

2. To preserve the community's outstanding visual and aesthetic features, including significant vistas, woodlands, stream and riparian zones, ponds and lakes, and important wildlife habitat areas.
3. To protect the community against wildland fires, erosion, water quality degradation and localized flooding.
4. To conserve and protect as valuable community assets the natural, cultural, and historic resources of the Plan area.
5. To encourage mixed-use development within the principal commercial district (*i.e.* from the Foresthill Divide Middle School easterly along Foresthill Road to the Foresthill Elementary School) and within the historic downtown area.
6. To manage the land within the Plan boundaries as a limited and protected resource so that its future uses will be beneficial to the entire community.
7. To insure that future development on the Divide will reflect and maintain the forested residential character of the community.
8. To provide public facilities in a location that is central to the concentrations of population on the Divide to encourage the interaction of residents and a strong sense of community.
9. To provide for residential development which is reasonably integrated into the community rather than being physically isolated.
10. To ensure that public services and facilities are available to serve the needs created by both existing and future residents and visitors to the Divide.
11. To respect and protect existing agricultural uses and timberlands from residential encroachment.
12. To encourage and maintain access to public lands, and to protect the boundaries of public lands from residential encroachment.
13. To establish as a high priority for the community and the County the development of new employment opportunities and appropriate economic development.
14. To recognize that amendments to the Foresthill Divide Community Plan should be minimal until and unless circumstances in the area have changed so significantly that an update of the Plan is necessary; piecemeal amendments to the Plan should be discouraged.

The current Foresthill General Plan would allow for more than 28,000 residents on the Divide if every available parcel of land were to be subdivided to the maximum number of lots allowed. The FDCP concludes that recently-completed improvements to Foresthill Road can serve a total population of less than 12,000 without undesirable traffic congestion. The Draft Land Use Map (Figure 2-4) proposes a reduction in the maximum population density from 28,000± to 13,000±. The Foresthill Divide Community Plan and Land Use Map are based on the Vision Statement and General Goals presented above, the results of the Foresthill Community Survey, consideration of specific requests from a number of property owners, and comments furnished by residents and property owners who attended Town Hall meetings sponsored by the Community Plan Team and Placer County.

The FDCP consists of the following elements:

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

The FDCP also includes a land use and circulation plan for the Plan area. It assigns the following land use designations, as shown on Figure 2-4:

Medium Density Residential (8 dwelling units (DU)/acre)

Medium Density Residential (6 DU/acre)

Medium Density Residential (4 DU/acre)

Low Density Residential (1 DU/acre)

Rural Residential (1 DU/2.3 acres)

Rural Residential (1 DU/4.6 acres)

Rural Residential 1 DU/10 acres)

Ag/Timberland (1 DU/20 acres)

Ag/Timberland (1 DU/80 acres)

Ag/Timberland (1 DU/160 acres)

Canyon Mixed Use, Downtown Mixed Use, Mill Site Mixed Use

Development Reserve

Public Ownership

Private Ownership with Non-Residential Uses Permitted

An important new feature of the FDCP is the creation of several Mixed-Use Districts which will allow for many different activities to occur. The purpose of the Historic Downtown Mixed-Use District is to provide a resident population in the downtown area. Retail commercial uses, offices, public service buildings, and other traditional downtown businesses would be mixed with single-family and multiple-family residential uses (perhaps even within the same building). Another location on the Divide that receives special consideration in the FDCP is the old mill site at the west end of the historic downtown district. More than half of the old mill site will be utilized for the new high school, a new elementary school and a forest education facility. The balance will house job-generating businesses. This site requires careful planning to accommodate these existing and proposed new uses. The Canyon Mixed-Use district includes all of the land on the south side of Foresthill Road from its intersection with Mosquito Ridge Road west to the medical building near Worton's market, as well as parcels bordering Foresthill Road from the old mill site west to the Starlite Café. This district will provide for retail commercial, tourist commercial, multiple family residential, and other uses. These Mixed-Use Districts are one way to accomplish one of the primary goals of the FDCP: residential densities should be located near the core of the community. The FDCP also concentrates additional residential densities east of the historic downtown district to provide local traffic circulation throughout the "downtown" area.

The proposed project also includes rezoning of properties within the Plan area as necessary and required to achieve consistency with the proposed FDCP land use designations. Proposed zoning is shown in Figure 2-5.

FORESTHILL DIVIDE COMMUNITY PLAN 2001

PREFERRED ALTERNATIVE

LAND USE MAP DEVELOPED BY THE COMMUNITY PLAN TEAM BASED UPON THE LAND USE ASSUMPTIONS
6-17-2001

Population: 13,000 +/- residents

LEGEND

-  MEDIUM DENSITY RESIDENTIAL 6 DU/1AC
-  MEDIUM DENSITY RESIDENTIAL 4 DU/1AC
-  LOW DENSITY RESIDENTIAL 1 DU/1AC
-  RURAL RESIDENTIAL 1 DU/2.5AC
-  RURAL RESIDENTIAL 1 DU/4.5AC
-  RURAL RESIDENTIAL 1 DU/10AC
-  AG/TIMBERLAND 1 DU/20AC
-  AG/TIMBERLAND 1 DU/40AC
-  AG/TIMBERLAND 1 DU/80AC
-  AG/TIMBERLAND 1 DU/160AC
-  CANYON MIXED USE, DOWNTOWN MIXED USE, MILL SITE MIXED USE
-  DEVELOPMENT RESERVE
-  PUBLIC OWNERSHIP (PLACER COUNTY, SCHOOL DISTRICTS, RR/RAIL, USFS, BLM/BUREAU OF RECLAMATION, ETC.)
-  PRIVATE OWNERSHIP WITH NON-RESIDENTIAL USES PERMITTED (TZ/FORESTRY, INDUSTRIAL, ETC.)
-  AC = ACRES
-  DU = DWELLING UNITS

