 - 20 Ac. Min.
  - Forest Residential 1 - 4.5 Ac. Min.
  - Low Density Residential 10,000 Sq. Ft. - 1 Ac. Min.
  - Medium Density Residential 5,000 Sq. Ft. - 10,000 Sq. Ft.
  - Forest Residential Development Reserve 1 - 4.5 Ac. Min.
  - Neighborhood Commercial
  - Downtown Mixed Use (Neighborhood Commercial Density Residential 1 - 4.5 Ac. Min.)
  - General Commercial
  - Canyon Mixed Use (General Commercial Medium Density Residential 1 - 4.5 Ac. Min.)
  - Professional Office
  - Industrial
  - Mill Mixed Use (Industrial/Office/Residential)
  - Public Facility
  - Open Space
  - Timberland 80 Ac. Min.
  - Water Influence
- Note: A site map is available for inspection at the Pinal County Planning Department.



Source: Pinal County Planning Dept. Map | Quad K1001, 2007

**FORESTHILL DIVIDE COMMUNITY PLAN  
LAND USE DIAGRAM**



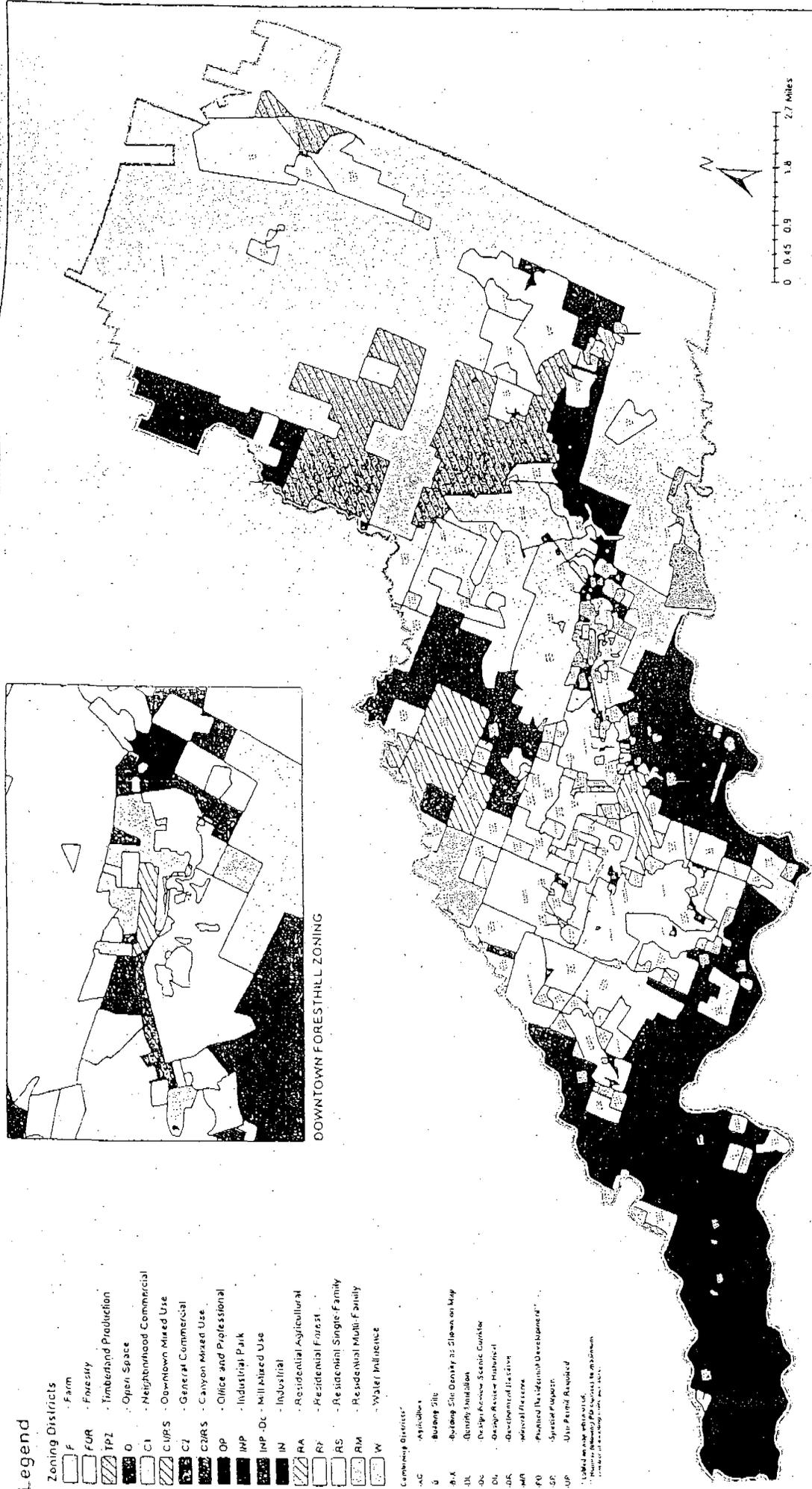
Figure III-1



DOWNTOWN FORESTHILL ZONING

**Legend**

- Zoning Districts**
- F - Farm
  - FUR - Fine Sky
  - TPZ - Timberland Production
  - O - Open Space
  - CI - Neighborhood Commercial
  - CUMS - Downtown Mixed Use
  - CU - General Commercial
  - CZRS - Canyon Mixed Use
  - OP - Office and Professional
  - INP - Industrial Park
  - INP-DC - Mill Mixed Use
  - IN - Industrial
  - RA - Residential Agricultural
  - RF - Residential Forest
  - RS - Residential Single Family
  - RM - Residential Multi-Family
  - W - Water Pollution
- Combining Districts\***
- AC - Agriculture
  - U - Urban
  - BA - Building Site Density as Shown on Map
  - BL - County Landfill
  - DC - Design Review Scenic Corridor
  - DL - Design Review Historical
  - DS - Designated District
  - MS - Mineral Resources
  - PD - Planned Residential Development\*\*
  - SP - Special Purpose
  - UP - Ultra-Peak Required
- \* Limited to one use per parcel.  
\*\* Limited to one use per parcel.

