

RF = Residential Forest
RS = Residential Single-Family
RM = Residential Multi-Family
TPZ = Timberland Production Zone
W = Water Influence

Mixed Use Districts:

C1/RS = Historic Downtown Mixed-Use
C2/RS = Canyon Mixed-Use
INP-Dc = Mill Mixed Use

Combining Zone Districts:

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

Consistent with California Planning and Zoning law, zoning districts are proposed to be adopted concurrently with the FDCP to assure consistency with adopted land use designations.

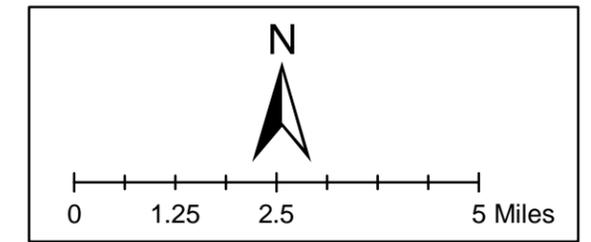
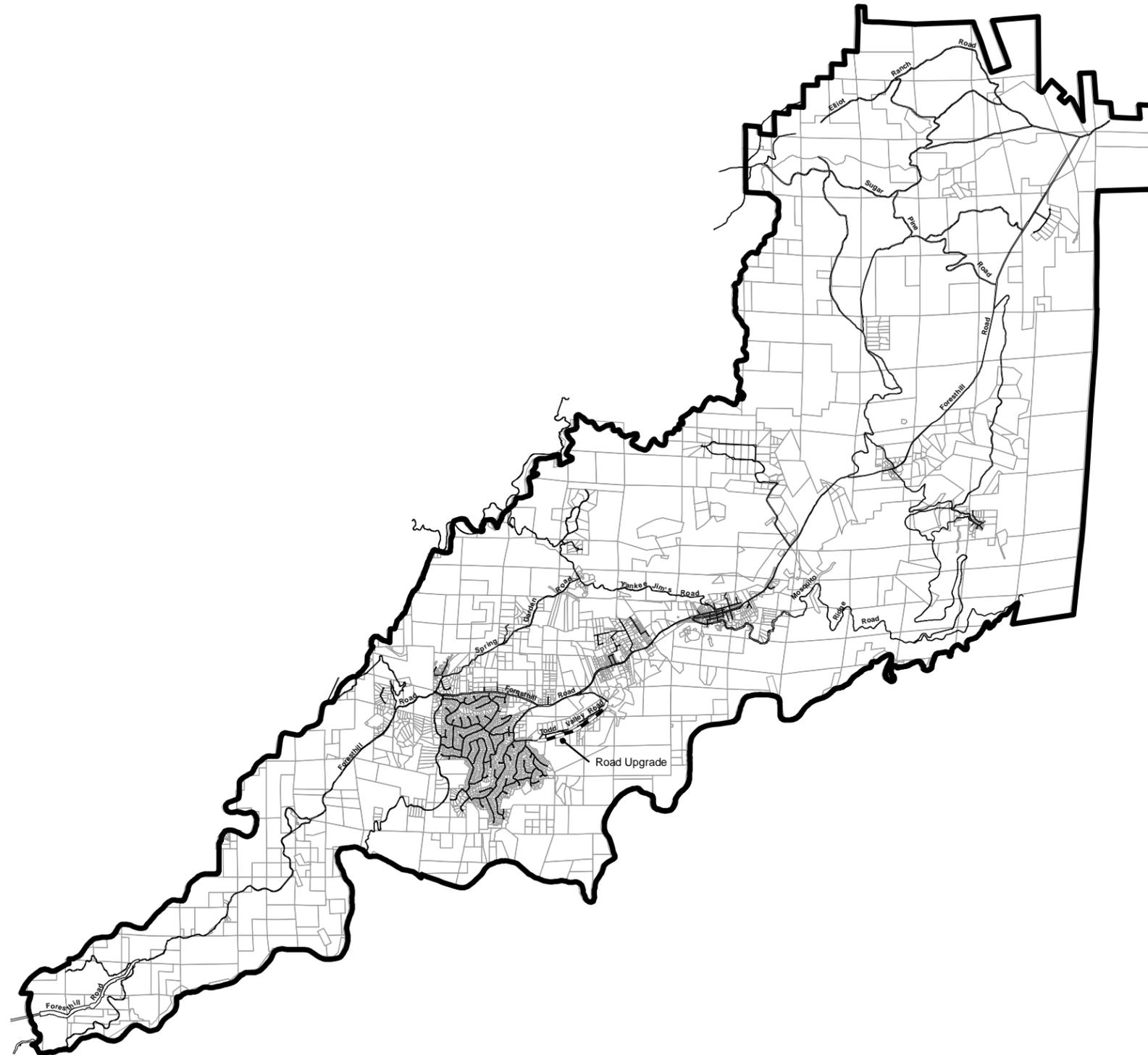
The time horizon for the community plan is to the year 2030. Population projections based on regional growth trends indicated that the population at 2030 will be approximately 9,620 persons occupying approximately 3,846 residential dwelling units. Based on the proposed zoning and land use diagram changes for the community plan, the estimated buildout for the project area is 22,010 persons occupying 8,856 dwelling units. Therefore, the population holding capacity beyond the 2030 horizon year is an additional 12,390 persons.

