Table S-1 Summary of Impacts and Mitigation Measures

Impact #	Impact Summary of impacts and witte	Significance	Mitigation	Mitigation Measure	Significance	
	,		#	ganen measare	After Mitigation	
3.1 Population and Housing						
3.1-1	Development in accordance with the FDCP would increase the population in the Plan area.	LS		None required.	LS	
		SU		None available.	SU	
3.1-2	Development of the Plan area in accordance with the FDCP would promote an imbalance of jobs and housing in the FDCP area.	SU		None available.	SU	
		LS		None required.	LS	
3.1-3	Development of the Plan area in accordance with the FDCP would not comply with the Housing Element of the Placer County General Plan and would not meet housing needs in the Plan area.	LS		None required	LS	
		PS	3.1-3a	Each tentative subdivision map and multifamily housing project within the Forest Ranch Concept Plan area shall comply with the Placer County—shall include an affordable housing component subject to approval by the County and/or comply with any adopted County affordable housing program Inclusionary Housing Ordinance in effect at the time each project is proposed. The Specific Plan submitted for the project site shall specify the mechanism that will be implemented to require	LS	

LS = Less Than Significant PS = Potentially Significant PSC = Potentially Significant & Cumulative PSU = Potentially Significant & Unavoidable or Unmitigable SU = Significant & Unavoidable PSCU = Potentially Significant, Cumulative, Unavoidable

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				that 1,700 of the 2,213 units will be agerestricted.	
		PS	3.1-3b	Alternatively, the developer shall submit for County approval of a comprehensive inclusionary housing plan affordable housing program for the entire Forest Ranch Concept Plan area that demonstrates compliance with any adopted Countywide affordable housing program the Inclusionary Housing Ordinance in effect at the time it is submitted.	LS
3.2 Land		1.0	Ι	NT	1.0
3.2-1	Potential conflicts between the FDCP and the PCGP.	LS		None required.	LS
3.2-2	Development of incompatible uses and/or creation of land use conflicts within the FDCP area.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.2-2a	Tentative subdivision maps for residential development and multiple family development within the Forest Ranch Specific Plan area shall be designed to reflect and consider natural features, visibility of structures, and the relationship of the project to surrounding uses, and to maintain the character and visual quality of the area.	LS
		PS	3.2-2b	A Specific Plan shall be prepared for the project sire that clearly delineates the location of proposed land uses and zoning.	LS

LS = Less Than Significant PS = Potentially Significant PSC = Potentially Significant & Cumulative PSU = Potentially Significant & Unavoidable or Unmitigable SU = Significant & Unavoidable PSCU = Potentially Significant, Cumulative, Unavoidable PSCU = Po

Figure 2-3 PROPOSED LAND USE DIAGRAM Final EIR Modification

The land use designation for APN: 007-190-012, 007-181-002, and 007-181-004, centrally located north of Foresthill Road within the historic downtown core of the Foresthill Community, is hereby changed from Open Space to Rural Estate 4.6-20 Ac. Min. as reflected on the following page.

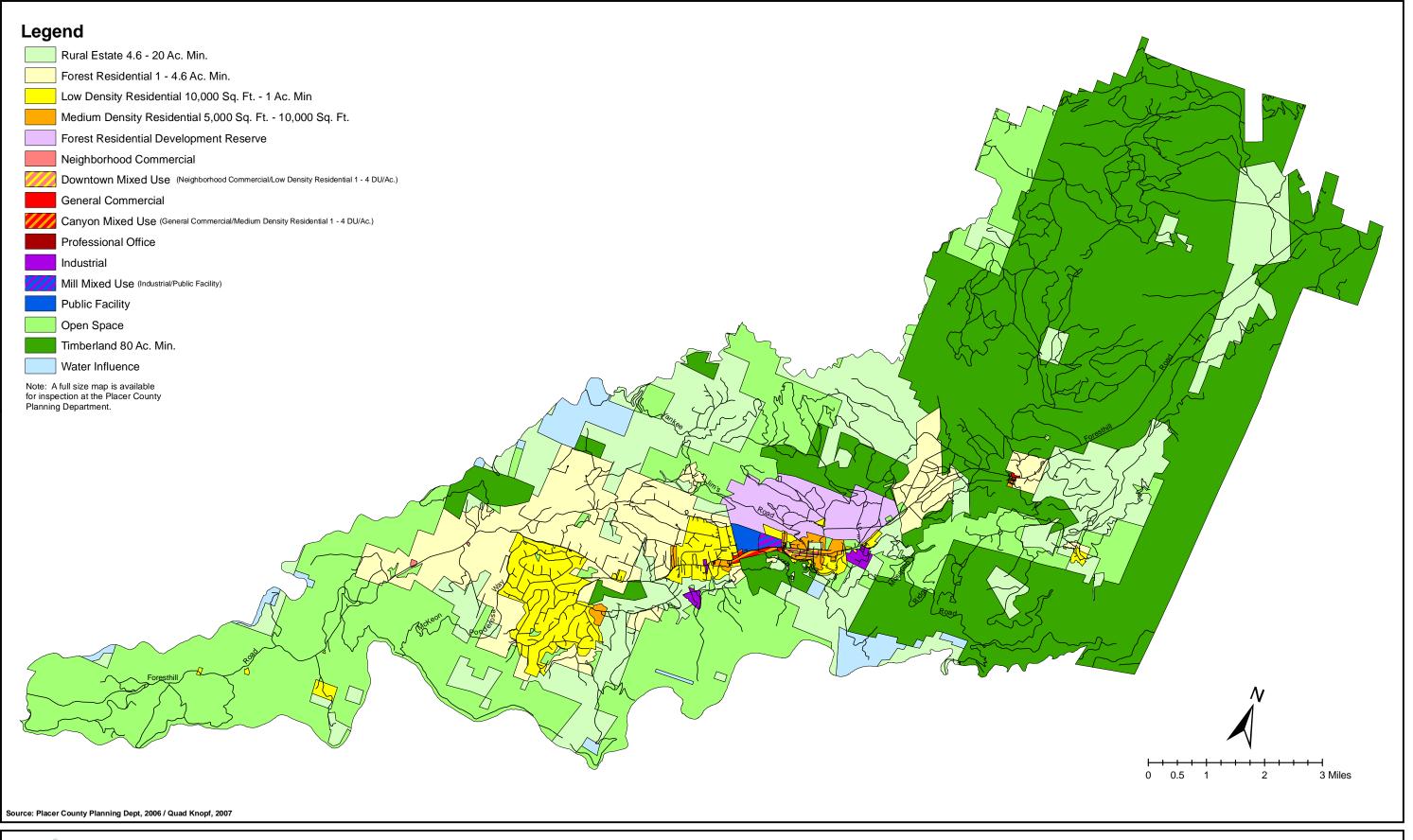




Figure 2-5 PROPOSED ZONING DISTRICTS - Final EIR Modification

The zoning classification for APN: 255-050-029, located north of Foresthill Road approximately 2 miles west of the historic downtown core of the Foresthill Community, is hereby changed from RF-B-X 20 Ac. Min. PD = 0.44 to RF-B-X 2.3 Acre Minimum as reflected on the following page.