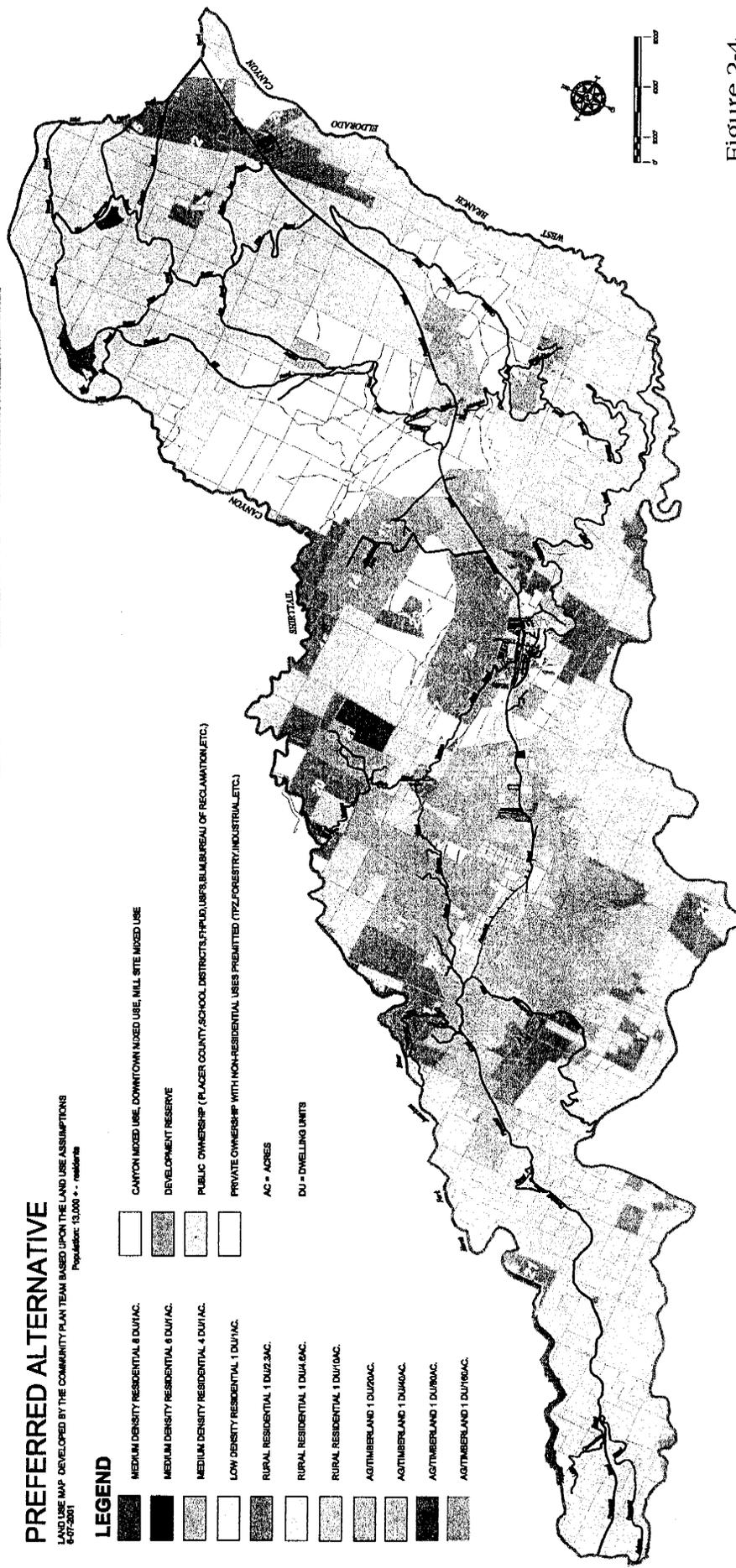


Figure 2-4

Foresthill Divide Community Plan

Recommended Zoning

- C-1-DC
- C-2-DH
- F-UP
- FOR-B-X 160 AC.MIN.
- IN-DC
- IN-DC-SP
- MILL MIXED USE (INP-DC)
- DOWNTOWN MIXED USE (C-1-DH/RS-DH)
- CANYON MIXED USE (C-2-DC/RS-DC)
- OPEN SPACE
- RF
- RF-B-100
- RF-B-100 PD 0.44
- RF-B-43
- RF-B-43 PD 1.0
- RF-B-X 1 AC.MIN.
- RF-B-X 10 AC.MIN.
- RF-B-X 10 AC.MIN. PD 0.10
- RF-B-X 160 AC.MIN.
- RF-B-X 20 AC.MIN.
- RF-B-X 20 AC.MIN. PD 0.05
- RF-B-X 4.6 AC.MIN. PD 0.22
- RF-B-X 40 AC.MIN.
- RF-B-X 40 AC.MIN. PD 0.025
- RF-B-X 5 AC.MIN. PD 0.2
- RF-B-X 80 AC.MIN.
- RF-B-X 80 AC.MIN. PD 0.0125
- RF-MR-B-X 160 AC.MIN.
- RF-B-X 4.6 AC. MIN. PD 0.22
- RF-B-X 40 AC. MIN.
- RF-B-X 40 AC. MIN. PD 0.025**
- RF-B-X 5 AC. MIN. PD 0.2
- RF-B-X 80 AC. MIN.
- RF-B-X 80 AC. MIN. PD 0.0125
- RF-MR-B-X 160 AC. MIN.
- RF-SP-B-X 20 AC. MIN. PD 0.05

- RM-DL 4
- RM-DL 6
- RM-DL 8
- RS-A-B-40
- RS-B-43
- RS-B-X 1 AC. MIN.
- RS-B-X 1 AC. MIN.*
- RS-DH
- TPZ
- TPZ-DR

* Setbacks: Front: 20' Sides: 15' total, min. 5' (one story)
7.5' (two stories or more)
Rear: 10' (one story)
20' (two stories)

** If currently approved tentative maps are not recorded, the PD density shall revert to 0.025 when the tentative maps expire.

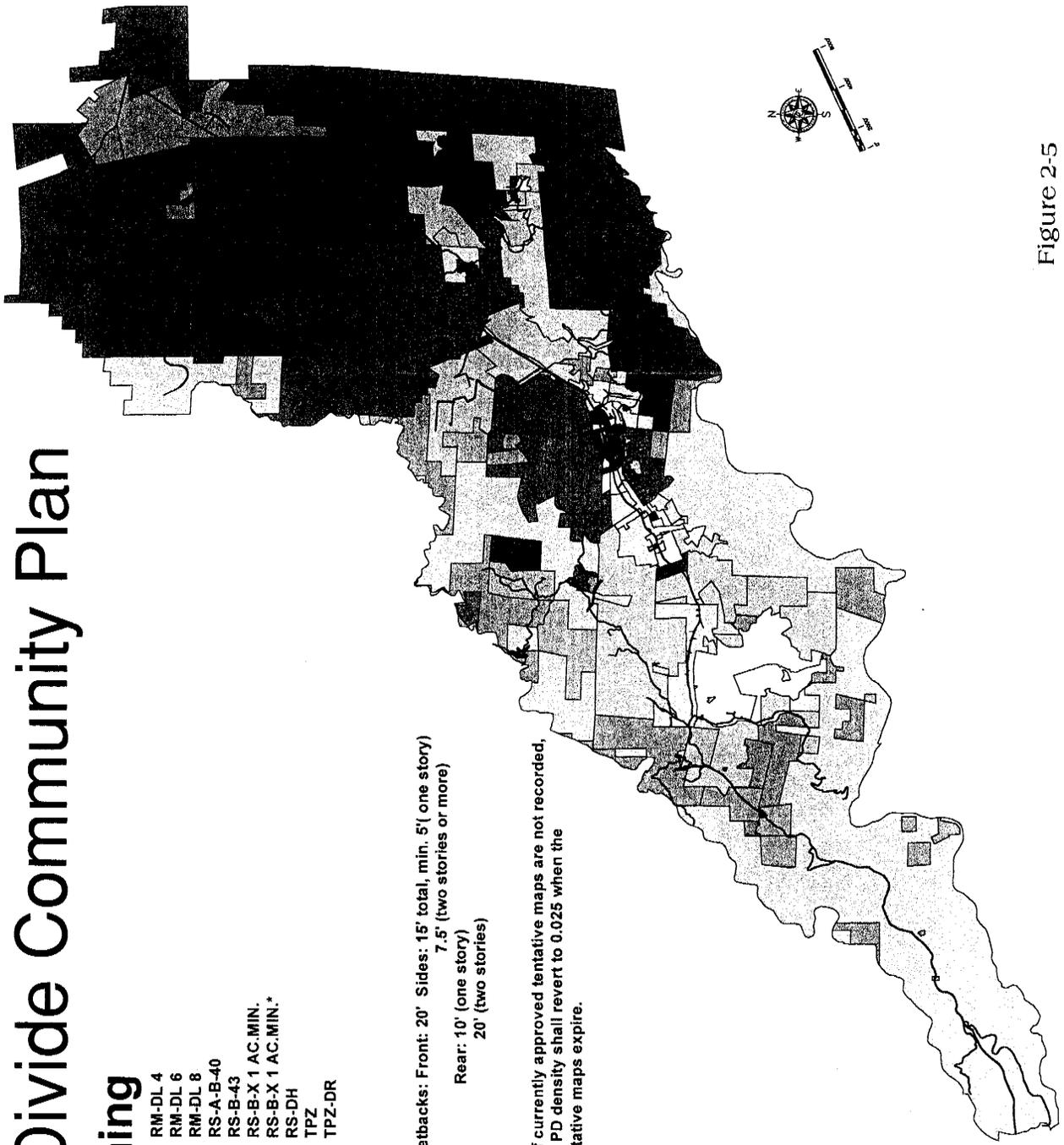


Figure 2-5

3.0 CHECKLIST FORM AND INITIAL STUDY

3.1 Project Title

Foresthill Divide Community Plan and Rezoning

3.2 Lead Agency Name and Address

Placer County Planning Department
11414 B Avenue
Auburn, California 95603

3.3 Contact Person and Phone Number

Dean Prigmore
Assistant Director of Planning
530-889-7470
530-889-7499 FAX
e-mail: dprigmor@placer.ca.gov

Michael Wells
Associate Planner
530-889-7470
530-889-7499 FAX
e-mail: mwells@placer.ca.gov

3.4 Project Location

The Draft Foresthill Divide Community Plan (FDCP) includes the approximately 109 square mile Foresthill Divide Plan area in the foothills of the western slope of the Sierra Nevada Mountains. The project area is generally bound by the North Fork of the American River to the north, the Middle Fork of the American River to the south, the confluence of these two rivers to the west, and Elliot Ranch Road to the east.