In order to determine the distribution of growth for residential and non-residential land uses in the long term, the County prepared population projections out to the year 2170, well beyond the 20-year time horizon of this planning document. These projections indicate that in the year 2170 the population could be 19,272 persons, should the community continue to grow at an annual growth rate of 2 percent.

The County also estimated the theoretical amount of growth that could occur under the proposed land use designation under the assumption that there were no limitations on holding capacity (i.e., no environmental constraints and no limitations on the infrastructure that would accommodate growth). Under this scenario, the buildout population would be 62,948 persons.

Legend

-  Project Boundary
-  Existing Roads
-  Road Upgrade



Source: Placer County GIS, 2007 / Quad Knopf, 2007

Legend

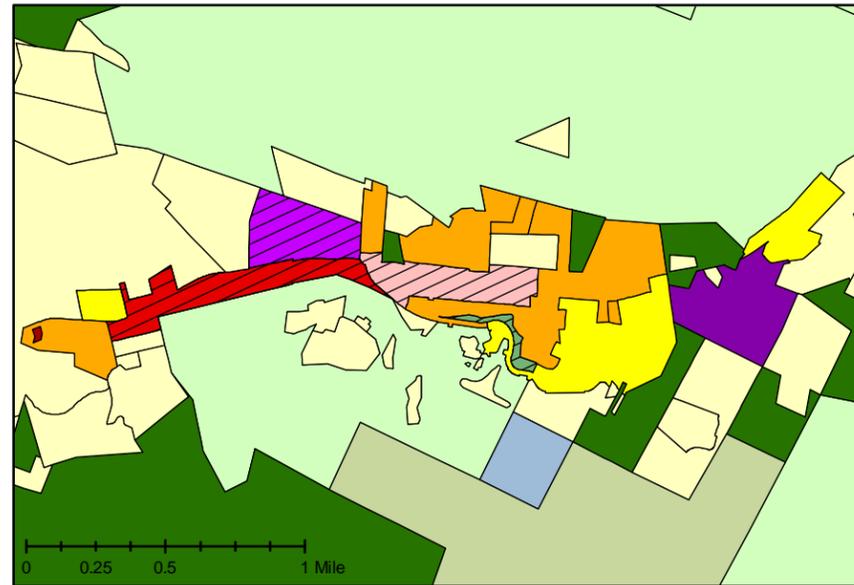
Zoning Districts

- F - Farm
- FOR - Forestry
- TPZ - Timberland Production
- O - Open Space
- C1 - Neighborhood Commercial
- C1/RS - Downtown Mixed Use
- C2 - General Commercial
- C2/RS - 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 Influence