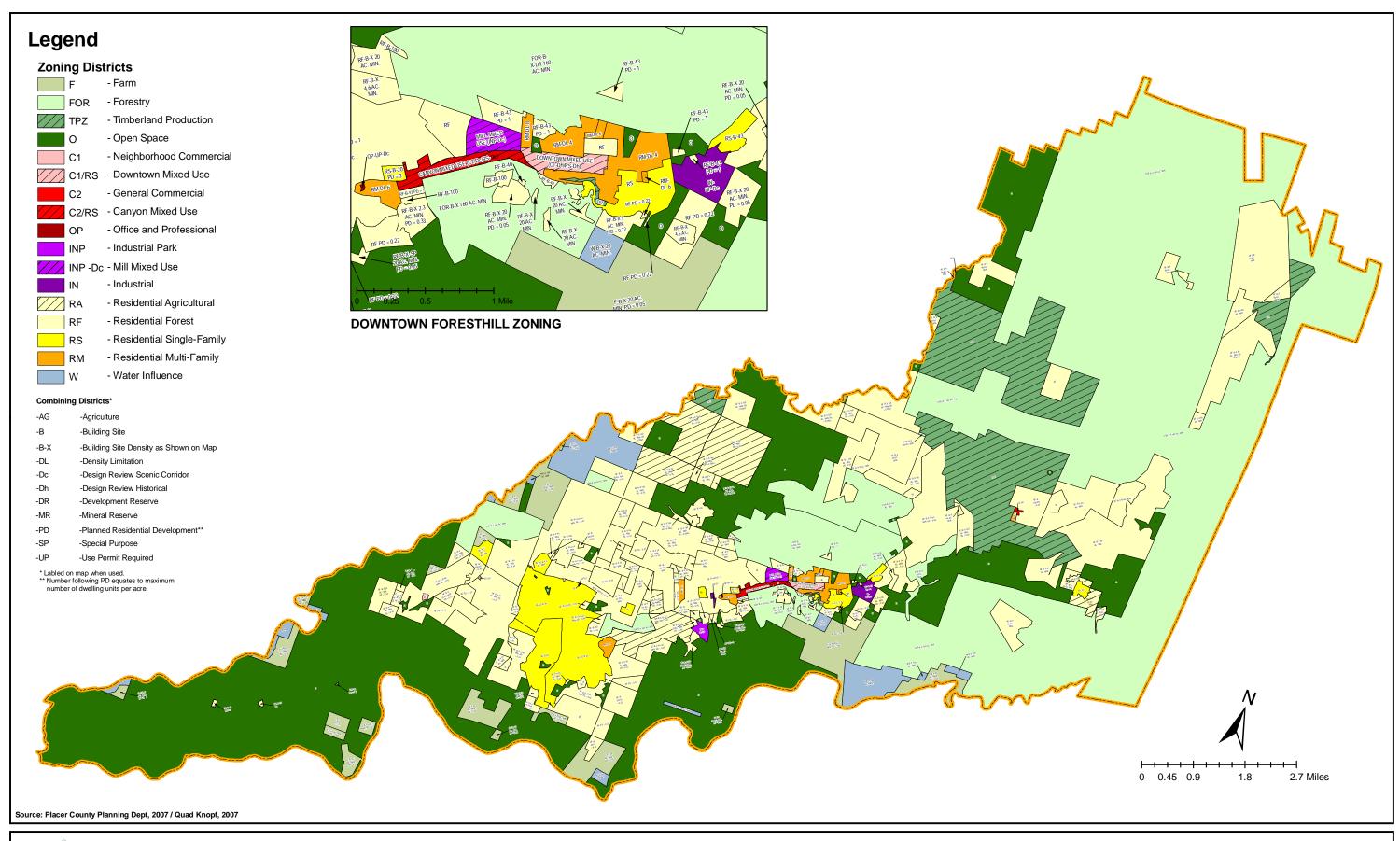




Table 2-2 Subsequent Permits, Approvals, Review, and Consultation Requirements

Agency Subsequent Permits, Approva	Approval
Placer County Air Pollution Control District	Authority to Construct
Tracer County 7th Tollution Collifor District	Air Quality Permits
State of California Department of Health Services,	Permits for community water systems
Office of Drinking Water	
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	Construction Activities Storm Water General
Board	Permits
	NPDES Permits
	Waste Discharge Requirements
Clif i D	Clean Water Act Section 401 permitting
California Department of Fish and Game	Approval of biological mitigation measures
	California Endangered Species Act consultation
DI C (T () DI : A	Streambed Alteration Agreements
Placer County Transportation Planning Agency,	Roadway improvements, encroachment permits,
Placer County Department of Public Works, Placer	grading and drainage improvements
County Department of Engineering and Surveying,	
Caltrans, U.S. Forest Service, American River	
Ranger District, Tahoe National Forest	Comment to Discourse in the last contract
Placer County	Community Plan approval and subsequent
	rezoning; tentative maps, parcel maps, conditional
Placer County Local Agency Formation	use permits Formation of and/or annexations to special
Commission	districts, assessment districts, county service
Commission	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	Consultation regarding drainage and flood control
Conservation District	Constitution regarding dramage and flood control
Foresthill Fire Protection District	Roadway design for egress and access of evacuees
	and/or emergency equipment
Foresthill Fire Protection District	Approval of required fuel break design with
	associated funding mechanism for on-going
	maintenance for sub-divisions in excess of minor
	land divisions
Foresthill Fire Protection District	Fire hydrant lay-out and spacing requirements
	prior to final map approvals

Source: Quad Knopf, 2007

A.9. Housing for low-income households that is required in a new residential project shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.

The Draft Inclusionary Housing Ordinance requires:

- That at least 12% of all newly constructed dwelling units in a residential project shall be developed, offered to, and sold or rented to low and moderate-income households, at an affordable rent or sales cost, such that 60% of the affordable units, which are required to be constructed in connection with the construction of market rate units intended for owner-occupancy and renter occupancy development, shall be available at affordable sales prices to moderate-income households. The remaining 40% of the required affordable units shall be available at affordable sales prices to low-income households.
- Or at least 25% of all newly constructed dwelling units in a residential project shall be developed and offered to moderate income households at an affordable sales price.
- Or at least 5% of all newly constructed dwelling units in a residential project shall be developed and offered to very low income households at an affordable sales price or rent.
- Or at least 3% of all newly constructed dwelling units in a residential project shall be developed, and offered to, extremely low income households at an affordable sales price or rent.

The Draft Ordinance includes alternatives to providing the affordable housing units on-site at the residential development. The definitions of "affordable sales price" and "affordable rent" are set forth in the Draft Ordinance.

Because the Forest Ranch Concept Plan does not specify the number or location of non-market-rate ("affordable") owner-occupied and renter-occupied housing units, or provide a mechanism to require the anticipated 1,700 units be age restricted, this impact is considered *potentially significant*.

Mitigation Measures

Implementation of the following measures will reduce the potential impact on affordable housing to a level that is *less than significant*:

3.1-3a Each tentative subdivision map and multi-family housing project within the Forest Ranch Concept Plan area shall comply with the Placer County shall include an affordable housing component subject to approval by the County and/or comply with any adopted County affordable housing program Inclusionary Housing Ordinance in effect at the time each project is proposed. The Specific Plan submitted for the project site shall specify the mechanism that will be implemented to require that 1,700 of the 2,213 units will be age-restricted.

3.1-3b Alternatively, the developer shall submit for County approval of a comprehensive inclusionary housing plan affordable housing program for the entire Forest Ranch Concept Plan area that demonstrates compliance with any adopted Countywide affordable housing program the Inclusionary Housing Ordinance in effect at the time it is submitted.

cover is second growth. Portions of the property have been reforested, including some trees planed for Christmas tree production. The project site entirely encompasses two landlocked parcels with residences owned by an outside party. The site also contains closed mine shaft entrances, unpaved roads and gates, and is crossed by three County roads (Foresthill Road, Yankee Jim's Road and Blackhawk Road).

Changes Since 1981 Plan Adoption

Since the adoption of the 1981 Foresthill General Plan, there have been several changes to the affected area. The Plan area has been enlarged from a 56 square mile Plan area to an approximately 109 square mile Plan area. The current Plan area encompasses more of the Foresthill Divide, and more accurately represents a fairly cohesive, yet spread-out, geographical community.

Construction of the Sugar Pine Reservoir Dam has been completed, and Sugar Pine Reservoir now provides drinking water to the majority of residents within the Plan area. The reservoir is owned and operated by the Foresthill Public Utility District (Foresthill PUD). Properties located out side the Foresthill PUD service area rely on individual wells.

The solid waste disposal site in Foresthill, operated by the Bureau of Reclamation, has closed since the adoption of the 1981 General Plan. The site is currently being used as a transfer station, from which waste is transferred to the County's Western Regional Landfill near Roseville.

Forest Resources/Agriculture

The United States Forest Service (USFS) is currently undertaking completed the Sierra Nevada Forest Plan Amendment in 2004. The January 2004 Final Supplemental Environmental Impact Statement for the Forest Plan Amendment presents eight different alternatives for stewardship of national forests in the Sierra Nevada and Modoc Plateau. These alternatives are intended to sustain desired conditions of old forest ecosystems; protect and restore aquatic, riparian, and meadow ecosystems; improve fire and fuels management; combat noxious weeds; and sustain desired conditions of lower Westside hardwood ecosystems in the affected national forests.

The USFS proposes to establish management direction for National Forest lands on Sierran and Modoc Plateau forests, including the Tahoe National Forest, portions of which fall within the Foresthill Divide Community Plan area. All of the alternatives under consideration would maintain and enhance old forest conditions across Sierra Nevada landscapes. However, they would have different effects on potential losses of old forests to severe wildfires, amounts and distribution of old forest conditions, and old forest ecosystem functions and processes, including the uncertain effects of management activities on old forests. Under any of the alternatives, old growth trees will be protected; timber harvest levels would also be substantially reduced under any of the preferred alternatives.

Management direction established by the Record of Decision (ROD) for the Forest Plan Amendment Final SEIS will amend direction in existing National Forest land and Resource Management Plans (forest plans), including the forest plan for the Tahoe National Forest.

Ownership Patterns

The Plan area falls under multiple jurisdictions, including Federal, State, County, and private lands. Federal lands are managed by the United States Forest Service (USFS), <u>American River Ranger District</u>, <u>Tahoe National Forest</u>, <u>Bureau of Land Management (BLM)</u>, and <u>Bureau of Reclamation (BOR)</u>, and are concentrated in the north and eastern portion of the Plan area, as shown in Figure III-1 of the FDCP (Figure 2-3 of this EIR). USFS and BLM lands are used primarily for timber production and recreation. The Foresthill Public Utility District owns and operates the Sugar Pine Reservoir and dam; however, the surrounding area is managed by the USFS. State-managed federal lands within the Plan area include the Auburn State Recreation Area (SRA) in the far western portion of the Plan area, at the confluence of the North and Middle Fork American River. The SRA is comprised of 35,000 acres along both forks of the American River.

Non-federally and state-owned lands on the Foresthill Divide are within the unincorporated area of Placer County. Remaining lands fall under private ownership and are concentrated in the Foresthill, Todd's Valley, Baker Ranch, Michigan Bluff, and Yankee Jim's areas.