3.5 Project Sponsor's Name and Address

Placer County Planning Department
11414 B Avenue
Auburn, California 95603

3.6 General Plan Provisions

As described under Item 3.4 above, the proposed project includes the Foresthill Divide Plan area which is currently subject to the designations of the 1981 Foresthill General Plan. The FDCP proposes to replace and supersede the 1981 Foresthill General Plan.

The FDCP is one of twenty-two Community Plans within the unincorporated area of Placer County. As stated in the Placer County General Plan, “[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 areas.” The goals, policies and implementation programs of the FDCP are specific to the area, but must be consistent with the Placer County General Plan.

The Plan area is approximately twice the size of the area encompassed by the current Foresthill General Plan, and includes areas now subject to the 1994 Placer County General Plan and the 1981 Weimar/Clipper Gap/Applegate General Plan. It will supersede those plans for areas within the new FHDCP boundaries.

3.7 Zoning Provisions

Consistent with the land use designations of the Draft Community Plan, the Foresthill Divide Community Plan area is subject to the following zoning designations of the Placer County Zoning Ordinance:

Primary Zone Districts

INP = Industrial Park
C1 = Neighborhood Commercial
C2 = General Commercial
F = Farm
FOR = Forestry
IN = Industrial
O = Open Space
RF = Residential Forest
RS = Residential Single-Family
RM = Residential Multi-Family
TPZ = Timberland Production Zone
Mill Mixed-Use (INP-Dc)
Historic Downtown Mixed-Use (C1-Dh/RS-Dh)
Canyon Mixed-Use (C2-Dc/RS-Dc)

Combining Zone Districts

-Dh = Combining Design Historic
-Dc = Design Scenic Corridor
-UP = Combining Conditional Use Permit
-B = Combining Building Site (minimum lot size)
-Ag = Combining Agricultural
-MR = Combining Mineral Reserve
-PD = Combining Planned Residential Development
-SP = Combining Special Purpose
-DL = Combining Density Limitation
-DR = Combining Development Reserve

Consistent with California Planning and Zoning Law, zoning designations are concurrently proposed with the adoption of the FDCP to assure consistency with adopted land use designations, as shown in Figure 2-5.

3.8 Description of Project

For a detailed project description, see §2.2 of this Initial Study.

A Background Report has been prepared for the FDCP which describes existing conditions in the Plan area. It is referenced in this Initial Study as the FDCP Background Report.

3.9 Surrounding Land Uses and Setting

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 large northeast portion of the Plan area consists of U.S. Forest Service Timberlands. Forestry uses with 20 to 160 acre minimum lot size requirements are located west of these Timberlands, and surround the Foresthill townsite. The westernmost portion of the Plan area consists of low density residential and rural residential uses, as well as public land owned by the U.S. Bureau of Land Management (BLM), and lands within the Auburn State Recreation Area operated by the California Department of Parks and Recreation under contract with the U.S. Bureau of Reclamation.

3.10 Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

No additional public agencies whose discretionary approval is required have been identified. The lead agency is a County government, which has the discretionary authority to amend its land use documents and regulations. Portions of the Plan area are within the jurisdiction of the federal government (U.S. Forest Service, U.S. Bureau of Land Management, and the U.S. Bureau of Reclamation [Auburn State Recreation Area]); these lands are not subject to the provisions of the FDCP.

II. EVALUATION OF ENVIRONMENTAL IMPACTS

- A. A brief explanation is required for all answers except “No Impact” answers.
- B. “Less Than Significant Impact” applies where the project’s impacts are negligible and do not require any mitigation to reduce impacts.
- C. “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. “Potentially Significant Impact “ is appropriate if there is substantial evidence that an effect is significant. If there are one more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063(a)(1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.
- H. This checklist has been adapted from the form in Appendix I of the State CEQA Guidelines, as amended effective September 19, 1994.

1. LAND USE AND PLANNING: Would the proposal:

a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans?

Less Than Significant Impact

The project consists of replacement and supersedure of the 1981 Foresthill General Plan by the Foresthill Divide Community Plan (FDCP). The FDCP includes new or modified land use designations, goals and policies. Consistency with the Placer County General Plan will be maintained. Zoning will be amended as necessary to maintain consistency with the adopted Community Plan. Impacts are considered less than significant.

b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

Less Than Significant Impact

The County of Placer has jurisdiction over the majority of the Foresthill Divide. Scattered Forest Service lands and private timber holdings are present on the eastern half of the Plan area which are subject to Resource Management Plans (RMPs). Cooperative planning efforts have already been undertaken to eliminate the potential for conflict. Lands within the jurisdiction of the state or federal government (U.S. Forest Service, U.S. Bureau of Land Management, and Auburn State Recreation Area) are not subject to the provisions of the FDCP. Impacts are considered less than significant.

c. Be incompatible with existing land uses in the vicinity?

Less Than Significant Impact

By its nature, the FDCP aims to eliminate land use incompatibility through the application of land use designations, zoning, and sound planning principles. Special attention will be given to coordinating planning and land use efforts with Resource Management Plans (RMP) of surrounding National Forest lands. According to the *Placer County General Plan Background Report*:

Because federal and state agencies are generally not subject to the policies and plans adopted by local governments such as Placer County, an understanding of the concerns of federal and state agencies is vital to ensure effective interjurisdictional cooperation and coordination during the County's planning process.

Comprehensive and cooperative planning efforts will ensure compatibility with existing land uses in the vicinity; therefore, the impact is considered less than significant.

d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)?

Potentially Significant Impact

Due primarily to its elevation, the Plan area does not have an extensive agricultural heritage. According to the Placer County Agricultural Commissioner, and as reported in the FDCP Background Report, a limited range of crops can survive in the 2,800 to 4,000 foot elevation range typical of the Plan area. These crops include walnuts, chestnuts, and apples. A small walnut orchard, a chestnut orchard, and scattered vineyards and back yard apple plantings represent the bulk of existing agricultural activities in the Plan area. Christmas tree farms operate successfully within the Plan area. Although some soils in the Plan area can be rocky and/or shallow, there are no inherent soil conditions that would prevent agricultural production. Rather, the lack of extensive irrigation infrastructure and availability of richer agricultural lands elsewhere in the county are primary factors behind the lack of agricultural activity in the area, as well as small existing parcel sizes in areas with soils suitable for agriculture. Special water rates are available for agricultural irrigation water. However, there has been some recent interest shown in limited wine grape production in the Plan area.

In the early 1900s, agriculture and timber played a dominant role in Placer County's economy. While agriculture and timber production are still important sectors of the economy, other industries such as manufacturing, recreation, and services have gained dominance.

The Plan area contains an interface between exclusive Placer County land use jurisdiction and the jurisdiction of the U.S. Forest Service (USFS), which is responsible for managing land uses and timber resources in the Tahoe National Forest. Additionally, the California Department of Forestry (CDF) has regulatory authority over timber harvest activities on privately held timber land under the Z'Berg Nejedly Forest Practices Act of 1973. Timber croplands represent approximately 33 percent of land within Placer County. Most of the timber croplands and lands under Timberland Production Zone (TPZ) are located east of Foresthill, although the Plan area contains more than 20 square miles of privately held timber land.

Small scale commercial timber harvest still occurs on private lands in the Plan area, and is likely to continue in the future. Commercial timber companies typically manage stands of timber to enhance production, while individual

property owners may be more interested in a one-time timber harvest to generate revenues or clear a building pad.

As stated in Item I(c), the community planning process aims to eliminate incompatible land uses and resulting impacts. The FDCP contains policies supporting the goal to “Encourage the retention of agricultural lands and provide for the long-term conservation of these lands whenever feasible,” and to “Conserve Placer County’s forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.” The FDCP Background Report describes existing agricultural and timber resources in greater detail, and serves as the Environmental Setting for the Program EIR for the Community Plan. The FDCP is designed to be self-mitigating, and implementation of the FDCP will result in preservation and management of agricultural and timber resources. However, residential, commercial, tourist commercial and industrial development will result in a net reduction of those lands available for agricultural and/or silvicultural uses. Therefore, the impact is considered potentially significant.

e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Less Than Significant Impact

The FDCP proposes infill and redevelopment of the Foresthill townsite to accommodate new development, and to enhance the rural forested nature and historical quality of the Plan area. The *Vision Statement* states:

The historic downtown district will remain as a cherished focal point of the Plan area and will be a source of pride for the community. The traditionally industrial areas near the historic Foresthill townsite will be redeveloped to provide new employment opportunities for residents of the Divide.