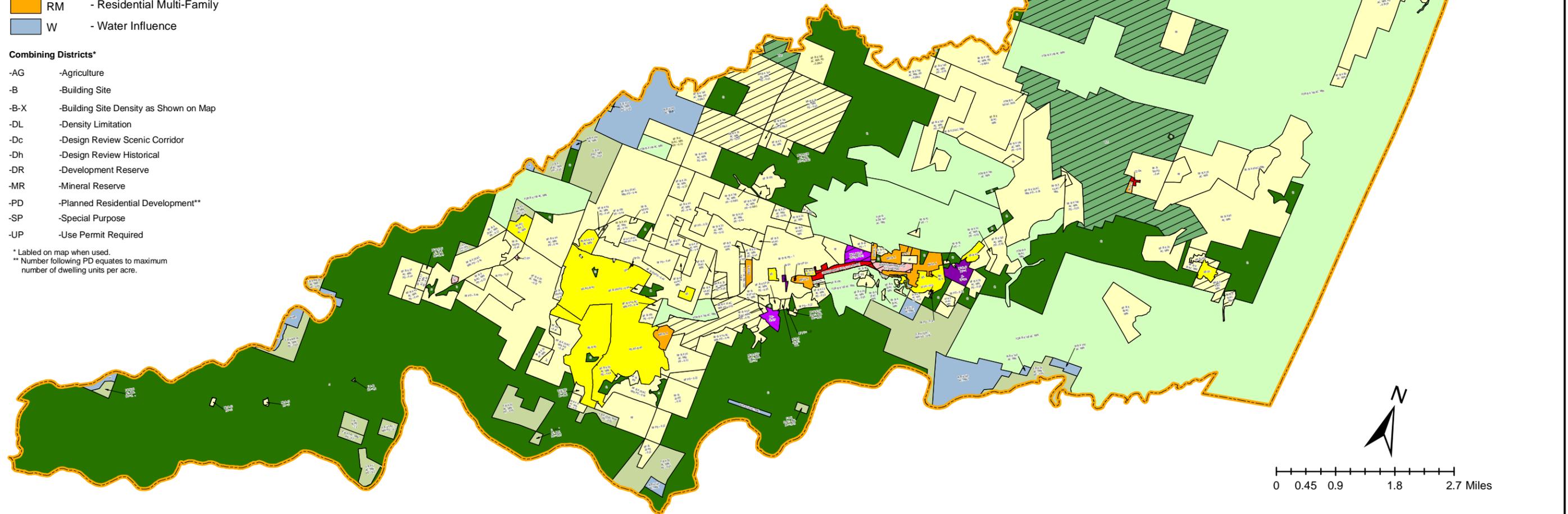
Combining Districts*

- AG -Agriculture
- B -Building Site
- B-X -Building Site Density as Shown on Map
- DL -Density Limitation
- Dc -Design Review Scenic Corridor
- Dh -Design Review Historical
- DR -Development Reserve
- MR -Mineral Reserve
- PD -Planned Residential Development**
- SP -Special Purpose
- UP -Use Permit Required

* Labeled on map when used.
 ** Number following PD equates to maximum number of dwelling units per acre.



DOWNTOWN FORESTHILL ZONING



Source: Placer County Planning Dept, 2007 / Quad Knopf, 2007

In addition to the assumption that there are no constraints on growth, this buildout figure also assumes that the commercially designated properties would build out as multi-family residential with a density 21 dwelling units per acre (currently allowed under the County's commercial zoning). Given the large amount of commercial properties, this scenario significantly over estimates the population that could occur (62,948) under the proposed land use designations. Any analysis of the impacts of buildout under these assumptions would be extremely speculative. Without additional water supply and municipal levels of wastewater treatment, neither of which are present today, or planned for as part of this project, such levels of development are not possible. The 62,948 buildout number also does not take into account transportation system limits, environmental constraints based on slope, soils, and general access limitations. Therefore, the County has concluded that it is not necessary to analyze the impact of an unconstrained buildout scenario under the proposed land use designations. In conclusion, for purposes of analysis of this EIR, the 2030 horizon year estimate of 9,620 persons and zoned land buildout of 22,010 persons are used.

When the County took into consideration buildout under the current zoning under constrained conditions, the buildout population would be 18,963. This analysis made the following assumption:

1. Forestry is assumed to be 80% undeveloped – 20% with caretaker units
2. Any density over 1 dwelling unit (du)/acre is reduced by 20% for roads and other infrastructure
3. Areas with slope greater than 30% have seen a reduction in the holding capacity of the zoning
4. No property zoned for commercial uses are developed with any residential uses
5. Canyon Mixed use is developed at 4.356 du/ac or 1 du/10,000 sq. ft.
6. The Forest Ranch Project site existing capacity of 533 du is distributed evenly between TAZs 5, 6 and 9

As noted above, based on historic growth rates, this population would not likely occur until after the year 2170, well beyond the time horizon of this community plan and is not further analyzed in this EIR.