Land Use Assumptions

The following land use assumptions formulated by the Foresthill Divide Community Plan Team form the basis for the goals and policies and land use designations of the Community Plan:

- 1. Higher density development should be closer to downtown
- 2. Provide for a range of density
- 3. Mixed use development (commercial with residential) in the "Core" area (school to school)
- 4. Commercial will be limited to the "Core" area (school to school) limit development on existing commercial outside of the "Core"
- 5. Outside of the "Core", a scenic buffer will be maintained along Foresthill Road and other major routes
- 6. Population @ buildout: 13,500±(Based on direction from the Planning Commission, this has increased to 22,010–24,900. The higher figure occurs if the age-restricted community is adopted).
- 7. Private forest holdings and agricultural interests will continue to exist with protection from development pressure and adjacent development activities

forests in Placer County in 1998, totaling 3.1 percent of the California lumber market and contributing \$209.8 million to the local economy. The majority of these jobs are located in the central and eastern portions of Placer County (including the Plan area), in proximity to privately and federally owned timberlands. In addition, $\frac{75}{50}$ percent of permanent Foresthill District U.S. Forest Service employees are residents of the Divide. This currently accounts for $\frac{27}{40}$ jobs; an additional 25 to 30 seasonal jobs are available from May until the first snow.

Tourism

Due to the proximity to public lands, historic Gold Rush character, and outstanding recreation opportunities, the Foresthill Divide attracts recreationists and tourists who contribute to the local economy. While no information is available on tourism within the Plan area, it can be deciphered from Placer County labor market information that tourism makes a significant contribution to the local economy. According to the Employment Development Department industry projections for Placer County, hotel and lodging accounted for 2,200 jobs in 2001; projected estimates for 2008 conclude that 3,300 people will be employed in this sector. The resulting 50 percent increase within a seven year period demonstrates that tourism, as indicated by employment in the hotel and lodging sector, is a valid and growing industry within Placer County. As Placer County continues to grow and urbanize, regions within the County that are of scenic and recreational value and provide relief from urbanized areas will experience a higher volume of use; these activities will directly benefit the local economy.

Retail

Based on a year 2000 population of 4,012, SACOG has determined that 35 of 234 (15 percent) jobs within Foresthill are related to retail sales. Retail jobs are down significantly from 1990, when they accounted for 38.5 percent of total employment. SACOG has projected that retail-related employment will begin to increase to 19 percent by 2010 and to 20 percent by 2020, as shown in Table 3.2-2.

<u>Industry</u>

According to employment projection information from SACOG, manufacturing contributed 6 jobs to the Foresthill economy in 1990.

Other

As shown in Table 3.2-2, medical services, education, and offices also contribute jobs to the local Foresthill economy. The increasing population on the Foresthill Divide necessitates the expansion of medical services, and medical employment history as well as projections reflect this.

Similarly, education-related jobs will continue to increase as the population increases, more families move to the area, and the Foresthill Union School District grows. The new high school and elementary school, in combination with expansion of existing educational facilities, will contribute 50 new jobs to the Foresthill economy within the next 15 years.

WATER SUPPLY

Domestic water in the Plan area is principally supplied by two agencies: Foresthill Public Utility District (PUD) and Baker Ranch Mutual Water Company. Areas located outside of these water providers service area boundaries are served by individual wells. The PUD's water treatment facility, located in Foresthill, consists of a direct filtration treatment plant that delivers the supply through a gravity-fed system of 21 inch to 10 inch lines. The treatment facility treats an average of 700,000 to 800,000 gallons per day, with a peak day volume of 2.28 million gallons. The facility has a capacity to treat a maximum 3 million gallons per day. The PUD supplies 1,200 acre-feet annually of treated/delivered water supply to the current population of 5,800 residents (Reed, pers. comm.). An expanded treatment facility will likely be needed within the next 10 years to accommodate growth and water treatment in excess of 3 million gallons per day. The Foresthill PUD is currently updating its Master Plan, which will analyze various scenarios and infrastructure requirements.

The Baker Ranch Mutual Water Company, a private water company, serves the Baker Ranch Mobile Home Park plus an additional 15 to 20 residences. Placer County Environmental Health Services records indicate a deep well with a yield of 18 gallons per minute and a 38,000 gallon storage tank. Water quality meets the California Drinking Water Standard for primary and secondary standards.

Development of the Forest Ranch Concept Plan, which is not currently accounted for in the water demand figures for the existing Foresthill PUD boundaries (1,689 units), would require approximately 845 acre feet of water per year. The District has indicated that approximately 65 percent of the Forest Ranch Concept Plan project site is not within current District boundaries. Although the project site is within the District's Sphere of Influence, District Policy #6030.10 states: "Property must be annexed to the District prior to receiving District services. Furthermore, unconditional commitments to provide water service to property and/or proposed developments will not be granted until said property is annexed to the District."

The above referenced demand estimate does not take into account the other proposed uses such as the golf course. No other water sources have been identified. The surplus water supply for the District would only serve approximately 571 additional units outside existing District boundaries.—The Water System Master Plan (January 2008) states that the existing Sugar Pine Reservoir safe yield at 2,150 acre-feet per year. The existing service area build out demand is 3,069 acre-feet per year resulting in an existing service area deficiency at build out of 919 acre-feet.

EDUCATION/SCHOOLS

The Foresthill Union School District currently is comprised of two schools, both of which are located within the Plan area. Foresthill Elementary School serves grades Kindergarten through 4, and currently approximately 298 students are enrolled. Foresthill Divide Middle School serves grades 5 through 8, and approximately 313 students are currently enrolled. Enrollment in the Foresthill Union School District exceeds capacity, and a new elementary school is needed.

To accommodate future growth, the Placer Union High School District and the Foresthill Union School District jointly purchased a 110 acre site, which now houses the Foresthill High School. The high school, which opened in 2004, was built to accommodate 800 students; approximately 197 students are currently enrolled. A new elementary school will be built on the property in the future. Additionally, approximately 50 acres of the school property is proposed to be used for a unique forest-oriented education site.

FIRE PROTECTION

The urban-wild land interface occurs where development abuts wild land, and is particularly susceptible to wildfires. Risk of hazard is increased with steep slopes, windy areas, and a hot, dry climate. According to the Placer County General Plan Background Report:

Fire hazards are identified by evaluating the type and amount of fuels, the topography, and climate. Hazards are greatest in areas with a ladder of rapidly ignitable fuels, such as grasses, that are adjacent to hotter and longer-burning fuels such as shrubs and trees. Steep slopes allow fires to preheat vegetation before climbing hillsides, which increases the rate of fire spread. Most fires start between May and October because the hot and dry weather conditions reduce plant moisture and make vegetation more susceptible to burning.

Wild land fires present a serious risk to residents and structures on the Foresthill Divide. The CDF Fire Hazard Severity Classification System was used to map the extreme, high, and moderate fire hazard areas on the Foresthill Divide. Extreme hazard ratings are located in the steep sloping areas along the North and Middle Forks of the American River. High hazard areas generally exist surrounding the Todd's Valley Subdivision and in the Yankee Jim's area. Moderate rating occurs in the existing town site of Foresthill and extending north along Foresthill Road to Baker Ranch on the level areas as well as in the Todd's Valley Subdivision.

Emergency evacuation within the FDCP area would be accomplished in stages correlated to the location and intensity of a wildfire occurrence. Exit routes from the Foresthill Divide would be determined by the appropriate public safety agency in the event of a wildfire incident. Although primary egress from the Foresthill Divide would be by way of Foresthill Road, several less traveled routes exist along Yankee Jims Road, Iowa Hill Road, Old Foresthill Road, Mosquito Ridge Road, and Ponderosa Way that could be used for evacuation routes.

CDF works with landowners to provide defensible space around structures, and is currently managing a program of mechanical brush removal and tree thinning in the Foresthill area, especially along roads. The purpose of the brush removal and tree thinning program is to reduce the extensive fuel loading which has occurred over the past century due to fire suppression activities. Additionally, CDF, in conjunction with Placer County, offers a service allowing residents to leave piles of cleared brush at the curb for CDF to reduce with a wood chipper.

The USFS Forest Plan Amendment includes fire and fuels management strategies, the goal of which is to alter fire regimes through a program of strategic fire hazard reduction treatments that reduce the potential for severe wildfire effects. Fire suppression capabilities would be enhanced

by modifying fire behavior inside the urban wild land intermix zone. In order to influence uncharacteristically severe wildfires, many areas would receive fuel hazard reduction treatments. Treatment areas would be arranged to interrupt fire spread. Fuel reduction treatments are conducted in the urban wild land intermix zone using mechanical treatments, including timber harvest, and under certain conditions, prescribed fire. Presumably, portions of the Plan area that are adjacent to the Tahoe National Forest would benefit from the fuel reduction activities contemplated in the Forest Plan Amendment.

The Plan area is located in the Foresthill Fire Protection District and the Placer County Fire District. Fire protection within the town site is provided by paid and volunteer firefighters of the Foresthill Fire Protection District. The District comprises 72 81 square miles, of which about 30 percent is in the National Forest. The District has three fire stations; one is staffed by paid firefighters, one is staffed by volunteers, and one functions as an equipment storage building.

The Insurance Services Organization (ISO) classifies fire districts by level of hazard on a scale of 1 to 10, with 1 being the best rating. An ISO rating of 9 or 10 is considered standard for unimproved lands. The District maintains a class 6 ISO rating within the area where fire hydrants are available, and a class 9 ISO rating for unimproved lands.

The Foresthill Fire District is currently working on a five year plan has recently completed a twenty-year plan for consideration by the Board of Supervisors. Although the plan is not completed, Under the proposed plan there are two predictable generalizations: 1) full buildout will require additional fire stations and facilities, and 2) full-time firefighter coverage will be necessary for full buildout. Currently, a 48-cent per square foot development fee is assessed upon new development to support fire protection services.