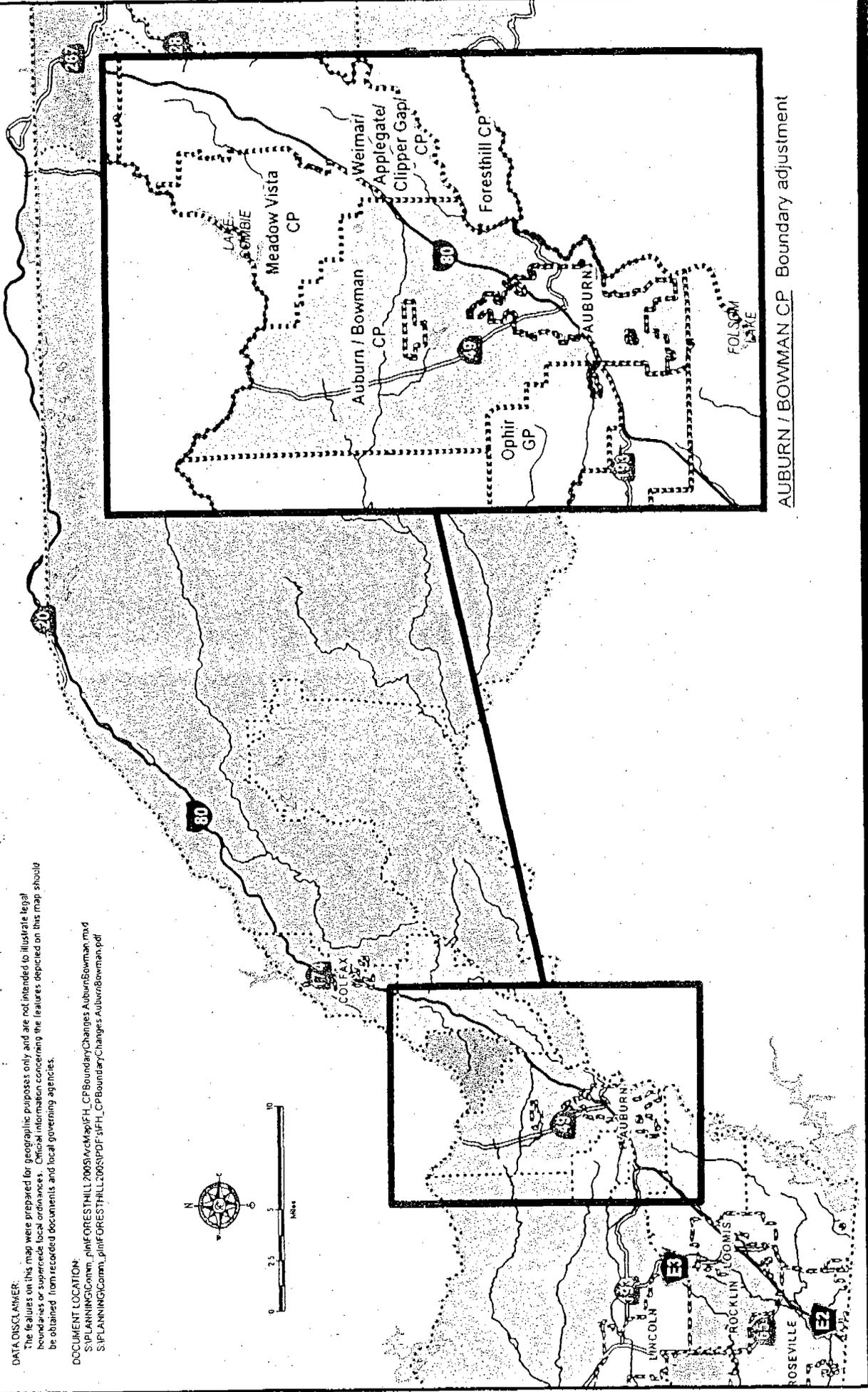
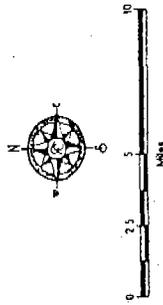


County Planning Dept. 1987 (Revised April 1991)