2.4 SURROUNDING LAND USES AND SETTING

The majority of the Plan area is forested and/or part of the steep 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.

2.5 RELATIONSHIP TO PLACER COUNTY GENERAL PLAN

On August 16, 1994, the Placer County Board of Supervisors adopted the Placer County General Plan (PCGP) which establishes an overall framework for development of the unincorporated area of the county and protection of its natural and cultural resources. The goals and policies contained in the PCGP are applicable throughout the county, except to the extent that County authority is preempted by cities within their corporate limits.

The FDCP is one of 22 Community Plans adopted for 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 Plan area is approximately twice the size of the area encompassed by the 1981 Foresthill General Plan, and includes area previously subject to the 1994 Placer County General Plan and the 1981 Weimar/Clipper Gap/Applegate General Plan.

The FDCP provides a more detailed focus on a specific geographic area of the unincorporated county. Some of the goals, policies, and implementation measures contained in the FDCP repeat those goals, policies, and implementation measures contained in the PCGP which pertain to the FDCP area. Other goals, policies, and implementation measures in the FDCP go further to supplement and elaborate upon (but not supersede) those contained in the PCGP to address specific community concerns and issues. In some instances, the FDCP relies entirely on the PCGP to address certain issues which are not unique to the FDCP area and which are more appropriately addressed in a broader sense in the PCGP. In particular, noise relies entirely on the PCGP, while the seismic safety and air quality sections of the FDCP rely on the PCGP for the broader issues, and also contain policies to address issues specific to the Foresthill Divide.

2.6 FOREST RANCH CONCEPT PLAN AS A COMPONENT OF THE FDCP

2.6.1 PROJECT LOCATION AND EXISTING SITE CONDITIONS

LOCATION

The Forest Ranch project site consists of approximately 2,616 acres located north and east of the unincorporated community of Foresthill, Placer County, California. The major portion of the project site is located north of Foresthill Road, but a portion is located east of Foresthill Road. Blackhawk Lane forms a portion of the northeasterly boundary of the site, then crosses through the site to provide access to an existing subdivision north of the site. Yankee Jim’s Road also provides access to and traverses the southwesterly portion of the site (see Chapter 4 Figure 4-4).

The project site is located on the Foresthill Divide, a long northeast-trending ridge system separating the North and Middle Forks of the American River. The project site is a portion of Sections 22, 23, 24, 25, 26, 27, 34 and 35, Township 14 North, Range 10 East; a portion of Section 30, Township 14 North, Range 11 East; and a portion of Sections 2 and 3, Township 13 North, Range 10 East, Mount Diablo Base & Meridian. The site encompasses a total of 31 Assessor's parcels.

SITE CHARACTERISTICS AND EXISTING CONDITIONS

The "Forest Ranch" project site, as it is now known, has had several names over the years. The property was known as the "Pomfret Estate" from the late 1940s until the property was acquired by the project applicants in 1991, when it began to be referred to (in official correspondence and various permit applications with Placer County) as the "Foresthill Associates" property. The "Forest Ranch" name was assigned to the property by the owners in 2001.

The project site is characterized by forest vegetation, relatively level to steep topography (including two canyons), and seasonal drainages. Site elevation ranges from approximately 2,200 to 3,400 feet above mean sea level, and encompasses several major life zones that gradually change with increasing altitude. Natural habitat types in this region of Placer County include mixed chaparral, mixed coniferous forest, and montane hardwood. Additional habitat types found throughout Placer County include annual grassland, blue oak woodland, open water, and river/stream.

Although the site is undeveloped, it is not undisturbed. Several dirt roads traverse the property, as well as three County roads (Foresthill Road, Yankee Jim's Road and Blackhawk Lane). The property has been logged in the past and most tree cover is second growth. Portions of the property have been reforested, including some trees planted for Christmas tree production. There is evidence of past mining (closed mineshafts, altered landforms caused by hydraulic mining) on the site. The property encompasses two landlocked parcels with residences owned by other parties. Existing land uses adjacent to and on the project site include timber lands, rural residential, low density residential, and undeveloped land. Uses in the project vicinity include commercial development, timber lands, low density residential, and recreational.