The FDCP will not disrupt or divide a low-income or minority community; it will instead rejuvenate and enhance the local character and economy and promote a greater sense of harmony within the community. Impacts are considered less than significant.

f. Result in a substantial alteration of the present or planned land use of an area?

Potentially Significant Impact

The FDCP proposes to replace and supersede the Foresthill General Plan, including the Land Use Element. Alterations in land use and zoning

designations for the Plan area are a necessary and acceptable part of the comprehensive, 20-year planning effort, and changes in present land use will occur as properties are developed in accordance with the Plan. It is anticipated that most, if not all, potentially significant impacts associated with changes in land use and zoning designations will be mitigated to a level that is less than significant through mitigating policies included in the FDCP. This issue will be addressed in the Program EIR for the FDCP.

2. POPULATION AND HOUSING. Would the proposal:

a. Cumulatively exceed official regional or local population projections?

Less Than Significant Impact

The Placer County General Plan and the FDCP provide for services and land use designations necessary to serve existing and projected populations. According to the State of California *General Plan Guidelines*, "The general plan projects conditions and needs into the future as a basis for determining objectives." The argument can be made that the planning process accommodates official regional or local population projections through the provision of infrastructure and services. Alternatively, the argument can be made that the very provision of infrastructure, services, and land designated for the projected population can stimulate and encourage growth beyond official projections. As assumed by the FDCP Team, and published in the Foresthill Divide Community Plan Assumptions, population growth is expected to increase at a moderate rate of 2–4% per year during the 20-year time horizon of the Plan.

Available population data for the Foresthill Divide varies according to the source and the geographical area that it covers. Data from the 1990 U.S. Census for the Foresthill "Census Designated Place" shows a total population of 1,409 persons, and a total of 1,791 persons for 2000. However, the Plan area covers an area much larger than the Foresthill townsite and Todd's Valley Area, where the population is concentrated. Census Tract 202 roughly correlates with, but is larger than the Plan area; 1990 Census data assigned a population of 4,699 persons for this area, and the 2000 Census figure is 5,794. The "Regional Analysis District" used by the Sacramento Area Council of Governments (SACOG) for Foresthill is smaller than the Plan area, but does include the principal population and employment centers. The County of Placer estimates the current population of the Plan area to be 5,600 persons. In conjunction with the FDCP Team, the County has estimated projected populations through the year 2010.

The FDCP has the potential to accommodate projected growth, or induce new growth beyond official projections. The FDCP was prepared based on a buildout population of 12,500, less than half the population of 28,000 that

could be accommodated under the current Foresthill General Plan if every available parcel of land were to be subdivided to the maximum number of lots allowed. Assumptions used as the basis for the FDCP must be consistent with the Placer County General Plan. This impact is therefore considered less than significant.

- b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?**

Less Than Significant Impact

Refer to Item 2(a).

- c. Displace existing housing, especially affordable housing?**

Less Than Significant Impact

The FDCP does not propose to displace any existing housing. The County has an obligation to maintain consistency with the Housing Element of the Placer County General Plan, and it is anticipated that potentially significant impacts associated with housing will be mitigated to a level that is less than significant through mitigating policies included in the Population and Housing component of the FDCP. This impact is therefore considered less than significant.

3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a. Unstable earth conditions or changes in geologic substructures?**

Potentially Significant Impact

The FDCP Background Report includes information on the geology of the Plan area. According to the Background Report, Placer County is not known to possess active faults. The Plan area is within the Melones fault zone; however, it is noted in the 1977 County Seismic and Safety Element that the central county area, which includes the Plan area, is the most stable area, formed on ancient granitic and metamorphic rock that contains no historically active faults. Western Placer County is more susceptible to seismic events, and eastern Placer County is historically earthquake-prone because the main frontal fault of the Sierra Nevada occurs about 6 miles east of Lake Tahoe. The Plan area has the potential to be affected by shock waves that would result from earthquakes in these areas.

The canyon sides of the American River watershed are prone to sliding or slumping due to slopes in excess of 30 percent. There are several rock units within the Plan area that have active deposits. Table 1 summarizes potentially unstable rock units and the landslide deposit classification.

Table 1 – Potentially Unstable Rock Units

Rock Unit	Landslide Deposits
Valley Springs Tuff	Active
Metavolcanic Flows	Active
Mehrtren Mudflow Breccia (weathered)	Inactive
Serpentine	Inactive
Metasedimentary Rocks	Inactive

Source: Livingston 1976

Development that occurs consistent with the FDCP will potentially be subject to these hazards. The FDCP includes policies designed to minimize the loss of life, injury, and property damage due to seismic and geologic hazards. It is anticipated that most, if not all, potentially significant impacts associated with geologic hazards will be mitigated to a level that is less than significant through the policies in the FDCP. This issue will be addressed in the Program EIR for the FDCP.

b. Significant disruptions, displacements, compaction or overcovering of the soil?

Potentially Significant Impact

Redevelopment of certain industrial sites within the townsite, widening and maintenance of roads as prescribed in the FDCP, and new construction and development resulting from implementation of the Plan have the potential to disrupt, displace, compact, and overcover soil, and alter topography or ground surface relief features within the Plan area.

The FDCP directly promotes “the conservation of soils as a valuable natural resource”. Policies of the FDCP will help to minimize soil loss from dust generation and water run-off and to implement soil conservation and restoration programs. Policies will also help to minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.

The full impact of buildout of the FDCP on the increase in impervious surfaces will be addressed in the Program EIR for the Community Plan.

c. Substantial change in topography or ground surface relief features?

Potentially Significant Impact

The FDCP does not promote development that will result in substantial changes in topography or ground surface relief features. The FDCP includes policies intended to limit development in areas of steep or unstable slopes, limit cuts and fills, limit grading to the smallest practical area, create grading contours that blend with natural contours, and provide that new structures be designed and located to fit the natural terrain. However, new development has the potential to result in substantial grading impacts, depending on location. This impact is therefore considered potentially significant, and will be addressed in the Program EIR for the FDCP.

d. The destruction, covering or modification of any unique geologic or physical features?

Less Than Significant Impact

The Plan area comprises 109 square miles on the western slope of the Sierra Nevada; Foresthill Divide is essentially a ridge defined by Shirrtail Canyon and El Dorado Canyon. In itself, the Plan area is a unique geologic feature, with a mix of underlying volcanic and metamorphic rock and flows. Alteration of the landscape, along with its potential to destroy, cover, or modify geologic features would represent a potentially significant impact. However, the FDCP is designed to avoid these types of impacts and to maintain the unique character of the Plan area. Policies provide for new development and road construction to minimize land alterations and to be designed to fit the natural terrain, support the preservation and enhancement of natural land forms, encourage the retention of natural features, and avoid locating structures along ridgelines and steep slopes. This impact is therefore considered less than significant.

e. Any significant increase in wind or water erosion of soils, either on or off the site?

Potentially Significant Impact

The Foresthill Divide is located within an area where soils have moderate to high erosion hazards. Increases in non-permeable surfaces, such as rooftops, roadways, and parking lots, create more surface runoff and overland flow, hence, a greater potential for water erosion of soils. This is a potentially significant impact that will be addressed in the Program EIR for the FDCP.

f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?

Potentially Significant Impact

As described in Item 3(e) above, the proposed project has the potential to adversely impact water erosion of soils. According to the *General Plan Background Report*, "The hazard of soil erosion can lead to other hazards including slope instability and sedimentation of nearby streams and rivers". The North and Middle Forks of the American River, as well as Shirttail Canyon and El Dorado Canyon, border the Plan area, and are directly at risk of sedimentation should Plan implementation result in erosion. This is a potentially significant impact that will be addressed in the Program EIR for the Community Plan.

g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

Potentially Significant Impact

The Foresthill Divide is subject to avalanches. According to the FDCP Background Report, the combination of steep slopes, abundant snow, weather, snowpack, and an impetus to cause movement may create an avalanching episode. The Plan area has not been identified as a moderate or high avalanche hazard zone; however, avalanching episodes may occur. Placer County's avalanche management program works to identify Potential Avalanche Hazard Areas (PAHAs) in order to minimize risk.