FORESTHILL DIVIDE COMMUNITY PLAN EIR  
PROPOSED ZONING DISTRICTS

**DATA DISCLAIMER:**  
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

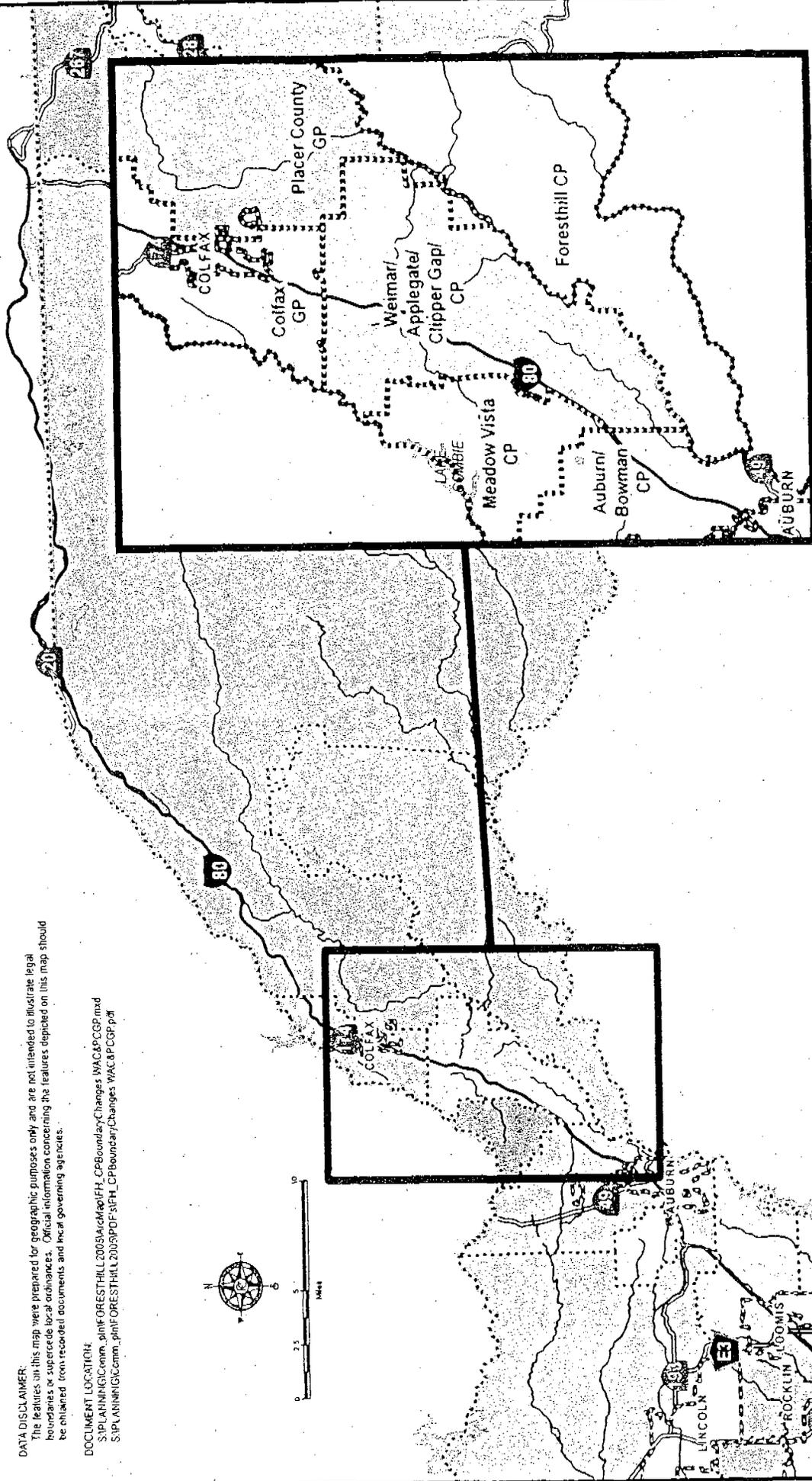
**DOCUMENT LOCATION:**  
S:\PLANNING\Comm; pin\FORRESTHILL\2005\Map\FH\_CP\BoundaryChanges AuburnBowman.mxd  
S:\PLANNING\Comm; pin\FORRESTHILL\2005\PDF\FH\_CP\BoundaryChanges AuburnBowman.pdf