In addition to 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.

PUBLIC PROTECTION

The law enforcement needs of the Foresthill Divide Community Plan area are served by the Placer County Sheriff's Department. The Plan area utilizes Sheriff-Coroner-Marshal public safety services that provide law enforcement patrol, investigative follow-up, crime prevention, community programs, emergency dispatch, civil services, court security, coroner services, corrections and detention.

In addition to the resident deputies, a full-time School Resource Officer from the Sheriff's Department is assigned to Foresthill High School. The School Resource Officer also provides instruction to 6th and 7th grade students at Foresthill Divide Middle School; and responds to special request calls for service at the aforementioned schools, as well as Foresthill Elementary School. A Community Services Officer for the Sheriff's Department also serves the Plan area as a Sheriff's Team of Active Residents volunteer supervisor, community events liaison, and Neighborhood Watch program coordinator.

The Foresthill Substation is the only Sheriff facility in the Plan area. The 650 sq ft office houses one sergeant, four resident deputies, nine volunteers, office equipment and supplies, and deputy equipment.

Foresthill resident deputies respond to calls in a 500 sq mile area, the largest in the County. In 2006, they responded to 2,020 calls for service. Of these, 69 were Priority 1 calls (life threatening); 559 Priority 2 (crime in progress); 208 disturbances; 122 suspicious circumstances and 54 burglary alarms. The most prevalent call types were assault, theft, vandalism, residential burglary, domestic violence, automobile and commercial burglary.

The Plan area is staffed by one resident deputy from 6:30 a.m. to 4:30 p.m. and another from 3:00 p.m. to 1:00 a.m. From 1:00 a.m. to 6:30 a.m. deputies from the Auburn patrol area respond to the Plan area, a 20 minute minimum response. In emergency situations, a resident deputy will be called from home to respond.

Resident deputies provide a comprehensive array of law enforcement services to the Plan area. Patrol services include response to emergency and non-emergency calls for service, deputy initiated field observations, report writing, arrest, and transport of suspects to the Placer County Jail in Auburn. In addition to general patrol services, resident deputies are often asked to assist Sheriff's investigators from Auburn; Probation; respond to coroner calls; transport mental health patients to the Cirby Hills facility in Roseville; and assist the California Highway Patrol with traffic enforcement. Often the first to respond to medical aids, deputies assist the California Department of Forestry and Foresthill Fire and Ambulance. As needed, they assist Tahoe National Forest and State Parks personnel. Each resident deputy is a lead supervisor for Search and Rescue teams including K-9, four-wheel drive, ground search, mounted, mountain rescue, Nordic and off-road. Resident deputies are also expected to provide supervision to Sheriff's volunteers, provide security at community events, give safety presentations, and participate in community functions.

DRAINAGE

Flooding can result in damage to the ecosystem and personal property, and can threaten life. Careful steps should be taken to avoid development in flood-prone areas and construction in flood plains. According to the Placer County General Plan Background Report, flooding due to excessive rainfall can occur in Placer County anytime between November and May. The 1981 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 for the plan. The second area is the North Fork of the American River running through the western portion of the Plan area within the [formerly] proposed Auburn Dam Take-line.

While the Plan area is prone to seasonal localized flooding from small streams, it is not located within a 100-year flood zone, as determined by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

Dam failure presents additional flood hazards. Failure of the French Meadows Dam could threaten an estimated 20 persons and could inundate French Meadows Road and Highway 49 on the North Fork of the American River. Sugar Pine Dam would not threaten persons unless recreationists were in the vicinity at the time of dam failure. Iowa Hill Road, Shirttail Canyon Road, and Yankee Jim's Road could all be inundated.

PUBLIC UTILITIES

Electrical service is provided to residents within the Plan area by Pacific Gas & Electric Company (PG&E). No natural gas service is provided; however, propane may be used on individual parcels. Telecommunications service is provided by the Foresthill Telephone Company. The FDCP promotes undergrounding of overhead utility lines to reduce visual clutter and enhance the aesthetic appearance of the Plan area.

OTHER PUBLIC SERVICES

Health Services

Limited health and medical services are available in Foresthill. Medical attention is available through Foresthill Medical Center; dentistry and chiropractic services are also available in the Plan area. Emergency care and birthing services are provided through larger hospitals such as Auburn Faith Hospital in north Auburn and Sutter Roseville Hospital located in east Roseville. Ambulance service in the Plan area is provided by AMR ambulance service out of Auburn (under contract with Placer County) and the Safety Club, a volunteer organization that provides emergency medical response to the community. Ambulance service to the plan area is provided by the Foresthill fire Protection District under contract with Sierra Sacramento Valley EMS Authority. The Foresthill Fire Protection District currently holds an exclusive operating contract for advanced life support services including transportation services for a geographical area of approximately 500 square miles. The entire FDCP area falls within this scope. Med-evac helicopters (Cal Star, under contract with Placer County) can land, as necessary, at the schools, ball fields, and on Foresthill Road.

Solid Waste

The Foresthill Transfer Station is open to the public Friday through Monday (8:00 am to 5:00 pm) and is permitted to accept 82 tons per day and 549 vehicles per day. It is owned by Placer county and operated by Auburn Placer Disposal Service, under contract with the County. The facility accepts municipal solid waste, tires, batteries, appliances, metals, recyclables, electronic divides, and wood waste. All materials are transferred off-site for recycling or disposal. Solid waste is processed at the Materials Recovery Facility in Roseville, recyclable materials are removed, and the residuals are disposed at the Western Regional Sanitary Landfill. Both facilities are owned and operated by the Western Placer Waste Management Authority.

Goal 3.D.11. Provide adequate funds to construct a high school, elementary schools and remodel existing schools to keep pace with residential growth and changing curriculum needs.

Policies

- 3.D.11-1 The community, County and the school districts will work closely to explore all possibilities for securing adequate funding of new school facilities. This will include the development of local funding mechanisms as well as the utilization of state funds when they are available. Local resources may include the dedication of school sites (controlled land costs), developer fees, development agreements, Mello-Roos, and CFDs, assessment districts, redevelopment funds, general obligation bond proceeds and special taxes, etc.
- 3.D.11-2 When the school district has declared impaction and has developed a Facility and Financing Plan, the County will not approve a project until a will serve letter has been obtained by the developer from the school district.
- Goal 3.D.12. Ensure that higher education programs and facilities offered by Sierra College, Placer High School, and other educational agencies are available to the Foresthill area to serve the community's needs.

Policies

- 3.D.12-1 Consider the joint and reciprocal use of facilities, equipment and personnel resources. "Community Learning Centers" are envisioned as joint-use facilities to be used by the College, businesses, city and community for a variety of purposes.
- 3.D.12-2 Pursue federal, state and private grants for facilities, equipment, special projects, transportation, technology, innovative educational programs and delivery systems and equipment that would enhance the community college system and the high school's adult programs for the residents of the Foresthill Divide.

Fire Protection

Goal 3.D.13. Protect residents of and visitors to Foresthill from injury, suffering, and loss of life and protect property and watershed resources from fires.

Policies

- 3.D.13-1 The County shall encourage the Foresthill Fire District to maintain the current minimum fire protection standard (expressed as Insurance Service Organization (ISO) ratings) of ISO 6 in areas serviced by hydrants, ISO 8 in areas with no hydrants.
- 3.D.13-2 The County shall encourage the Foresthill Fire <u>Protection</u> District to maintain the following standards-(expressed as average response times to emergency calls):
 - a. Property: the arrival of the first fire apparatus at the point of need within 3 minutes "run time" 70% of the time and within 6 minutes 100% of the time 10 minutes "run time" in rural areas
- 3.D.13-3 The County shall encourage the Foresthill Fire District to achieve a response time equal to its run time.
- 3.D.13-4 The County shall require new development to develop or fund fire protection and medical aid facilities, personnel, and operations and maintenance that, at a minimum, maintain the above service level standards.

3.D.13-5 The County shall work with the Foresthill Fire District to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses. 3.D.13-6 The County shall work with the Foresthill Fire District to implement ordinances to control fire losses and fire protection costs through fuel reduction management, use of automatic fire detection, control and suppression systems. 3.D.13-7 The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources. The County shall work with the Foresthill Fire District to maintain a prefire planning program 3.D.13-8 with selected high-risk occupancies reviewed at least annually. 3.D.13-9 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code California Fire Code and other County and local ordinances. 3.D.13-10 The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation. 3.D.13-11 The County shall encourage the modification of vegetation around structures and developments to reduce radiant heat along fire escape routes providing for the safety of residents and fire fighting personnel. Fuel modification will reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation. These areas shall provide (1) increased safety for emergency fire equipment and evacuating civilians; (2) a point of attack or defense from a wildfire; and (3) strategic siting of fuel breaks, fire breaks, and greenbelts. 3.D.13-12 The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for a fire safe community, defensible space fire-resistant vegetation, cleared fire breaks and fuel breaks, and or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas of Foresthill. 3.D.13-13 The County shall require that new development meet State, County, and local fire district standards for fire protection. 3.D.13-14 The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the county, and to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures. 3.D.13-15 The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression. 3.D.13-16 The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation. 3.D.13-17 The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.

Public Protection

Goal 3.D.14: Provide Sheriff's services to respond to and deter crime.