2.6.2 PROJECT DESCRIPTION

The Forest Ranch Concept Plan is presented as an alternative land use plan that would be adopted as part of the FDCP. No site-specific entitlements (e.g., tentative subdivision maps, conditional use permits) are requested as part of this project application. The majority of the property (2,162 acres) is currently assigned a Forestry zoning designation (with a minimum lot size of 160 acres). The remaining acreage is zoned Residential Forest (RF-B-43; PD 1.0) (445 acres) and Residential Single Family (RS-B-43) (9 acres) (see Figure 2-6). Table 2.1 represents one possible configuration of land uses which might be included within the Concept Plan area. An updated and more comprehensive project description will be a mandatory requirement of a specific plan and the specific plan environmental impact report.

The current Foresthill General Plan (1981) land use designations on the project site are as follows (see Figure 4-2 of Chapter 4 discussion of the No Project Alternative):

Forestry (20 to 160-acre minimum) (2,025± acres)
 Rural Residential (1.0 to 2.3 acre minimum) (591± acres)

The proposed land use designations that are included in the Forest Ranch Concept Plan are as shown in Table 2-1 and Figure 2-5.

Table 2-1 Proposed Land Use Designations

Land Use Designations	Acreage	# Units	Units Per Acre	Percentage
Rural Estate and Forest Residential	189	37	.2	7%
Forest Residential	71	29	.43	3%
Low Density Residential	309	271	1	12%
Low Density Residential	182	334	2	7%
Low Density Residential	291	698	3	11%
Medium Density Residential	140	448	4	5%
Medium Density Residential (Attached)	83	396	6	3%
Open Space (Resort)	14			Less than 1%
Professional Office	28			1%
Open Space (Greenbelt, Golf Course & Open Space)	1,308			50%
Totals	2,615	2,213	N/A	100%

The Forest Ranch Concept Plan is a residential and recreational development. The plan would allow the following uses (however, the plan does not include tentative parcel map(s), tentative subdivision map(s), minor use permits, conditional use permits, or other entitlement applications):