**AUBURN / BOWMAN CP Boundary adjustment**

**DATA DISCLAIMER:**  
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

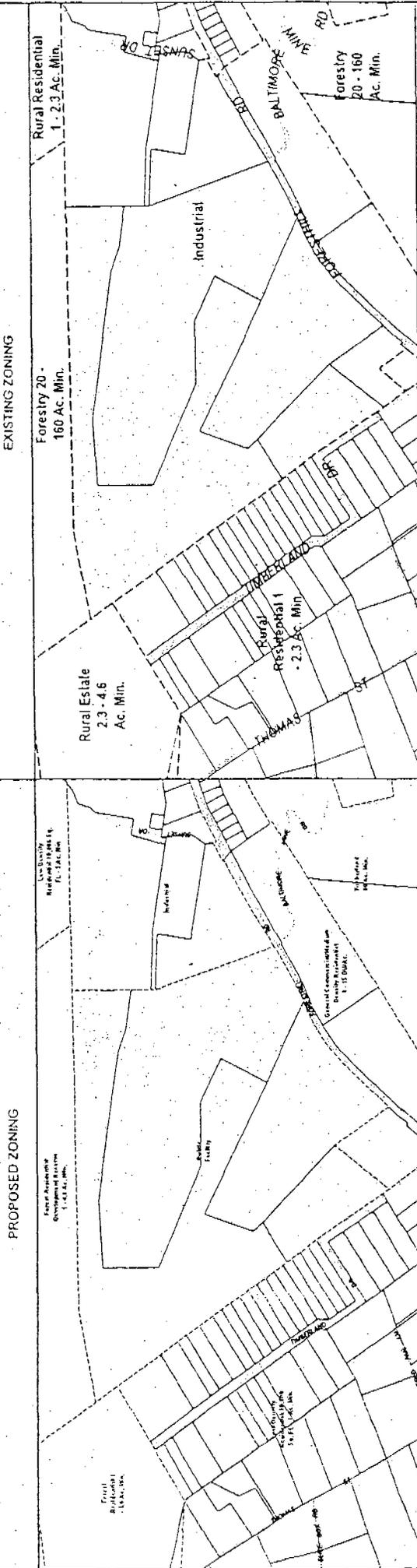
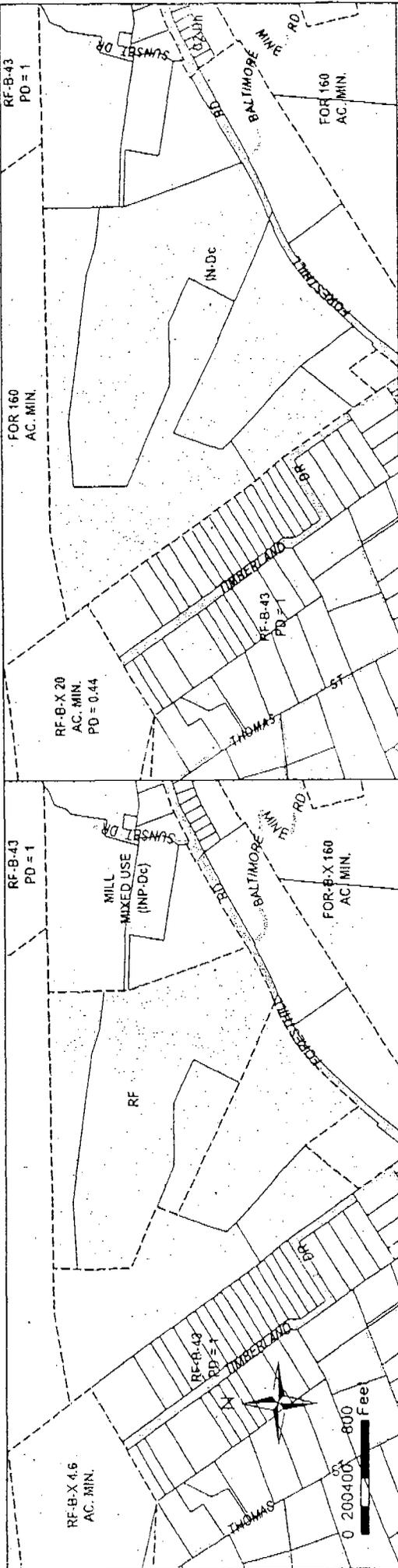
**DOCUMENT LOCATION:**  
S:\PLANNING\Comm. Plan\FORESTHILL\2005\Map\FH\_CP\BoundaryChanges\WACAP\GP.mxd  
S:\PLANNING\Comm. Plan\FORESTHILL\2005\PDF\SI\FH\_CP\BoundaryChanges\WACAP\CP.pdf