The existing Foresthill P.U.D. total water supply consists of 2,707 acre feet per year of water from Sugar Pine Reservoir. The yield of 2,707 acre-feet is based on the District's adopted reliability standard that includes multiple drought years. The Districts existing demand is 1,154 acre feet.

According to the report prepared by the Foresthill P.U.D., buildout of the existing service area will result in a demand of total demand of 2,432 acre feet per year. This demand is within the District's available supply of 2,707 acre feet per year and would include 524 potential units on the Forest Ranch site within the existing boundaries of the Foresthill P.U.D. Under drought conditions within the District's present boundaries, there is a surplus of 275 acre feet of water per year. This is sufficient to supply approximately 745 units assuming water use similar to multifamily units, which is 330 gallons per day per unit. If single family units are proposed, the surplus of 275 acre feet per year could supply approximately 571 units at 430 gallons per day per The Forest Ranch Development proposes 2,213 units as well as a golf course and associated facilities, a 100 unit RV park and an equestrian center. Water is available to serve the 524 of those units located within the present District boundaries. The water available to serve the areas outside the current District Boundaries (275 acre feet) is not sufficient to serve the remainder of the Forest Ranch project. It should be noted that there are other areas (in addition to Forest Ranch) that are located within the Sphere of Influence of the District. This means that there is likely to be less than the total surplus available to serve development on the Forest Ranch site. The District currently does not have any plans to develop or acquire additional supplies.

Development of the Forest Ranch residential units not currently accounted for in the water demand figures for the existing district boundaries (1,689 units) would require approximately 845 acre feet of water per year. That demand estimate does not take into account the other proposed uses such as the golf course. The surplus water supply for the District would only serve approximately 571 additional units outside existing District boundaries. Although the District does not currently have any plans to expand water capacity, there are some options that could be explored. As noted in the SB 610 analysis, the District holds water rights to additional water; however, storage facilities are inadequate. It is possible to raise the level of Sugar Pine Dam which would provide the capacity to serve the Forest Ranch Concept Plan site. Additionally, it may be possible to drill new wells to serve the project. For the purpose of this program EIR, it is not necessary to definitely determine the water supply for the Forest Ranch Concept Plan. It is clear that current water supply and treatment facilities are inadequate to serve the project; however, there are potential sources of water that could be developed in the future. The January 2008 Water System Master Plan prepared by the Foresthill Public Utility District contains updated information on water supply and demand. This is a potentially significant impact.

Project site diagrams and application materials do not mention or include emergency water storage tank(s). Lack of an adequate emergency water supply is a *potentially significant impact*.

Implementation of the following mitigation measures will reduce impacts to a *less than significant* level:

3.4-2a The Specific Plan for the Forest Ranch Concept Plan shall identify the water supply for the project and shall include detailed plans of how that water supply will be

Residents of the Plan area have access to a variety of outstanding regional recreational opportunities. The proximity of U.S. Forest Service (USFS) lands, U.S. Bureau of Land Management (BLM) lands, and U.S. Bureau of Reclamation (BOR) lands provides residents and visitors with areas for hiking, boating, fishing, off-highway vehicle (OHV) usage, swimming, and camping. Within the Plan area, Big Reservoir (Morning Star Reservoir) and Oxbow Recreation Area are is a federally owned recreation area that offers camping, boating, winter recreation, hiking, and OHV facilities. These locations and facilities are summarized in Table 3.5-1, along with recreational facilities located outside but near the Plan area that are used by residents of the Divide, and have access through the Plan area. The North and Middle Fork American River supports a large commercial rafting business during the summer months, bringing significant volumes of traffic through the community of Foresthill. Due to the proximity to publicly owned lands, including the Granite Chief Wilderness, Foresthill has tremendous potential as a "take-off" point to back-country lakes and recreation areas.

Auburn State Recreation Area (SRA) is located within the westernmost portion of the Plan area, along the North and Middle Fork of the American River extending east from Auburn. The SRA covers over 35,000 acres, and includes Lake Clementine and 13 other areas with fully developed facilities for environmental education, camping, boating, mountain biking, whitewater rafting, gold-panning, OHV riding, and hiking. The Auburn SRA is administered by the California Department of Parks and Recreation under a contract with the U.S. Bureau of Reclamation.

Community Recreation

Closer to the community of Foresthill, residents can enjoy a small variety of recreational opportunities. All organized recreational programs in the community are operated and managed by volunteer boards. Foresthill Community Park (Leroy E. Botts Memorial Park) is a 15 acre community park located on Harrison Street between Church Street and Gold Street. The park facilities are heavily used, especially on weekends. Park facilities include softball and baseball fields, a tot lot, picnic area, horseshoe pits, restrooms, and a gazebo and barbecue pit. There is a public swimming pool that is operated by volunteers but which has substantial maintenance needs. Within the Todd's Valley area, there are 41.1 acres of unimproved parklands. The Todd's Valley Pond is a 26.7 acre site that includes a fishing pond. Two additional park sites located in the Plan area are unmaintained, unimproved open space totaling 14.4 acres. Foresthill Elementary School and Foresthill Divide Middle School, 6 acres and 16 acres respectively, provide additional open space and fields that are widely used after hours for community sports programs.

As the Foresthill Divide continues to grow with anticipated increases in population, recreation will continue to be an important and necessary part of the rural mountain lifestyle and visitor experience. The new Foresthill High School and the adjacent elementary school site will contribute an additional 30 acres to community recreation facilities. Consideration should be given to the expansion of recreational opportunities and facilities, including the management of recreation within the Plan area. There have been community-driven proposals to form a Foresthill Recreation District to be managed by the Foresthill PUD through a joint powers agreement between the PUD and the elementary school district. Identification of a stable funding source to operate and maintain facilities, as well as deferred maintenance costs, is

essential to the establishment of a viable JPA. A locally managed Recreation District could greatly benefit the community as it absorbs new growth.

<u>Trails</u>

The Foresthill Divide Community Plan area offers an extensive, multi-use trail system that provides recreational opportunities for those enjoying hiking, biking, running, horseback riding and cross-country skiing. Trails are concentrated along the Middle and North Fork of the American River, and northeast of Foresthill within the Tahoe National Forest.

The trail system in the Plan area is strongly supported and widely used by residents and visitors alike. The community survey conducted for the Foresthill Divide Community Plan indicated that trails and trail access are a high priority to local residents. The rural community character is complemented by a network of trails that provides residents with opportunities for recreation and a pleasant alternative to motorized transportation. According to the Forest Service, some of the trails have been used for thousands of years by Native Americans and, in more recent times, by miners traveling to and from their claims. Trails are an integral part of the Foresthill Divide and have historical, cultural, and recreational importance.

Forest Service trails on the Foresthill Divide are under the jurisdiction of the Foresthill Ranger District American River Ranger District and are maintained by the Tahoe National Forest. As shown in Table 3.5-2, the Forest Service trail system offers over 30 miles of trails for recreational use within the Plan area. Many of the trails are available to equestrians and mountain bikers as well as hikers, and are located in the French Meadows and North Fork of the American River areas.

Table 3.5-1 Summary of Recreational Areas and Facilities In or Near the Plan Area

Recreation Area	Acreage	Campground	Boating/ Fishing	Swimming	Picnic Area	Gold Panning	Trails	Sports Fields	OHV Area
Auburn State Recreation Area	35,000	X	X	X	X	X	X		X
Big Reservoir Area/Morning Star	N/A	X	X				X		
Big Trees Grove*	N/A				X		X		
China Wall Recreation Area*	N/A						X		X
Foresthill Elementary School	6							X	
Foresthill Community Park (Leroy E.	15				X			X	
Botts)									
Foresthill Middle School	16							X	
Sugar Pine Reservoir	N/A	X	X	X			X		
Todd's Valley Pond and 2 sites	41.1		X				X		
French Meadows*/Hellhole Reservoir*		X	X				X		
Poppy Campground (located within		X							
French Meadows)*									
Giant Gap		X							
Shirttail Creek		X							

*Located outside Plan area Source: Quad Knopf, 2000.