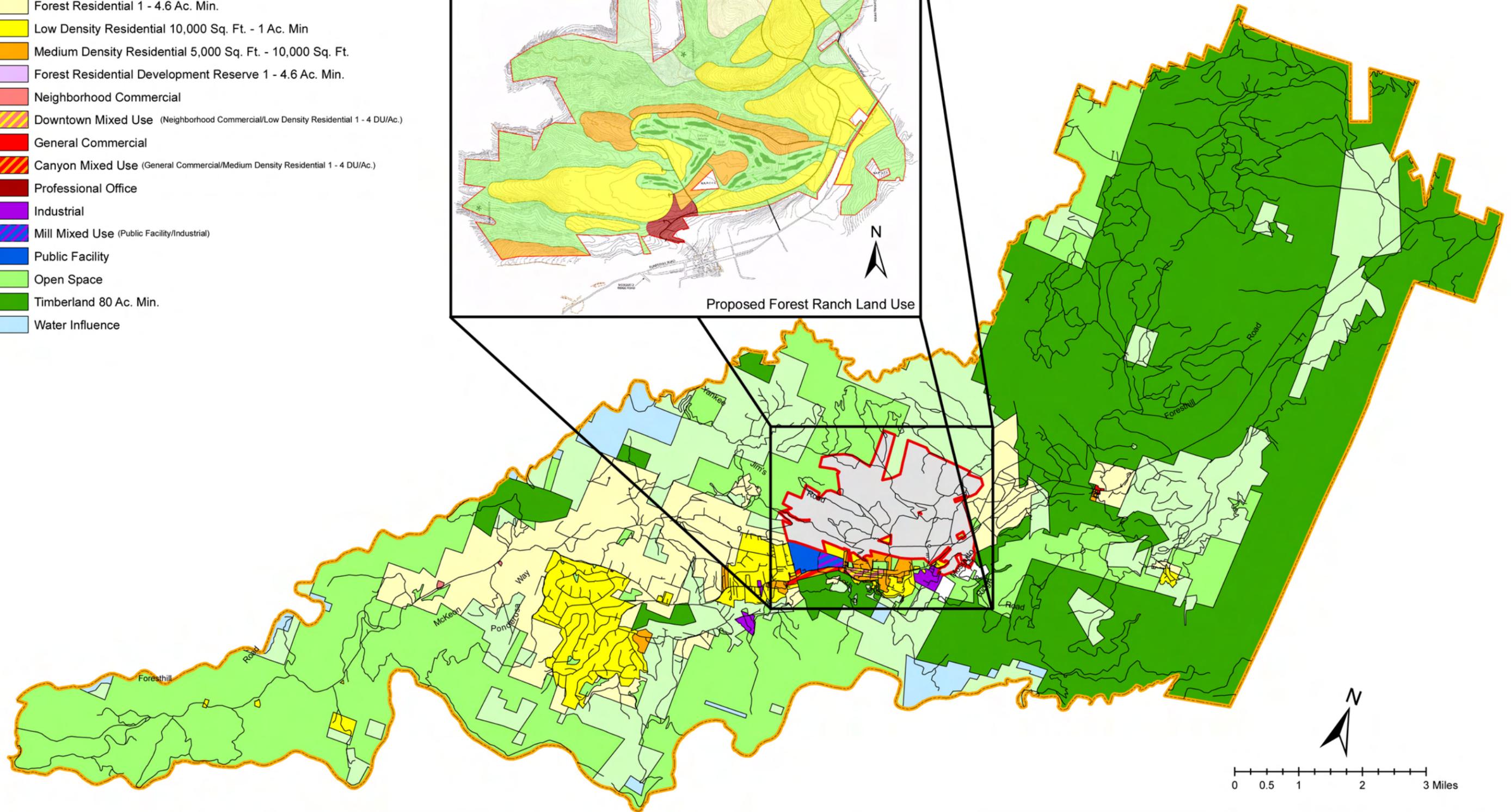
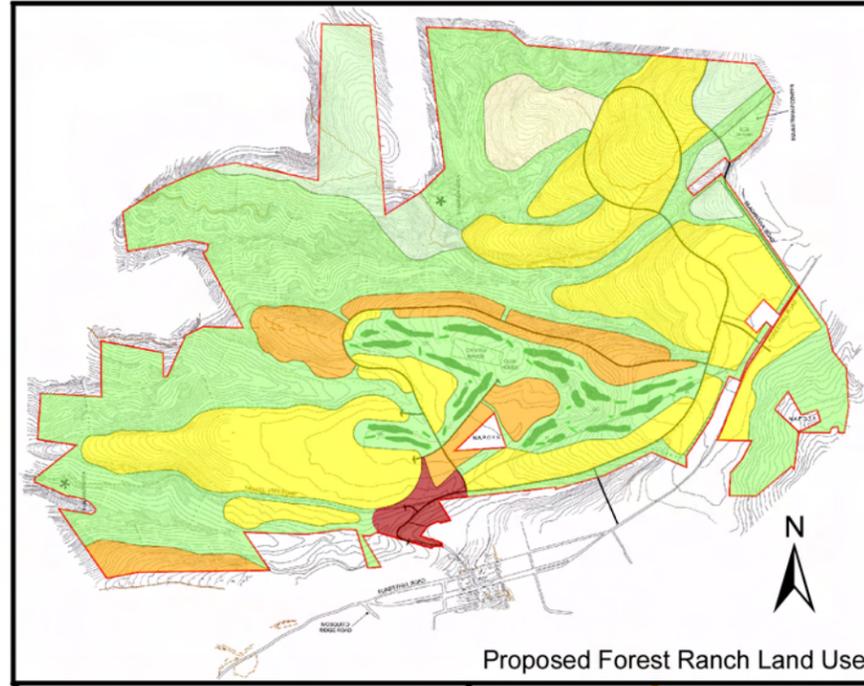
Residential Uses: The applicant currently plans 2,213 residential units, of which approximately 1,700 would be age-restricted (55 years of age and older). The 513 non-age restricted units are part of the Foresthill Divide Community Plan are not considered part of the Forest Ranch alternative. A mixture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

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

Office, Professional and Retail: Except for retail associated with recreation facilities, the Forest Ranch Concept Plan discourages construction of commercial on the project site, but recognizes

