

## MODIFIED APPENDIX E

### DRAFT

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

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

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

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

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

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

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

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

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