Table 3.5-2 Trails On or Near the Foresthill Divide

Trail	Length	Location
American River Trail	7.6 mi.	Tahoe National Forest, North Fork American River
		Area
Bearcroft Trail	2 1/4 mi.	Tahoe National Forest, North Fork American River
		Area
Big Trees Interpretive Trail	3/8 mi.	Tahoe National Forest, Foresthill Area
Codfish Falls Trail	3 mi.	Ponderosa Way Bridge along North Fork American
		River
Confluence Trail	1.8 mi.	Mammoth Bar Rd. to the Confluence
Euchre Bar Trail	7.5 mi.	Tahoe National Forest, North Fork American River
		Area
Fire Break Trail	1.5 mi.	Lake Clementine Rd. to east end of Foresthill Bridge
Forest View Trail	1.5 mi.	Tahoe National Forest, Foresthill Area
Green Valley Trail	2 1/4 mi.	Tahoe National Forest, North Fork American River
		Area
Italian Bar Trail	2.3 mi.	Tahoe National Forest, North Fork American River
		Area
Olmstead Loop Trail	8.5 mi.	Starts at Firehouse in Cool (ptn. in El Dorado Co.)
Lower half of CA St.	9 mi	between Peachstone Trail and bottom of Driver's
		Flat Rd.
Lower McKeon-Ponderosa Trail	3 mi.	from gate to the Middle Fork
McGuire Trail (segment of WST)	3 7/8 mi.	Tahoe National Forest, French Meadows Area
McKeon-Ponderosa Loop Trail	3 mi.	Starts below White Oak Flat
Michigan Bluff to Deadwood Trail	6 mi.	Tahoe National Forest, Foresthill Area
Mosquito Ridge Trail	1.25 mi.	Tahoe National Forest, Foresthill Area
Mumford Bar Trail	3 1/4 mi.	Tahoe National Forest, North Fork American River
		Area
Mumford Bar Trail	12 mi.	10 miles North of Foresthill
North Fork of the Middle Fork Trail	1.1 mi.	Tahoe National Forest, Mosquito Ridge area
Old Lake Clementine Trail	1.7 mi.	Old Foresthill Road Bridge to Lake Clementine Rd.
Pointed Rocks Trail	1.4 mi.	No Hands Bridge towards Cool to Knickerbocker
		Area
Quarry Road Trail	5.6 mi.	Hwy 49 Bridge to Main Bar on Middle Fork (ptn. El
		Dorado Co.)
Sailor Flat Trail	3.3 mi.	Tahoe National Forest, North Fork American River
		Area
Stagecoach Trail	1.8 mi.	Auburn to Old Foresthill Bridge, along North Fork
Todd's Valley Trail	2 mi.	Todd's Valley Area
Upper half of CA St.	9 mi	between Foresthill and Peachstone Trail
Volcano Canyon (segment of WST)	6 mi.	between Michigan Bluff and Foresthill
Western States Trail (WST)	100 mi.	Squaw Valley to Auburn

Source: Foresthill Trails Alliance, National Forest Service, California Dept. of Parks and Recreation.

In addition to federally managed and maintained trails, private roads and logging roads provide opportunities for trail-related recreation. The Foresthill Trails Alliance (FTA), a non-profit community organization that acquires and preserves trails on the Foresthill Divide, works to secure easements through public and private property in support of a regional trails system. The

FTA promotes legislation to permanently preserve and protect established and new trails. The FTA maintains portions of the 100-mile Western States Trail that runs from Squaw Valley to Auburn. A world-class running event and a world-class equestrian event are held along the Western States trail every summer. Continued access to this trail is very important to residents of the Divide. Sections of the Auburn Placer Disposal Service transfer station site could also be utilized as a staging area, providing additional access to the trail.

Strong community support in combination with the leadership of the FTA has helped with maintenance of existing trails and the development of additional trails. Identification of additional trails and their maintenance are a high priority among local residents. The 10-mile Foresthill Divide Loop Trail was completed in 1999 with the help of volunteer community labor. The Foresthill Divide Loop Trail, managed by the California Department of Parks and Recreation, is located on Bureau of Reclamation (BOR) land that was acquired for the Auburn Dam, a project that has never been constructed. The Foresthill Bridge was designed to span the reservoir that would have resulted had the Auburn Dam been completed. The trail parallels both sides of Foresthill Road. A new 3-mile multi-use trail segment has been constructed that extends the trail toward Auburn from Lower Lake Clementine Road. Currently referred to as the "connector trail," a formal name has not yet been designated by the California Department of Parks and Recreation. The County Department of Facility Services Parks Division and Foresthill community have worked together to create a trails plan for the Foresthill Divide Community Plan (see Figure III-5 of the FDCP). Additionally, the Parks Division is currently working on an Environmental Impact Report for a trail (The North Fork American River Trail Project) that would run from the confluence of the Middle Fork and the North Fork of the American River to Ponderosa Road near Ponderosa Bridge on the North Fork. This trail is designed to be a stand alone trail having self contained utility without connection to any larger trail network outside of specific connections to existing trails within the Auburn State Recreation Area. The specific trail connections within the Auburn State Recreation Area are with the Connector Trail, Foresthill Divide Loop Trail, and Fuel Break Trail. The Foresthill Divide Community Plan Trails Map identifies a connection from that trail to the eastern edge of the Plan area. The FTA is in favor of building the trail and hoping a route can be found that minimizes any environmental impact. The Monte Verde Estates development has constructed a trail segment through the development that provides access to public land. This trail segment ends at the fence at the border of the public land. The FTA is working with the California Department of Parks and Recreation to try to eventually link to a further extension of the Foresthill Divide Loop Trail behind the Monte Verde Estates development.

Although a small trail staging area has been established near the Foresthill Landfill site, expansion of recreational use at this location is constrained by policy of the Environmental Engineering Division to prohibit any structures or recreational activities on the actual footprint of the closed landfill site and the fact that rugged terrain results in limited area suitable for development of recreational facilities proximate to the landfill site. However, limited public use of the landfill site vicinity is a creative solution to the closure of a solid waste facility, and is an asset to the existing trail system on the Foresthill Divide.

An informal network of trails also exists in the Foresthill community and in Todd's Valley/McKeon-Ponderosa Road. In Foresthill, a trail exists along some portions of Foresthill Road, although it is not continuous.

The Open Space Element is one of the seven mandatory General Plan elements. All of the topics required to be addressed in an Open Space Element by State law are covered in the Placer County General Plan. The purpose of the Open Space section of the FDCP is to address topics specific to the Plan area, which are of particular interest to residents of the Divide. Open space is a dominant feature of the Plan area, and its preservation is a central feature of the FDCP.

DISCUSSION

The 109 square mile FDCP area is comprised of many diverse biological communities, including the coniferous forest, montane hardwood, chaparral, blue oak woodland, annual grassland, riparian and rural residential/limited commercial habitats. Each community has its own geologic associations, soil associations, diversity in topography, and richness in resources. The Plan area is generally forested, providing excellent fish and wildlife habitat, watersheds, timber resources, vegetation, and overall natural beauty. Collectively, the natural resources within the Foresthill Divide are the primary asset of the Plan area, and should be preserved and managed as such.

The geology and topography of the area is varied and unique. In addition to soil conditions and types, geology and topography are the most limiting factors to development of the Foresthill Divide. The Plan area generally consists of metavolcanic and metasedimentary rock that is prone to severe erosion and incidents of rockfall. The Plan area is rich in minerals, and continues to be mined primarily for gold and silver. The geology of the Plan area is likely to contain paleontological resources, similar to those in adjacent areas.

The water resources within the Plan area are of exceptional quality and quantity. Surface waters originate in the Sierra Nevada, just above the Plan area, and create the Middle and North Forks of the American River. The North Fork of the American River is designated Wild River and Scenie within the Plan area and the Middle Fork is currently under study for designation as "Recreational River" under the Wild and Scenic Rivers Act. Groundwater resources have supported individual wells within the Plan area, but are not as plentiful or constant as surface waters.

The Plan area supports a diverse assemblage of plant and wildlife species throughout numerous habitats including coniferous forest, montane hardwood, chaparral, blue oak woodland, annual grassland, ruderal/barren, river/stream, open water habitats, and developed areas. Nine special-status plant species have the potential to occur within the Plan area. These plants are afforded special protection in the California environmental review process, and are considered sensitive local resources in Placer County. Habitats supporting conditions suitable for these species should be considered sensitive, and as such should be surveyed prior to project development. If some or all of these species are found in areas proposed for development, the appropriate resource agencies should be contacted, and if possible those areas should be avoided.

Special-status avian species may utilize the Plan area for foraging and nesting habitat. The nests of raptors, as well as the nests of migratory bird species, are protected under the Migratory Bird Treaty Act (MBTA). Active raptor nests are also afforded additional protection in the California Fish and Game Code, Section 3503.5. Proposed development within areas supporting suitable nesting habitat for any or all of these species must be surveyed prior to construction to determine

works in cooperation with the Foresthill Fire Protection District, Sierra Planning Organization, Tahoe and El Dorado National Forests, and a variety of Federal and County agencies.

The Foresthill Divide Community Plan area contributes significantly to the larger American River Watershed. The Plan area is comprised of smaller watersheds. The Pagge Creek Watershed in the northeastern-most portion of the Plan area contributes the majority of drinking water to the Plan area.

Groundwater

There are 97 wells in Placer County that are monitored by the State Department of Water Resources. Long term groundwater level data for Placer County are only available for wells near Roseville and between Highway 65 and the Sutter County line. The Plan area is located within the Central Placer County resource area. Groundwater data for the Plan area is not available.

On the western slopes of the Sierra Nevada, groundwater is generally found in zones of fractured rock. Most areas have limited quantities of groundwater. As stated in the Placer County General Plan Background Report:

Due to the varying geologic formations which exist throughout the central region consisting largely of fractured rock, groundwater is not as abundant as in the western valley alluvium. Although some areas exhibit excellent production and high quality wells, many areas experience low well yields which are some times coupled with iron and manganese contamination.

Continued use of a community water system is recommended for higher density areas within the Plan area in order to minimize the risk of nitrate contamination in private wells. 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.

Water Supply

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 Mutual Water Company provides domestic water supply for the existing mobile home park. Michigan Bluff Mutual Water Company supplies the Michigan Bluff community. In addition, many individual parcels are supplied with pumped groundwater by individual wells.