**WEIMAR / APPLGATE / CLIPPER GAP CP &  
PLACER COUNTY GENERAL PLAN**

Boundary adjustment

# FORESTHILL HIGH SCHOOL SITE ZONE AND LANDUSE CHANGES



## MODIFIED APPENDIX E

### DRAFT

## GENERAL STANDARDS FOR THE CONSIDERATION OF FUTURE AMENDMENTS TO THE FORESTHILL DVIDE COMMUNITY PLAN

The Land Use Diagram of the Foresthill Divide Community Plan (the Community Plan) designates the specific land use designations to all areas of the Foresthill Divide with the exception of lands owned by the State and Federal Government. The County recognizes that as the Community Plan continues to grow, additional areas may be identified as being suitable for development at higher than the typical rural residential densities found throughout the plan area, including a density that would require the operation of a public wastewater treatment plant to serve the project and adjoining commercial/industrial areas (e.g., Downtown Mixed Use, Canyon Mixed Use and Mill Mixed Use areas on the Land Use Diagram). The most appropriate location for such additional growth, and the area that will be considered first by the County, is the "Forest Ranch Future Study Area," shown in Figure B-1 in the Community Plan.

The County shall consider Community Plan Amendments (CPA) for development within the "Forest Ranch Future Study Area" to bring the Community Plan land use designations into conformance with any proposed Specific Plan land use designations, on the basis of the standards and requirements listed below. ~~The County will not consider CPAs in the Forest Ranch Future Study Area until the standards associated with the provision of a domestic surface water supply and treated sewage disposal have been adequately addressed. At that time, the County will evaluate past development trends, market demand, and other factors to determine if it is appropriate to consider a CPA to allow additional residential and non-residential growth within this area.~~ The County will require the preparation of a single specific plan to 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.

~~Any proposal for a CPA and designation of the Forest Ranch Future Study Area for new growth must include a discussion of how the project will meet the following standards and requirements:~~

#### ~~Standards and Requirements:~~

- ~~1. The County shall consider CPAs that designate areas for the Forest Ranch Future Study Area only when it can be comprehensively planned as a single unit of land according to a single specific plan that complies with these standards and requirements. Multiple ownerships within the Future Study Area must coordinate their planning efforts resulting in one application for a CPA and one application for a Specific Plan.~~
- ~~2. Prior to consideration of a CPA for the Forest Ranch Future Study Area the following should have occurred or been demonstrated:~~
  - ~~a. There is a market demand for the form and intensity of development including an examination of contemporary growth projections, available land, and existing development patterns.~~

- ~~b. It has been positively demonstrated that the legal, financial and practical ability to provide a full range of public services exists.~~
  - ~~c. It has been positively demonstrated that adequate surface water storage, treatment and distribution is available for the densities proposed.~~
  - ~~d. It has been positively demonstrated that a public wastewater treatment facility can be constructed and operated with adequate treatment capacity, and the necessary distribution and collection systems to serve the Forest Ranch Future Study Area.~~
  - ~~e. It has been positively demonstrated that the public wastewater treatment and collection facilities can be extended to Downtown Mixed Use, Canyon Mixed Use and Mill Mixed Use areas on the Community Plan land use diagram.~~
- ~~3. The County shall consider a CPA that designates growth opportunities for the Forest Ranch Future Study Area where the planning and design carries out the following objectives:~~
- ~~a. Concentrate higher density residential uses (i.e., > 1 du/acre) immediately to the north of the historical downtown commercial district.~~
  - ~~b. Concentrate higher density residential uses with good road, transit, pedestrian, and bicycle connections to the historical downtown commercial district, the Canyon Mixed Use Area the high school site and the commercial/industrial land uses at the Mill Mixed Use Area;~~
  - ~~c. Support the development of integrated mixed use areas by mixing residential, retail, office, open space, and public uses while making it possible to travel by transit, bicycle, or foot, as well as by automobile;~~
  - ~~d. Provide a bicycle path and pedestrian walkway network to link public facilities, housing, open space, and professional/commercial centers, including the downtown historical district;~~
  - ~~e. Provide buffers between residential and incompatible non-residential land uses, including commercial/professional, agricultural areas and public/private forested areas designated Timberland on the Community Plan land use diagram;~~
  - ~~f. Provide buffers for major public facilities including such sewage treatment plants, water treatment facilities, water storage facilities and other essential services. The size of the buffer zone is to be proportionate to the total project size and proposed uses. The location of the buffer will depend upon the location of the proposed development relative to other sensitive land uses and/or environmental features.~~
- ~~4. New development areas will be expected to provide a balanced complement of land use types, including residential, recreational, public, institutional, and open space. Commercial and office uses can only be allowed which complement existing commercial and office uses already established in the downtown commercial core area. It will be the responsibility of any applicant for a community plan amendment to demonstrate through a market analysis that such commercial/office uses are complementary to the downtown commercial district. Residential development must also provide its fair share of affordable housing to very low, low, and moderate income families. A minimum of 10% must be provided to very low and low income~~