Legend

- Rural Estate 4.6 - 20 Ac. Min.
- Forest Residential 1 - 4.6 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 - 4.6 Ac. Min.
- Neighborhood Commercial
- Downtown Mixed Use (Neighborhood Commercial/Low Density Residential 1 - 4 DU/Ac.)
- General Commercial
- Canyon Mixed Use (General Commercial/Medium Density Residential 1 - 4 DU/Ac.)
- Professional Office
- Industrial
- Mill Mixed Use (Public Facility/Industrial)
- Public Facility
- Open Space
- Timberland 80 Ac. Min.
- Water Influence



Source: Placer County Planning Dept, 2006 / Quad Knopf, 2007



**FORESTHILL DIVIDE COMMUNITY PLAN EIR
PROPOSED COMMUNITY PLAN LAND USE WITH FOREST RANCH CONCEPT PLAN**

Figure 2-6

that the historic downtown Mixed Use district may not be appropriate for specific uses. The Concept Plan allows for commercial if such commercial can not be accommodated in the historic downtown or if such commercial would create undesirable infrastructure impacts. Certain commercial uses are prohibited including gasoline service stations, restaurants and hardware stores..

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

Infrastructure Improvements: Improvements needed to serve the development include those related to streets, water system, storm drainage, dry utilities, sewer transmission and treatment facilities, the golf course, recreational vehicle park and equestrian center, and trails. Major infrastructure improvements include a wastewater treatment facility (proposed to be constructed and operated to State Water Resources Control Board standards), a water system and roads. The applicant has also indicated that the project's proposed General Development Plan (see Chapter 4 Figure 4-4) shows the conceptual location of the project's major collector road system. A more detailed circulation plan will be a part of future subdivision map applications. Improvements for proposed streets and accesses to the project site will be consistent with the appropriate County standard. Any existing wells and septic systems are proposed to be abandoned with development of the site. No need for improvements to off-site private facilities has been identified by project applicants.

Access, Easements and Rights-of-Way: No construction will occur directly as a result of this application; however, when future development occurs, it is anticipated that construction equipment and materials will access the project site via Foresthill Road. Subsequent entitlements will be required to provide specific information regarding on-site construction staging areas.

On-site easements and rights-of-way will be dedicated, as necessary through future map approvals and/or use permit approvals, to accommodate the proposed development improvements and public utilities. Off-site dedications for access and utilities will be provided as necessary and required by the County (e.g., additional right-of-way on Foresthill Road.)

Phasing: It is anticipated that the phasing of the project and related improvements will occur in increments containing up to 150 units per year. Construction of the golf course is anticipated to commence with the first phase of development. Buildout will be dependent on market conditions, but current estimates are for a buildout of approximately 15 years.

2.7 USES OF THE EIR

As summarized in Table 2-2, the following agencies may use this Program EIR in their decision making on permits and other approvals for development projects and other proposed actions that may follow adoption of the FDCP and rezoning:

Table 2-2 Subsequent Permits, Approvals, Review, and Consultation Requirements

Agency	Approval
Placer County Air Pollution Control District	Authority to Construct Air Quality Permits
State of California Department of Health Services, Office of Drinking Water	Permits for community water systems
Placer County Environmental Health Services	Permits for individual onsite wells and septic systems
Foresthill Public Utility District	Provision of community water service
Central Valley Regional Water Quality Control Board	Construction Activities Storm Water General Permits NPDES Permits Waste Discharge Requirements Clean Water Act Section 401 permitting
California Department of Fish and Game	Approval of biological mitigation measures California Endangered Species Act consultation Streambed Alteration Agreements
Placer County Transportation Planning Agency, Placer County Department of Public Works, Placer County Department of Engineering and Surveying, Caltrans, U.S. Forest Service	Roadway improvements, encroachment permits, grading and drainage improvements
Placer County	Community Plan approval and subsequent rezoning; tentative maps, parcel maps, conditional use permits
Placer County Local Agency Formation Commission	Formation of and/or annexations to special districts, assessment districts, county service areas, etc. to provide additional municipal services
U.S. Fish and Wildlife Service	Federal Endangered Species Act consultation
U.S. Army Corps of Engineers	Clean Water Act Section 404 permitting
Placer County Flood Control and Water Conservation District	Consultation regarding drainage and flood control

Source: Quad Knopf, 2007