Foresthill PUD supplies on average up to 1,200 acre-feet of water from the Sugar Pine Reservoir, and can supplement the supply in emergency situations with water from two (2) domestic wells in Todd's Valley only. Water from Mill Springs is also available in normal to high precipitation years but is not counted in reliable in dry conditions; therefore, it is not utilized in long-term supply calculations. Sugar Pine Reservoir was designed for expansion of twenty (20) feet of additional elevation. Potentially, this expansion could provide 3,658 acre-feet of additional

storage capacity (10,658 acre-feet total). Reliable yield based on expanded reservoir hydrology would be approximately 3,450 acre-feet of total water supply. The BLM originally designed the reservoir for eventual capacity expansion; the dam could potentially be raised an additional 4 to 5 feet to accommodate an additional 4,000 to 5,000 acre-feet; however, i It is important to note that the expansion of facilities would not be without significant environmental impact, and would submerge existing recreational facilities around the reservoir.

Agricultural/Timber Resources

This section discusses the agricultural and timber resources in the Plan area, and provides perspective on historic, current, and planned agricultural and timber resources and management practices in the area. Where possible, quantitative data are used; however, the record keeping systems of the Placer County Agricultural Commissioner, as well as U.S. Forest Service (USFS) and the California Department of Forestry and Fire Protection (CDF) do not categorize agricultural and timber commodities by Plan area. Existing agricultural and timber data provided by the respective agencies were compiled and synthesized with the aid of site surveys and personal interviews to provide an estimate of agricultural and timber resources and harvest levels.

The 2000 gross value of agricultural production in Placer County was \$60,508,700. The timber industry generates an additional \$9,658,800, for a total countywide agricultural and timber value of \$70,167,500.

Due primarily to its elevation, the Plan area does not have an extensive agricultural heritage. According to the Placer County Agricultural Commissioner, 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 $(15\pm \text{ acres})$ walnut orchard, a chestnut orchard, and scattered vineyards and back yard apple plantings represent the bulk of existing agricultural activities in the Plan area.

The Plan area experiences more late-season rains than lower elevation areas, making many crops susceptible to damage. Late rains also increase the potential for powdery mildew on many varieties of grapes. 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 parcel sizes in areas with soils suitable for agriculture. There has been some recent interest shown in limited wine grape production in the Plan area. Special water rates are available for agricultural irrigation water.

Fruit and nut crop values in Placer County have declined from \$5,149,000 in 1994 to \$3,733,800 in 2000. 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 Placer County 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 USFS, which is responsible for managing land uses and timber resources in the Tahoe National Forest. The Tahoe National Forest has a very active fuels management program, treating hundreds of acres of vegetation every year to reduce the fire hazard to woodlands and communities adjacent to National Forest lands. Additionally, CDF has regulatory authority over timber harvest activities on privately held timber land under the Z'Berg Nejedly Forest Practices Act of 1973. Since the Plan area lies within an area designated as Very High Fire Hazard Area, CDF is also actively engaged in fuel reduction programs to reduce the high levels of brush and timber fuel loading that contribute to wildland fire hazard in the area.

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.

The Forest Taxation Reform Act of 1976 requires nonfederal timber-producing lands to be classified by County ordinances into TPZs through a process involving the County Assessor, the County Planning Commission, and timber owners. Lands in TPZs may be used for growing forest products and compatible uses only, and property taxes on TPZ lands are based on those limited uses. The land is subject to the usual County property tax, and the trees on land within a TPZ are not subject to taxation until harvested.

In 1986, Placer County contained approximately 423,000 acres of commercial forestland. Of this total, approximately 126,000 acres were included in TPZs.

Between 1995 and 2000, CDF approved 30 Timber Harvest Plans on an estimated 7,045 acres of privately owned lands south of Shirttail Canyon and east of the Tahoe National Forest boundary in the Plan area, as shown in Table 3.6-4. The majority of the plans (24 plans, covering 4,170 acres) were for shelterwood removal, wherein larger trees that block or overshadow younger trees are removed in order to open the forest canopy and enhance timber growth. Approximately 103 acres of clear cutting were authorized in Timber Harvest Plans in 1996 and 1997, with no approved plans since that time.

Small scale commercial timber harvest still occurs on private lands in the Plan area, and is likely to continue in the future. As of July 2000, CDF had approved one 3-acre Timber Harvest Plan for commercial tree thinning, and four Timber Harvest Plans on 370 acres for shelterwood removal. The amount and type of harvest proposed (e.g., clearcutting, thinning) is a function of the goals of the landowner. 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.

Due primarily to its elevation, the Plan area does not have an extensive agricultural heritage. A limited range of crops can survive within the Plan area, including walnuts, chestnuts and apples. A small ($15\pm$ acres) walnut orchard, a chestnut orchard, and scattered vineyards and backyard apple plantings represent the bulk of existing agricultural activities in 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 agricultural. Some recent interest has been shown in limited wine grape production in the Plan area.

The Plan also includes goals and policies to encourage the retention of agricultural lands, to protect them from conversion to non-agricultural uses, to encourage continued and expanded agricultural activities, to maintain agricultural lands in large parcel sizes, to encourage the concentration of development within or near the Core Area to avoid expanding urban boundaries into agricultural areas, and to protect agricultural lands from non-agricultural uses. The proposed FDCP land use designations and zoning are designed to avoid conversion of agricultural uses to non-agricultural uses. Proposed implementation measures offer further protection for agricultural lands. This impact is therefore considered *less than significant*.

The Forest Ranch Concept Plan site is not currently used for agricultural purposes, and there is no record of the site being used for agricultural purposes, although a portion of the site is used for a Christmas tree farm. No lands within the project site are identified as Important Farmlands by the California Department of Conservation. This impact is therefore considered *less than significant*.

Mitigation Measures

No mitigation measures are required.

Impact 3.6-2 Conversion of timber lands to non-timber production use.

Discussion/Conclusion: Coniferous forest represents the dominant vegetation community within the Plan area. The Plan area contains an interface between exclusive Placer County land use jurisdiction and the jurisdiction of the U.S. Forest Service, <u>American River Ranger District</u>, 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. Since the Plan area lies within an area designated as Very High Fire Hazard Area, CDF is also actively engaged in fuel reduction programs to reduce the high levels of brush and timber fuel loading that contribute to wildland fire hazard in the area.

Timber croplands represent approximately 33% of land within Placer County. Most of the timber croplands and lands under Timberland Production Zone (TPZ) are located east of

ground disturbing activities that reduces erosion and water quality degradation. Environmental review for subsequent development shall identify appropriate BMP's for site specific conditions. BMP's selected shall be in accordance with the California Storm Water Quality Association Storm Water Best Management Practice Handbook, or other appropriate criteria as determined by the Design Review Committee.

The erosion control plan shall indicate that proper control of erosion, sedimentation, siltation and other pollutants will be implemented per NPDES permit requirements and County standards. The plan shall address storm drainage during construction and propose BMP's to reduce erosion and water quality degradation. All drainage facilities shall be constructed to Placer County specifications. The plan shall indicate whether grading will occur in the winter months. If grading is proposed for the winter months, mechanisms to avoid sedimentation of creeks and damage to riparian habitat shall be identified. The plan shall also specify restoration measures for graded areas including but not limited to landscaping, re-vegetation, the use of rice straw or other weed free vegetative material for erosion control measures.

Drainage facilities shall be protected as necessary to prevent erosion of the onsite soils immediately following grading activities. In addition, cut slopes and drainage ways within native material shall be protected from direct exposure to water runoff immediately following grading activities. The design for collected run-off shall dissipate the energy. Cut and fill embankment slopes shall be protected from sheet, rill, and gully erosion.

Impact 3.6-8 Reduction in available surface and ground water supplies due to development in accordance with the proposed FDCP.

Discussion/Conclusion: 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 Mutual Water Company provides domestic water supply for the existing mobile home park. Michigan Bluff Mutual Water Company supplies the Michigan Bluff community. Many individual parcels are supplied with pumped groundwater from individual wells.

Foresthill PUD supplies on average up to 1,200 acre-feet of water from the Sugar Pine Reservoir, and can supplement the supply in emergency situations with water from two (2) domestic wells in Todd's Valley only. Water from Mill Springs is also available in normal to high precipitation years but is not counted in reliable in dry conditions; therefore, it is not utilized in long-term supply calculations. Sugar Pine Reservoir was designed for expansion of twenty (20) feet of additional elevation. Potentially, this expansion could provide 3,658 acre-feet of additional storage capacity (10,658 acre-feet total). Reliable yield based on expanded reservoir hydrology would be approximately 3,450 acre-feet of total water supply. Water supply and transmission facilities would need to be expanded to serve the build out population of 22,010. The BLM originally designed the reservoir for eventual capacity expansion; the dam could potentially be raised an additional 4 to 5 feet to accommodate an additional 4,000 to 5,000 acre feet; however,

<u>i</u>—It is important to note that the expansion of facilities would not be without significant environmental impact, and would submerge existing recreational facilities around the reservoir.

The proposed FDCP includes policies that encourage water conservation and groundwater recharge, and includes other policies that address water supply. Policy 3.D.4-1 requires all new development to demonstrate the availability of a long-term, reliable water supply. Policy 3.D.4-2 requires higher density development to rely on public water systems, and developments containing parcel sizes of one acre or less are required to connect to a treated water supply. Individual wells may be permitted when parcels are larger than one acre and no public water system exists or can be extended to the property. Policy 3.D.5-1 requires the County to ensure that an adequate quality and quantity of water is delivered to residents of the Foresthill area.

Although development in accordance with the proposed FDCP will utilize additional surface and ground water supplies, with the implementation of the Plan policies, the available water resources are adequate to serve the Plan area population without an adverse effect on those resources. This impact is *less than significant*.