The Plan Area is located between the Melones Fault Zone and the Foothills Fault Zone, which runs approximately north to south. According to the *General Plan Background Report*:

...the Foothills Fault Zone and the Melones Fault Zone were reviewed for possible [hazard] zoning by California Division of Mines and Geology (CDMG) in 1983 or 1984. CDMG found well-defined evidence of Holocene faulting to be lacking, although minor offsets were observed of soils that are possibly of Holocene age. These zones also were rejected for hazard zoning.

According to the 1981 *Foresthill General Plan*, the canyon sides of the American River watersheds are prone to sliding or slumping due to slopes in excess of 30 percent.

The canyons of the North Fork of the American River are considered active landslide areas in Placer County. Table 1 in Item 3(a) lists the rock units in Placer County that have active or inactive deposits, and are most likely to experience landslides. The potential for landslides to occur within the Plan area is therefore considered significant. Impacts related to geologic and geomorphological hazards will be addressed in the Program EIR for the FDCP.

4. WATER. Would the proposal result in:

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

Potentially Significant Impact

Refer to Item 3(b) above.

b. Exposure of people or property to water related hazards such as flooding?

Less Than Significant Impact

According to the *General Plan Background Report*, flooding due to excessive rainfall can occur in Placer County anytime between November and May. The *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 the plan. The second area is the North Fork of the American River running through the western portion of the plan area within the proposed Auburn Dam Take-line.

While the Plan area is prone to seasonal flooding, it is not located within a 100-year flood zone, as determined by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). The FDCP includes policies to mitigate the potential threat of flooding of new development to a level that is less than significant.

c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?

Potentially Significant Impact

There is no piped storm drainage system in the Plan area, and all runoff will be to surface waters. Storm water runoff can potentially increase, as discussed in Item 3(b) above, and runoff can carry pollutants into waterways within the watershed. It is anticipated that most, if not all, potentially significant impacts associated with runoff will be mitigated to a level that is less than significant through mitigating policies included in the FDCP. This issue will be addressed in the Program EIR for the FDCP.

d. Changes in the amount of surface water in any water body?

Potentially Significant Impact

Increased storm water runoff as a result of new development and construction will potentially increase the amount of overland flow. Overland flow that does not percolate, and instead follows watercourses to the Middle and/or North Fork of the American River, will add to the volume of surface water in the rivers, and eventually Folsom Lake.

Development associated with the FDCP would reduce available surface water from Sugar Pine Reservoir. The extent of this reduction is not known, and therefore requires further assessment in the Program EIR for the FDCP.

e. Changes in currents, or the course or direction of water movements?

No Impact

The FDCP does not propose changes to a waterway and has no potential to change currents or the course or direction of water movements. The FDCP includes a goal to avoid alteration of waterways and adjacent areas. No impact has been identified.

f. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?

Potentially Significant Impact

The FDCP does not directly propose interception of an aquifer or major cuts, excavations, or alteration of groundwater recharge capability. Within the 20-year time horizon for the FDCP, Sugar Pine Reservoir, fed by Forbes Creek and Big Reservoir, will continue to be the main source of water for the Plan area. However, parcels beyond the periphery of the townsite will be served by individual wells; cumulatively, this has the potential to adversely affect ground waters. This issue will be addressed in the Program EIR for the FDCP.

g. Altered direction or rate of flow of groundwater?

No Impact

The FDCP does not involve direct rerouting or alteration of rate of flow of groundwater. No impact has been identified.

h. Impacts to groundwater quality?

Potentially Significant Impact

The FDCP does not directly involve discharges of waste water or other wastes that could impact groundwater quality; however, development associated with the FDCP will introduce the need for additional septic systems, which may have cumulative impacts on groundwater quality. Because the Plan area is characterized by excessive slopes (30% or greater), restrictive geological formations, and existing small parcel sizes in the townsite of Foresthill, sewage disposal is an issue of primary concern. The FDCP includes policies that address the criteria for appropriate standards for individual septic systems. Cumulative impacts associated with sewage disposal and groundwater quality are potentially significant, and will be addressed in the Program EIR for the FDCP.

i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?

Potentially Significant Impact

Within the Plan area, water is supplied by a combination of private wells and community water systems. The Foresthill PUD provides domestic water supply for Todd's Valley and Foresthill, and Baker Ranch Water District provides domestic water supply for the existing mobile home park and existing homes in the area. Michigan Bluff Water District supplies the Michigan Bluff community. In addition, many individual parcels are supplied with pumped groundwater by individual wells.

As discussed in Item 4(f) above, the FDCP will potentially impact groundwater supplies. As presented in the Background Report, continued use of a community water system is recommended for higher density areas within the Plan area. A significant portion of the Plan area is located outside the Foresthill PUD boundaries and other water system service areas, and could not be connected to a community water system. However, most of these areas are not considered suitable for development. Cumulatively, the addition of new wells to accommodate new growth within the Plan area may impact the amount of groundwater otherwise available for public water supplies.

Cumulative impacts associated with groundwater supply are potentially significant, and will be addressed in the Program EIR for the FDCP.

- j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?**

Less Than Significant Impact

A watershed is an area drained by a river or river system. Foresthill is located on a ridge between the North Fork and Middle Fork of the American River Watersheds. Both rivers feed Folsom Lake and are an integral part of the watershed. The Pagge Creek watershed of Sugar Pine Reservoir provides the Foresthill Divide with the majority of its water supply. It is located in the northeasternmost portion of the Plan area and could potentially be affected by development in the watersheds above Forbes Creek and Big Reservoir. Policies of the FDCP encourage protection of surface water resources and preservation and improvement of watersheds, and reduce potential impacts to a level that is less than significant.

5. AIR QUALITY. Would the proposal:

- a. Violate any air quality standard or contribute to an existing or projected air quality violation?**

Potentially Significant Impact

The Plan area is located in Placer County, just inside the western boundary of the Mountain Counties Air Basin, and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). Both the State of California and the federal government have established ambient air quality standards for pollutants. According to the FDCP Background Report, state and federal ozone standards are not met in the vicinity of the Plan area, primarily due to transport of ozone into the area from the greater Sacramento area. Particulate matter (PM10) air quality meets federal standards, but does not meet the state standards for PM10. The California Health and Safety Code (H&SC) §40910 and §40913 require air quality districts to endeavor to achieve the State ambient air quality standards by the earliest practicable date. H&SC §40910 requires districts to pay specific attention to reducing emissions from transportation sources.

An air quality analysis will be prepared to analyze and evaluate impacts associated with implementation of the FDCP. This analysis will be included in the Program EIR for the FDCP, and will address potentially significant air

quality impacts (both direct and cumulative) and recommended mitigation measures.

b. Expose sensitive receptors to pollutants?

Potentially Significant Impact

As the Plan area accommodates new growth and development, vehicle emissions and fugitive particulates from construction projects will increase and will have the potential to expose sensitive receptors to pollutants. The air quality analysis will address these issues, at which time potential impacts will be evaluated and mitigation measures recommended. This analysis will be included in the Program EIR for the FDCP.

c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards?

Potentially Significant Impact

Carbon monoxide levels are unclassified in Placer County, meaning that insufficient monitoring data is available. Generally, unclassified areas are treated as attainment areas. The air quality analysis that will be included in the Program EIR for the FDCP will evaluate potential carbon monoxide impacts and evaluate their significance.

d. Create objectionable odors?

Less Than Significant Impact

The FDCP will replace and supersede the existing Foresthill General Plan. Policies, land use designations and zoning will be used as tools to discourage potential land use incompatibility that may result in exposure to objectionable odors. However, the possible extent of this impact cannot be assessed on the basis of the speculative and indeterminate nature of future development that might locate in the Plan area. In the event uses are proposed that may have odor potential, separate environmental assessments will be prepared at that time. This impact is therefore considered less than significant.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

a. Increased vehicle trips or traffic congestion?

Potentially Significant Impact

The FDCP aims to accommodate future growth within the Plan Area, including accommodating additional vehicular traffic, which will be the

primary source of transportation for the planning time horizon. Increased vehicle trips are inevitable as the community grows, and as the FDCP is implemented. The Placer County Public Works Department has projected that Foresthill Road (the primary access to the Plan area), when fully improved, will accommodate approximately 13,000 daily trips at Level of Service (LOS) "C". The FDCP is intended to minimize the potential for unsatisfactory Level of Service on Foresthill Road by establishing LOS "C" or better as the standard for Foresthill Road between Auburn and the Idle Wheels Mobile Home Park, and LOS "D" or better between the Idle Wheels Mobile Home Park and east of Foresthill Elementary School.