~~families or an acceptable form of in-lieu compensation must be included with any proposal for a CPA.~~

- ~~5. Development in the Forest Ranch Future Study Area shall be designed and constructed to provide all public infrastructure, facilities and service necessary to serve both initial and buildout populations, including but not limited to: adequate surface water supplies, sewage collection, treatment, and disposal facilities, public utilities, sheriff and fire protection and emergency services, school and medical facilities where warranted by population, and public transportation.~~
- ~~8. The Forest Ranch Future Study Area should assist in the resolution of region-wide problems, including but not limited to fuel load reduction, transportation infrastructure, fire services, sewage treatment for commercial and mixed use areas and outdoor recreation.~~
- ~~9. Transit services to serve the project area shall be provided by new development using available state and federal transportation funding. New development shall be responsible for its fair share of such transit services.~~
- ~~10. The County shall require that land use form and transportation systems in the Forest Ranch Future Study Area be designed to provide residents and employees with the opportunity to accomplish a majority of their local trips within the new development area and the Downtown Mixed Use, Canyon Mixed Use and Mill Mixed Use areas by walking, bicycling, and using transit.~~
- ~~11. The County shall require development in the Forest Ranch Future Study Area to be phased in a manner that ensures a balance between the land use, sewer, treated domestic water and transportation infrastructure at each stage of development. Transportation infrastructure includes roadways, intersections, bikeway and pedestrian facilities, and transit facilities (e.g., turn-outs, shelters, parking areas for transit and car-pooling, and mode transfer facilities.)~~
- ~~12. The County shall encourage the use of appropriate new technologies (e.g., telecommuting, traveler information systems, alternative fuel vehicles, solar energy, and continuous monitoring systems) in the Future Study Area.~~
- ~~13. Road systems within new development areas shall provide links to internal public/quasi public, commercial, office core areas without requiring the use of an adjacent arterial, or thoroughfare.~~
- ~~14. In conjunction with the processing of a CPA application for development located within the future study area, the County or Applicant will enter into an agreement with the Foresthill Public Utilities District, the Foresthill Fire Protection District and the Placer Unified School District to insure that acceptable levels of service can be provided to the Forest Ranch Future Study Area, and to implement measures to mitigate impacts to municipal facilities.~~
- ~~The determination of the impact of development on service providers shall consider the fiscal effects of such development based on a fiscal analysis or other analysis required by State law (e.g., SB 610 Water Supply Assessment) prepared as a part of the CPA proposal. Costs and revenues to both the County and other service providers, resulting from a project, shall be considered in such an analysis.~~
- ~~15. Any Community Plan amendment must include a designation for a Development Reserve (DR) Zoning Designation resulting in the requirement for a specific plan.~~

TO:

Placer County Planning Commission,  
Planning Department, Fax 530-745-3080  
Board of Supervisors; Fax 530-889-4009

Foresthill depends on the approval of Appendix E, the Forest Ranch retirement community project. Our town and our community have been slowly changing over the past 15 years. With the loss of the timber industry and local jobs, we have seen a decrease in young families and a subsequent decrease in school enrollment. Businesses can no longer provide the basic services that they once provided. The tax base is inadequate to support municipal services. Volunteerism and a sense of civic community have likewise declined. Gas prices have reduced the amount of tourism that was once thought to provide a partial economic substitute for the closing of the mills.

