

APPENDIX “E”

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

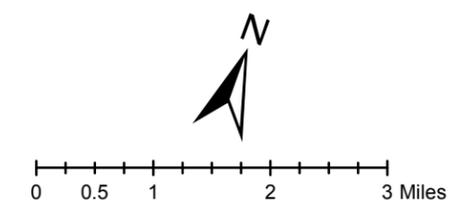
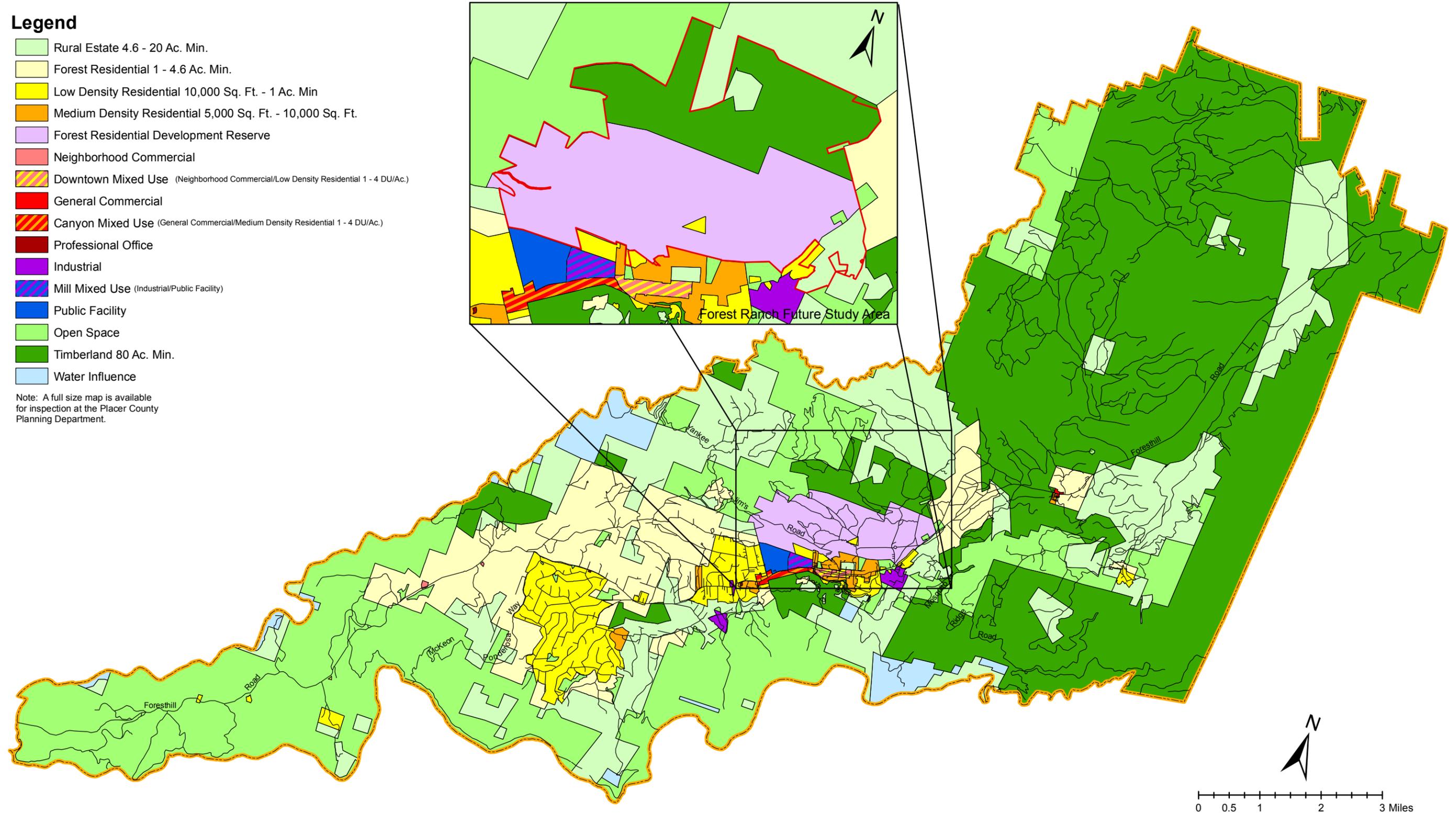
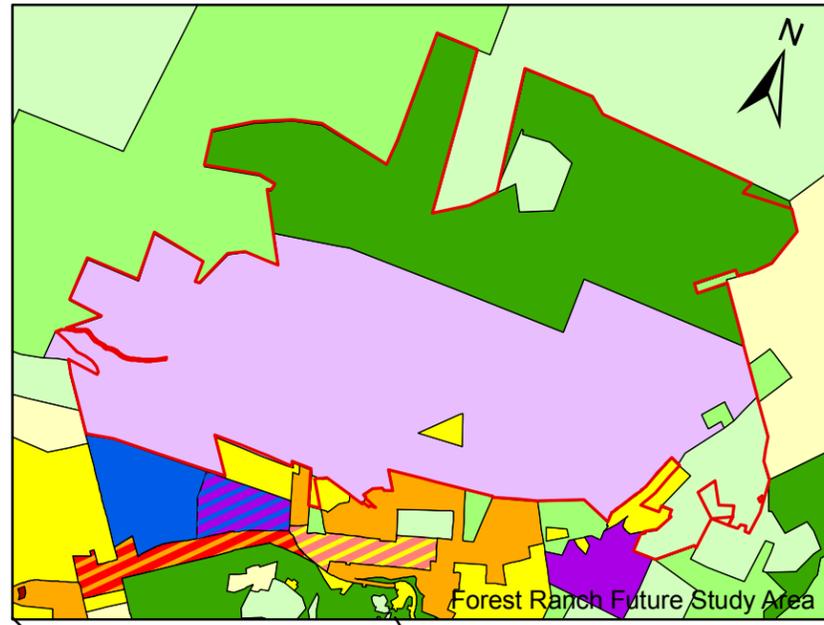
The Land Use Diagram of the Foresthill Divide Community Plan (the Community Plan) designates the specific land use designations to all areas of the Foresthill Divide with the exception of lands owned by the State and Federal Government. The County recognizes that as the Community Plan continues to grow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

The County shall consider Community Plan Amendments (CPA) for development within the "Forest Ranch Future Study Area" to bring the Community Plan land use designations into conformance with any proposed Specific Plan land use designations. The County will require the preparation of a single specific plan to address the most appropriate arrangement and mixture of land uses, circulation system layout, extent of infrastructure and public services, and the institutional framework necessary to accommodate development.

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
- 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 (Industrial/Public Facility)
- Public Facility
- Open Space
- Timberland 80 Ac. Min.
- Water Influence

Note: A full size map is available for inspection at the Placer County Planning Department.



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



**FORESTHILL DIVIDE COMMUNITY PLAN
FOREST RANCH FUTURE STUDY AREA**

Figure E-1