An analysis of existing circulation/transportation conditions was completed for the FDCP Background Report by kdAnderson Transportation Engineers. As presented in the Background Report, currently all of the study roadways operate at LOS "C" or better.

A traffic study will be completed by kdAnderson that will address in detail the issues and impacts associated with the FDCP, and recommend mitigation measures to address identified impacts. This study will be included in the Program EIR for the FDCP.

b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact

The FDCP involves additions and alterations to circulation patterns within the Plan area. The FDCP provides "for the long-range planning and development of the county's roadway system to ensure the safe and efficient movement of people and goods". Additional traffic in a mountainous area with curves, cliffs, and sight distance issues, such as roadways on the Divide, may expose larger numbers of people to traffic hazards associated with mountainous driving. The FDCP Background Report includes history on traffic accidents within the past three years, and identifies high accident locations. The majority of accidents in the Plan area have occurred on Foresthill Road, in the vicinity of Driver's Flat Road, Upper Lake, North Fork Ponderosa Way, and Todd's Valley Road. The FDCP identifies segments of Foresthill Road as dangerous. The traffic impact study will assess impacts associated with road safety and design features, and this information will be included in the Program EIR for the FDCP.

c. Inadequate emergency access or access to nearby uses?

Potentially Significant Impact

Implementation of the FDCP will not affect emergency access to existing uses within the Plan area. However, additional development in areas subject to wildland fires may create additional impacts to emergency access. Under the FDCP, the Fire Department and Sheriff's Department are encouraged to maintain adequate response times. The FDCP includes policies and mitigation measures to address emergency access and alternative routes. However, impacts may remain potentially significant. The traffic impact study will address impact associated with emergency access, and this information will be included in the Program EIR for the FDCP.

d. Insufficient parking capacity on-site or off-site?

Less Than Significant Impact

The FDCP encourages the provision of adequate parking facilities in the Core Area (downtown) to be consolidated in well-designed and landscaped public parking lots, and allows both on-street and off-street parking to satisfy the parking requirements of uses in the Core Area. In the Mill Mixed Use Area, parking is encouraged to be consolidated and include consideration of interconnected parking lots and trails. In the Canyon Mixed Use Area, new development must 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 is encouraged. Any new use resulting from the FDCP will be required to provide adequate parking; therefore, the impact is considered less than significant.

e. Hazards or barriers for pedestrians or bicyclists?

No Impact

The FDCP will not create hazards or barriers for pedestrians or bicyclists. The FDCP includes numerous policies that provide for safe, comprehensive, and integrated systems of facilities for non-motorized transportation, and promoting increased access and safe transportation routes for pedestrians and bicyclists. No impact has been identified.

f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact

The FDCP will not conflict with adopted policies supporting alternative transportation. It includes goals and policies designed to encourage public and alternative transportation to alleviate both pollution and congestion, and promotes carpooling, transit use, telecommuting and home-based businesses, and use of alternative modes. No impact has been identified.

g. Rail, waterborne, or air traffic impacts?

No Impact

The FDCP will not affect rail, waterborne, or air traffic. No impact has been identified.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

a. Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds)?

Potentially Significant Impact

Implementation of the FDCP could have potentially adverse effects on species and their habitats. According to the FDCP Background Report, the Plan area supports 9 habitat types. Sensitive habitats in the Plan area include potential jurisdictional waters of the United States (wetlands), wildlife movement corridors, and riparian habitats. The Background Report presents a list of special-status plant and animal species that have been reported within the Plan area and vicinity. The California Natural Diversity Data Base (CNDDDB) lists nine-special status wildlife species as occurring within a 5-mile radius of the Plan area; 11 additional species have the potential to occur within the Plan area. Raptors and other migratory birds are protected by state and/or federal resource agencies and are also described in the Background Report. The Background Report also identifies the presence of special-status plant species in the Plan area. The CNDDDB lists 11 special-status plant species as occurring within a 5-mile radius of the Plan area. However, based on review of other information, the Background Report concludes that suitable habitat for only 9 species occurs within the Plan area. The FDCP recognizes the importance of habitat and all plant and animal species to the Plan area, including common species. Goals and policies promote protection of wetlands and riparian areas as valuable resources, and protection, restoration and enhancement of habitats to maintain fish and wildlife populations at viable levels. A complete analysis of biological resources, including candidate, sensitive, special-status species, migration routes, and wildlife movement zones has been conducted to identify specific impacts that may result from the FDCP, and recommended mitigation measures to address those impacts. This analysis will be included in the Program EIR for the FDCP.

b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)?

Potentially Significant Impact

Refer to Item 7(a) above.

c. Significant ecological resources including:

1) Wetland areas including vernal pools;

Potentially Significant Impact

Vernal pools are seasonal wetlands unique to California's grasslands and oak savannahs where impervious rocks or clay layers collect water from storms. According to the FDCP Background Report, such habitat does not exist within the Plan area. Jurisdictional waters of the U.S. within the Plan area include the North Fork of the American River and associated tributaries, Sugar Pine Reservoir, and Big Reservoir. Additional streams, ponds and intermittent drainages within the Plan area are potential jurisdictional waters. Additional water features deemed jurisdictional, such as wetlands, ponds, or intermittent drainages may occur within the Plan area. A technical report will be prepared to assess potential impacts on biological resources within the Plan Area, including wetlands, and recommend mitigation measures. That report will be included in the Program EIR for the FDCP.

2) Stream environment zones;

Potentially Significant Impact

The FDCP does not involve changes to riparian zones, or areas in the immediate vicinity of such zones. The FDCP includes policies intended to "protect wetland communities and related riparian areas throughout the Plan area as valuable resources and encourage their creation and restoration". As noted above, studies are being prepared to identify potential impacts and mitigation measures. This information will be included in the Program EIR for the FDCP.

3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;

Potentially Significant Impact

Refer to Item 7(c)(5).

4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;

Potentially Significant Impact

Refer to Items 7(a) and 7(c)(1) above.

- 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway;**

Potentially Significant Impact

The FDCP Background Report identifies wildlife movement corridors. It reports that a majority of the Plan area is not developed and allows for movement and migration through the area. Further development of the Plan area will diminish the quality of these movement corridors and may ultimately restrict wildlife movement throughout the Foresthill Divide region. This potentially significant impact will be addressed in the Program EIR for the FDCP.

- 6) Important spawning areas for anadromous fish?**

No Impact

Anadromous fish cannot move upriver beyond Folsom Dam. No impact has been identified.

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

- a. Conflict with adopted energy conservation plans?**

No Impact

No adopted energy conservation plan exists for the Plan area. However, the FDCP includes policies and programs to promote energy conservation. No impact has been identified.

- b. Use non-renewable resources in a wasteful and inefficient manner?**

No Impact

The FDCP is not designed to use non-renewable resources in a wasteful and inefficient manner. Refer to Item 8(a). No impact has been identified.

- c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents?**

Potentially Significant Impact

According to the *General Plan Background Report*, “an extensive range of extractive mineral resources are found throughout Placer County, many of which have been mined since the Gold Rush era”. Within and adjacent to the Plan area, there are several mineral extraction sites; however, the mineral(s) being extracted is/are unknown. Due to the lack of specific information available, the impact is considered potentially significant, and further analysis will be included in the Program EIR for the FDCP.

9. HAZARDS. Would the proposal involve:

- a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?**

Potentially Significant Impact

While the FDCP does not encourage, promote, or otherwise facilitate the use or disposal of hazardous materials which would create a significant hazard to the public or the environment, it is always possible that new industrial and commercial uses which utilize hazardous substances in the course of their operations could result in an adverse impact. This impact is considered potentially significant, and will be addressed in the Program EIR for the FDCP.

- b. Possible interference with an emergency response plan or emergency evacuation plan?**

Potentially Significant Impact

Refer to Item 6(c).

- c. The creation of any health hazard or potential health hazard?**

Less Than Significant Impact

The FDCP does not create any health hazards. This impact is considered less than significant.

- d. Exposure of people to existing sources of potential health hazards?**

Potentially Significant Impact

The FDCP involves conversion of traditional industrial areas such as the old Mill site to new uses. Toxic residues from old industry, as well as harmful building materials such as lead and asbestos, may be present. Exposure to

such materials poses a potentially significant health impact to the public. This issue will be addressed in the Program EIR for the FDCP.

e. Increased fire hazard in areas with flammable brush, grass, or trees?