Past zoning has not taken into account the health and survival of our historical business district. As a consequence, almost all the population growth has been to the West of the Foresthill business district. We feel that this was improper planning. Good planning, we believe, requires that the historical business district be located in the center of the population. We feel that this can be rectified by planning for the majority of new growth to the North and East of the existing core business district.

Before the explosive population growth to the West of our historic town, the historic business district provided a movie theatre, a pool hall, a soda fountain/mercantile store, a clothing store, a skating rink, and many other small businesses that provided services to the local population. Now the historical district is in a state of decay, which can be evidenced by a quick walk around town. The Foresthill Chamber of Commerce is committed to turning this decay around and providing the conditions for which a viable economic plan is possible.

In coming to our decision to endorse the Forest Ranch retirement community project, the Chamber looked at the experience of other rural towns. Further, we have reviewed the comments of the Environmental Impact Report (EIR) as to the possible negative consequences of having this project. We have found no major negative consequences to the Forest Ranch Project that cannot be adequately mitigated. The proposed retirement community is the only realistic option that allows Foresthill to meet the goals and objectives outlined in the Foresthill Divide Community Plan. The income base will help sustain businesses, which, in turn, will lead to a reinvigoration of the historic downtown district, creating local jobs which will attract the younger families necessary to keep our community and our schools vital.

Future traffic patterns were extensively studied in the environmental impact report. Given the nature of retirement communities, little extra traffic can be expected during the peak hours. However, even that little extra traffic will be mitigated by required

contributions of the Forest Ranch developers to the traffic fund, ensuring no deterioration in the level of service provided on Foresthill Road.

Change will come to Foresthill whether or not the Forest Ranch retirement community is adopted. Without the retirement community, Foresthill will evolve into just another bedroom community. We know from the experience of others that a retirement community of the size proposed will help ensure that Foresthill can retain its small town, rural character.

The chamber would ask that you consider our comments regarding the benefits of the retirement community to the vitality of the Foresthill community and vote to include the Forest Ranch community project in the Foresthill Divide Community Plan with the following requirements.

1. Forest Ranch will provide on their property a waste water treatment plan that will include the capacity to handle the Historic & Business district. The phasing of the project should include the construction of a properly sized pipeline from the waste water treatment facility to the edge of the project property, probably near Yankee Jim's road, during the first phase. The overall plan should include a schematic of distribution down the main street of Foresthill rd from the now elementary school to the high school with appropriate sizing to handle all proposed zoning for the Historic and Business District. Existing facilities/customers are not required to connect until such time as their septic system fails or at their option decide to connect. All newly constructed businesses will be required to utilize the new system.
2. To promote tourism, a minimum of nine holes of the public golf course be constructed in the first phase. Forest Ranch has agreed to allow for free use by the high school golf team and coach for training as part of a high school training program. Such use will occur during mutually agreed upon times during non-peak periods. Expectations are that it would be used three times a week.
3. To further ensure that downtown has all priority on commercial development, additional wording be added to the project description prohibiting commercial development within the commercial reserve unless the chamber is unable to find a suitable site in the historic business district within a reasonable period of time. Forest Ranch shares the community's goal of revitalizing the downtown and agrees such additional wording is appropriate.

The EIR appropriately calls for the issue of additional water storage to be addressed prior to the recording of the first tentative map. We have requested Forest Ranch to formally address this issue in a cooperative manor with the PUD immediately.

Approval of appendix E only allows the Developer the opportunity to prove he can supply Foresthill with the goods he has promised. The developer will be required to provide a project specific EIR and a proposed subdivision that mitigates Water, Sewer, Fire, Road, and any other outlying issues that will come out during the actual development stage. This developer has heard all the concerns and still feels he has the

ability to provide. So, we the chamber ask the planning commission to please include appendix E subject to the above listed qualifications. This will insure that whoever is the ultimate developer of the project will be required to comply with this provision. Let's see if we can do something great for Foresthill.

Thank You;  
Sean Salveson, President  
Foresthill Divide Chamber of Commerce