Potentially Significant Impact

New growth and development resulting from implementation of the FDCP will be subject to the threat of wildland fires. The FDCP includes goals and policies that aim to minimize fire hazards and protect residents, visitors, property, and watershed resources from wildland fires, and which may reduce impacts, but not to a level that is less than significant. This issue will be addressed in the Program EIR for the FDCP.

10. NOISE. Would the proposal result in:

a. Increases in existing noise levels?

Potentially Significant Impact

According to the FDCP Background Report, traffic noise is the primary source of noise in the Plan area (primarily on Foresthill Road, where speeds are higher), followed by neighborhood activities (barking dogs, amplified music, etc.). A community noise survey was conducted to document noise exposure in portions of the Plan area which are away from the major roadways. In general, the Plan area is characterized as very quiet to relatively quiet. A few industrial and recreational uses which are noise generators have been identified. As concluded in the Background Report, to maintain the low noise environment, it will be necessary to continue to follow the standards established in the Placer County General Plan, which depend upon separating new noise-generating uses from existing and planned noise-sensitive uses. Impacts related to increased traffic on Foresthill Road, new construction, and operation of new industrial uses are potentially significant, and will be addressed in the Program EIR for the FDCP.

b. Exposure of people to noise levels in excess of County standards?

Potentially Significant Impact

Refer to Item 10(a).

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services, in any of the following areas:

a. Fire protection?

Potentially Significant Impact

The Plan area is located in the Foresthill Fire Protection District and the Placer County Fire District. Fire protection within the townsite is currently provided by volunteers of 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. As the Plan area continues to develop under the proposed FDCP, new residences and businesses will require additional fire protection. The FDCP includes policies that address fire protection. It is anticipated that achieving the fire protection standards established in the Plan will require expansion of fire protection services. The Program EIR for the FDCP will address potential impacts and mitigation measures.

b. Sheriff protection?

Potentially Significant Impact

As the Plan area continues to develop under the FDCP, new residences and businesses will require public safety protection. Maintenance of the County's average response times and staffing ratio will require additional staff and equipment as development occurs. The FDCP includes policies regarding appropriate staffing ratios, response times, and encourages volunteer assistance at the Sheriff's Department substation in Foresthill to compensate for additional staffing that may be needed. The Program EIR for the FDCP will address potential impacts and mitigation measures.

c. Schools?

Potentially Significant Impact

The Foresthill Divide Plan area is served by the Foresthill Union School District, which includes Foresthill Elementary School and Foresthill Divide Middle School. In the Foresthill area, high school students must travel to Auburn to attend one of four high schools within the Placer Union High School District. Enrollment in both districts exceeds capacity. A bond issue was passed by the voters to build a new high school, which is projected to be occupied by 2003. The High School and Elementary School districts have jointly purchased a 110-acre site (a portion of the former mill site), of which 40 acres will be occupied by a new high school, 20 acres will be occupied by a new elementary school, and 50 acres will be commonly owned. Although the FDCP involves planning for the school system, increases in population in the Plan area may have a significant impact on schools. Impact fees are divided between the Placer Union High School District and the Foresthill Union School District. Current State law limits the types of mitigation

measures that a County may impose to address impacts on schools. This subject will be addressed in the Program EIR for the FDCP.

d. Maintenance of public facilities, including roads?

Potentially Significant Impact

Public facilities, including roads, will need to be maintained under the FDCP. Additional improvements to Foresthill Road are proposed under the FDCP. Traffic Impact Fees, collected by County Public Works, are collected to help finance necessary road extensions, improvements, and widening necessitated by new development proposed in accordance with the FDCP. This issue will be addressed in the Program EIR for the FDCP.

e. Other governmental services?

Potentially Significant Impact

Additional County services and facilities will be affected by growth associated with the FDCP. The Placer County Building Department collects a Facility Fee to help finance general government services. Impacts on other governmental services will be addressed in the Program EIR for the FDCP.

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a. Power or natural gas?

Less Than Significant Impact

Electric service is provided in the Foresthill Divide Plan area by PG & E. The FDCP does not necessitate the expansion of services outside of the area currently served. Development will primarily occur in already urbanized areas within the townsite and historic outlying commercial districts. Although electrical power availability has become a statewide issue, PG&E remains obligated to provide this service to the Plan area, and power emergencies are becoming less frequent. The Plan area is not served by natural gas; propane is, and will continue to be, provided on an individual basis.

b. Communication systems?

Less Than Significant Impact

Basic telephone service on the Foresthill Divide is provided by Foresthill Telephone Company. Pacific Bell provides additional telecommunications

systems to the Plan area. The FDCP calls for provision of state of the art communications service and installation of the latest telephone/communications technology in new developments. Extension of telecommunications services is provided by the telecommunication companies, and impacts are considered less than significant.

c. Local or regional water treatment or distribution facilities?

Potentially Significant Impact

As presented in the FDCP Background Report, domestic water in the Plan area is principally supplied by three agencies: Foresthill Public Utility District, Baker Ranch Water District, and Michigan Bluff Water Company. The Foresthill PUD's water treatment facility, located in Foresthill, consists of a direct filtration treatment plant that delivers the supply through a gravity-fed system. The facility treats an average of 600,000 to 700,000 gallons per day, with a peak day volume of 1.9 million gallons, and has the capacity to treat up to 3 million gallons per day. Water transmission facilities will serve the buildout population of 12,000; however, an expanded treatment facility will be needed within the next 10 years to accommodate growth and water treatment in excess of 3 million gallons per day. The water supply from Sugar Pine Reservoir is adequate to serve the proposed buildout population of approximately 12,000 people, and has the potential to serve over 20,000 people. Impacts on water treatment and distribution facilities will be discussed in the Program EIR for the FDCP.

d. Sewer, septic systems, or wastewater treatment and disposal facilities?

Potentially Significant Impact

There is no community sewer system in the Foresthill Divide Community Plan area. According to the FDCP Background Report, the only community sewerage systems (*i.e.* community leach fields, oxidation ponds) are those serving the mobilehome parks, two apartment complexes and four houses on one lot. Future growth will continue to be served by septic systems, unless required by Placer County Environmental Health Department to connect to a community sewer system. Sewer systems may be necessary for development of higher densities that generate high sewage flows or concentrate large quantities of sewage in limited areas. The effectiveness of septic systems remains limited in some areas by shallow soils, massive granitic rock complexes, and excessive slopes that are characteristic of some portions of the Plan area. There are areas within the Plan area, however, 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 septic systems. Soil suitability for septic systems was taken into consideration in development of the FDCP. Installation of septic tanks and community sewage systems are

regulated by the FDCP and the Placer County Environmental Health Department according to lot size. This issue will be addressed in the Program EIR for the FDCP.

e. Storm water drainage?

Potentially Significant Impact

The Plan area is not served by a piped storm drainage system. The FDCP does not directly involve the construction of new storm water drainage facilities. However, within the 20-year time horizon of the FDCP, new development will take place that requires adequate drainage. The FDCP contains goals and policies that encourage the collection and disposal of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment. New storm drainage systems will be required to be designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*. Project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions are encouraged. As presented in Item 3(b), impacts associated with an increased volume of storm water runoff will be addressed in the Program EIR for the FDCP.

f. Solid waste materials recovery or disposal?

Less Than Significant Impact

The Foresthill Transfer Station is leased by Placer County from the U.S. Bureau of Land Management, operated by Auburn-Placer Disposal, and accommodates 90 cubic yards/day. Waste is transferred to the County's Western Regional Landfill and Materials Recycling Facility (MRF) near Roseville. The FDCP will not cause landfill capacity to be exceeded; therefore, the impact is considered less than significant.

g. Local or regional water supplies?

Less Than Significant Impact

The Foresthill Divide will continue to be served by Sugar Pine Reservoir. As discussed in Item 12(c), there is adequate water supply to serve the proposed buildout population of 12,000. The FDCP requires all new development to demonstrate the availability of a long-term, reliable water supply. Where a community water system is not available and the County considers approval of groundwater as the domestic water source, the FDCP requires test wells, appropriate testing, and/or reports from qualified professionals substantiating

the long-term availability of suitable groundwater. Impacts are considered less than significant.

13. AESTHETICS. Would the proposal:

a. Affect a scenic vista or scenic highway?

Potentially Significant Impact

Development in accordance with the FDCP will affect the visual perception of the Foresthill Road corridor, the primary transportation route through the Plan area, and the entryway to the townsite, by encouraging additional development and redevelopment within the townsite. It is possible that proposed development projects could have a negative visual impact on the rural character and forest backdrop that is greatly valued by the community. Although the FDCP was carefully crafted to reduce negative visual impacts, promote community aesthetics and protect visual resources, which are central to the character of the Foresthill Divide, impacts of development in particularly sensitive areas (e.g., Canyon Mixed-Use Districts) are potentially significant. The FDCP includes a Community Design Element, which includes the following goals (with supporting policies):

- 2.A: 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.
- 2.B: Implement the Foresthill Design Guidelines, Streetscape Master Plan for Foresthill Road and Main Street within the historic core area of Foresthill.
- 2.C: 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.

Adoption of these goals and supporting policies will reduce impacts, but potentially not to a level that is less than significant. This issue will be addressed in the Program EIR for the FDCP.

There are no state scenic highways within the Plan area or vicinity. However, under the FDCP, the following road segments would be designated as scenic highways:

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

Designation of these roadway segments as scenic highways, along with applicable policies and provisions of the FDCP, will reduce impacts to a level that is less than significant.

b. Have a demonstrable negative aesthetic effect?

Less Than Significant Impact

As intended, the FDCP will affect the visual character and the quality of the Foresthill Divide. Changes to the Plan area will be consistent with and are intended to enhance the rural character and historic quality of the community, as presented in Item 13(a); therefore, impacts are considered less than significant.

c. Create adverse light or glare effects?

Potentially Significant Impact

New lighting will likely be required for new developments and establishments within the Plan area. Maintaining a dark sky is important to Plan area residents, and policies included in the FDCP require night lighting to be limited to that necessary for security, safety and identification. Night lighting must also be screened from adjacent residential areas and not be directed upward or beyond the boundaries of the parcel where the lighting occurs. The FDCP also does not permit new lighting that shines onto adjacent properties or into the night sky, and modification/removal of existing outdoor lighting of that type is encouraged. However, due to the need for security lighting for new land uses (e.g., new high school, industrial and commercial uses, and pedestrian walkways) in an area characterized by low ambient light levels, this impact is considered potentially significant, and will be addressed in the Program EIR for the FDCP. Adoption of a "dark sky" ordinance is a potential mitigation measure.

14. CULTURAL RESOURCES. Would the proposal:

a. Disturb paleontological resources?

Potentially Significant Impact

According to the *General Plan Background Report*, fossilized plant and animal remains could be found in nearly all of Placer County, although no inventory or other information source exists that characterizes the extent, sensitivity, or significance of paleontological resources. This issue will be addressed in the Program EIR for the FDCP.

b. Disturb archaeological resources?

Potentially Significant Impact

A cultural resources survey was conducted for the Plan area and is included in the FDCP Background Report. There are archaeological resources, both identified and unidentified, located within the Plan area. The FDCP includes policies which promote identification and protection of archaeological resources in the Plan area. This issue will be addressed in the Program EIR for the FDCP.

c. Affect historical resources?

Potentially Significant Impact

A cultural resources survey was conducted for the Plan area and is included in the FDCP Background Report. There are historical resources located within the Plan area. The FDCP includes policies which promote protection of historic structures and the historical core area of Foresthill. This issue will be addressed in the Program EIR for the FDCP.

d. Have the potential to cause a physical change which would affect unique ethnic cultural values?

Potentially Significant Impact

Refer to Item 14(b) above.

e. Restrict existing religious or sacred uses within the potential impact area?

Potentially Significant Impact

Refer to Item 14(b) above.

15. RECREATION. Would the proposal:

a. Increase the demand for neighborhood or regional parks or other recreational facilities?

Potentially Significant Impact

As the Plan area continues to develop, the demand for parks, recreation facilities and equestrian/pedestrian/bicycle trails will continue to increase. Outdoor recreation-oriented businesses will continue to develop due to the proximity to public lands, and this type of development of the local economy will increase the number of residents and visitors within the Plan area, all of

whom have recreational needs. The FDCP includes a Parks and Recreation component which promotes development of a comprehensive network of equestrian/pedestrian/bicycle trails to serve the recreational needs of the community. The FDCP also includes policies that promote maintenance of park and recreation standards, including improved parklands, passive recreation areas, and park facilities. The FDCP accounts for the recreation needs of current and future residents and visitors; however, because resources have not been identified to implement all of the FDCP proposals, the impact is considered potentially significant, and will be addressed in the Program EIR for the FDCP.

b. Affect existing recreational opportunities?

Potentially Significant Impact

The FDCP may affect existing recreational opportunities through increased demand for and use of existing facilities and programs. This impact is potentially significant, and will be addressed in the Program EIR for the FDCP.

III. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact

The following significant impacts or potentially significant impacts have been identified in this Initial Study that have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory:

Items: 1(d), 3(a), 3(b), 3(c), 3(e), 3(f), 4(a), 4(c), 4(d), 4(f), 4(h), 4(i), 5(a), 5(b), 5(c), 7(a), 7(b), 7(c), 8(c), 9(a), 9(e), 12(d), 12(e), 13(a), 13(c), 14(a), 14(b), 14(c), 14(d), and 14(e).

b. Does the project have impacts that are individually limited, but cumulatively considerable? (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact

The following significant impacts or potentially significant impacts have been identified in this Initial Study that are cumulatively considerable:

Items: 1(d), 4(c), 4(f), 4(h), and 4(i), 5(a), 5(b), 5(c), 6(a), 11(a), 11(b), 11(c), 11(d), 11(e), and 12(3).

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact

The following significant or potentially significant impacts have been identified in this Initial Study that have the potential to cause substantial adverse effects on human beings, either directly or indirectly:

Items: 1(f), 3(g), 5(a), 5(b), 5(c), 6(a), 6(b), 6(c), 9(a), 9(b), 9(d), 9(e), 10(a), 10(b), 11(a), 11(b), 11(c), 11(d), 11(e), 12(c), 12(d), 13(a), 13(c), 15(a) and 15(b).

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA Guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following:

- A. Earlier analyses used.** Identify earlier analyses and state where they are available for review.

No earlier analyses were used.

- B. Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

Not applicable; no earlier analyses were used.

- C. Mitigation measures.**

Mitigation measures incorporated from earlier documents that will result in "less than significant impacts."

None; No earlier analyses were used.

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

No additional public agencies whose discretionary approval is required have been identified.

VI. DETERMINATION (to be completed by the Lead Agency)

_____ A. I find that the proposed project is categorically exempt (Class _____) from the provisions of CEQA.

_____ B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

_____ C. I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

_____ D. I find that the proposed project is within the scope of impacts addressed in a previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared.

 X E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (*i.e.* Project, Program, or Master EIR).

_____ F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (*i.e.* focused, subsequent, or supplemental EIR).

_____ G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared.

_____ H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2), 15180, 15181, 15182, 15183.]

_____ I. Other

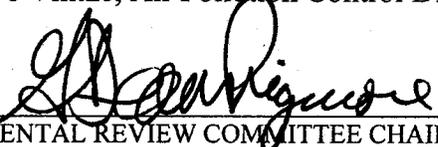
VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

G. Dean Prigmore, Planning Department

Phillip Frantz, Department of Public Works

Roger Davies, Environmental Health Services

Dave Vintze, Air Pollution Control District

Signature: 
ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

Date

9/19/01

BIBLIOGRAPHY

Foresthill Divide Community Plan Background Report, September 2000.

Foresthill Divide Community Plan General Goals, 1997.

Foresthill Divide Community Plan Vision Statement, 1997.

Foresthill Divide Community Plan, Draft Goals and Policies, August 2001.

Foresthill General Plan, 1981.

Foresthill General Plan, Education Element, 1995.

McChesney. Foresthill Divide Fire Chief. Phone Interview, May 31, 2000.

Office of Planning and Research, General Plan Guidelines, 1998.

Placer County General Plan Background Report, Volumes I & II, August 16, 1994.

Placer County Zoning Ordinance, Edition #5, 1995.

LIST OF PREPARERS

Eugene E. Smith, AICP, Principal-in-Charge

Roberta D. MacGlashan, AICP, Project Manager

Nick Trifiro, Associate Planner

Alison Pernell, Associate Planner