Mitigation Measures

No mitigation measures are required.

Discussion/Conclusion with Incorporation of the Forest Ranch Concept Plan: See Section 3.4 (Public Facilities) - Discussion/Conclusion of Impact 3.4-2 and mitigation measures 3.4-2a through 3.4-2f

Impact 3.6-9 Adverse impacts on special-status plants in the Plan area due to development in accordance with the proposed FDCP.

Discussion/Conclusion: Special-status plant species including Butte County fritillary, Layne's ragwort, nissenan manzanita, Stebbins's phacelia, saw-toothed lewisia, woolly violet, Red Hills soaproot, Pine Hill flannelbush, and Stebbins's morning glory have the potential to occur within the Plan area. These plants are afforded special protection in the CEQA review process and are considered sensitive local resources in Placer County. Habitats supporting conditions suitable for these species should be considered sensitive, and as such should be surveyed prior to project development in these areas. If some or all of these species are found in areas proposed for development, the appropriate resource agencies should be contacted and, if possible, those areas should be avoided.

The proposed FDCP includes the following policies that address this impact:

4.A.1-6, 4.A.1-15 and 4.A.3-1

In addition to these policies, Implementation Measure #3 requires that reconnaissance-level biological surveys be conducted for all new development proposals on undeveloped land. Protocol surveys and mitigation is required if indicated by the survey results. If indicated by reconnaissance surveys, Implementation Measure #5 requires that site-specific evaluations be

reduced in area because the lower population would not support the amount of commercial, industrial and mixed-use development accommodated by the FDCP.

4.2 <u>COMPARATIVE ANALYSIS OF PROJECT ALTERNATIVES</u>

4.2.1 NO PROJECT ALTERNATIVE

As described above, the No Project Alternative is continuation of the existing 1981 Foresthill General Plan. Since adoption of the 1981 Foresthill General Plan, there have been several changes to the affected area. The Plan area has been enlarged from a 56 square mile Plan area to an approximately 109 square mile Plan area. The proposed Plan area encompasses more of the Foresthill Divide, and more accurately represents a fairly cohesive, yet spread-out, geographical community.

With completion of the Sugar Pine Reservoir Dam, Sugar Pine Reservoir provides drinking water to the majority of residents within the Plan area. The reservoir is owned and operated by the Foresthill Public Utility District (Foresthill PUD).

The solid waste disposal site in Foresthill, operated by the Bureau of Reclamation, has closed since the adoption of the 1981 General Plan. The site is currently being used as a transfer station, from which waste is transferred to the County's Western Regional Landfill near Roseville.

The 1981 Foresthill General Plan is also based on several assumptions that have proven to be faulty since the Plan was adopted in 1981. These include the following assumptions: (1) that the population growth rate would be fairly high (annual growth rate of 7.8 percent) in the Plan area; (2) completion of the Auburn Dam within the planning period; and (3) that forest products would continue to be a primary source of revenue and employment within the Plan area (the two lumber mills operating in 1981 have since closed).

The following subjects have been analyzed in comparison to the existing Plan area conditions and the proposed FDCP.

POPULATION AND HOUSING

The 1981 Foresthill General Plan assumed that population growth in the Plan area (which at 56 square miles is approximately one-half the geographic size of the proposed FDCP Plan area, at 109 square miles) would increase at a fairly high annual rate of 7.8 percent (consistent with population growth in the area over the previous decade). That would result in a Plan area population of approximately 11,900 by 2002. In fact, population growth in both the Foresthill General Plan area and the proposed FDCP Plan area has been considerably lower, and the proposed FDCP assumes an annual growth rate of between one and two percent. The Foresthill General Plan states that it allows for a holding capacity of 14,400.; however, analysis of the 1981 General Plan during preparation of the FDCP revealed that the land use designations and zoning accommodated by the 1981 General Plan would actually allow for a population holding capacity of 28,000± for the 56 square mile 1981 Plan area. Examination of the existing zoning (supported)

by the 1981 plan) on the majority of lands located east of the Community of Foresthill that are proposed to be included in the FDCP that are outside of the boundary of the 1981 Foresthill General Plan reveals that carrying capacity for the 109 square mile FDCP, would be approximately 28,000 under the No Project Alternative (i.e. leaving all zoning within the proposed 109 square mile FDCP area unchanged). The holding capacity of the proposed 109 square mile FDCP is estimated at 22,010 18,963. The number of housing units accommodated by the FDCP would similarly be lower, with the number of new housing units that could be built in the Plan area estimated to be 8,856 7,128. Compared to the proposed FDCP, impacts of the No Project Alternative (the 1981 Foresthill General Plan) on population and housing would be greater because it would accommodate more population growth and housing units. The 1981 Foresthill General Plan is based on out-of-date assumptions regarding population growth rate in the Plan area.

LAND USE

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. Land use within the Foresthill townsite consists of commercial uses, industrial uses, and scattered public uses along the Foresthill Road corridor. Medium and low density and rural residential uses are an integral part of the townsite as well. Timberland Production Zones exist immediately southwest of the townsite.

The 1981 Foresthill General Plan includes the following discussion of land use districts included in the Plan (the locations of the various land uses are shown in Figures 4-3 and 4-4):

Residential

The proposed land use map shows a range of residential land uses to accommodate the maximum projected population of 11,900 people by the year 2000. The range spans from "Medium Density Residential" (4 – 10 units per acre) to Forestry (20 to 160 acre minimum). The residential holding capacity of the proposed plan is approximately 14,400 as compared to the 54,000 people allowed under the existing zoning. [See conclusion regarding actual holding capacity of the Plan under "Population and Housing" above.]

The higher density residential areas proposed are shown in the central townsite and surrounding area as well as the existing Todd Valley Subdivision. Some of the properties in the outlying areas are proposed for Forestry Residential designation (4.6-20 acre minimum) with the majority of the area between the townsite and Spring Garden Road in the 2.3-4.6 acre range and the choice timber producing property being designated Forestry (20-160 acre minimum). The purpose for maintaining larger parcel sizes outside of the townsite area is to encourage higher density residential areas near the existing commercial townsite and to preserve the timber producing lands in the outlying areas.

Planning Reserve

The intent of the Planning Reserve District is to allow an area to be set aside for a broad range of commercial and multiple residential uses based on the future needs of the community. Uses could range from retail commercial, duplex-fourplex units, mobilehome parks, professional offices or public service buildings. Proposed uses in this area would require the filing of a rezoning application along with the filing of a specific plan containing the provisions specified in Section 65451 of Title 7 (Planning) of the California Government Code. Such provisions include the location of all housing, business, industry, open space, public buildings and grounds, among other uses. It also includes the location of streets and roads, standards for population and building density, along with water supply and sewage disposal. With the adoption of the Plan on April 20, 1981, the Board of Supervisors proposed that a nonspecific site be kept for Planning Reserve purposes and that it generally be sited in the area near the Ponderosa Way-Auburn-Foresthill Road intersection.

Other

Also designated on the plan are proposed and existing parks, fire stations, schools and other public and quasi-public uses. These are discussed in detail in the Public Services and Safety sections of this plan.

Residential densities in the 1981 Foresthill General Plan have been decreased by more than half under the proposed FDCP. In comparing existing zoning supported by the 1981 Plan with the proposed FDCP zoning for the 109 square mile planning area, residential densities within the proposed 109 square mile FDCP are reduced by approximately one-third. As described in the proposed FDCP, the Foresthill Divide is unique in many ways, and is not suited to standard land use planning techniques. As an example, to provide a resident population in the downtown area, the Plan provides for Mixed-Use Areas that allows for many different activities to occur within those areas. Retail commercial uses, offices, public service buildings, and other traditional downtown businesses will be mixed with single-family and multi-family residential uses (perhaps even within the same building) in the Historic Downtown Mixed-Use Area. A downtown resident population is anticipated to be the catalyst for more community events, and help create a pedestrian-friendly neighborhood reminiscent of the historic era represented by the architectural styles of the existing buildings in that area.

The Canyon Mixed-Use Area extends from the Foresthill Road/Mosquito Ridge Road "Y" west to the medical building on the south side of Foresthill Road from the church west to the Starlite Café on the north side of Foresthill Road. This district will provide for retail commercial, tourist commercial, single and multi-family residential, and other uses while taking advantage of the phenomenal view of the Sierra Nevada to the east.

These mixed-used districts are one way to accomplish one of the primary goals of the FDCP: that higher residential densities should be located near the core of the community (defined as the area that extends from Foresthill Elementary School westerly to Foresthill Divide Middle

CO₂ emissions from the Foresthill Divide Community Plan, as estimated above, would be 0.033% to 0.037% of this statewide total.

However, as noted above, the emission calculation methodology treats project emissions as if they were new emissions, and does not correct for the fact that many emission sources associated with the Foresthill Divide Community Plan could simply be moving from an existing location to the project site. Therefore, the project's net contribution of CO₂ to global climate change would be much less than 127,479 tons per year estimated for the proposed project and the 145,968 tons per year estimated for the Forest Ranch Concept Plan component of the FDCP. Similarly, the project's proportion of global and statewide emissions would be less than described above.

Although it is clear that the Foresthill Divide Community Plan's net contribution of CO₂ to global climate change will be less than estimate above, a great deal of uncertainty exists regarding what the net CO₂ emissions would actually be. In addition, it is uncertain how current regulations might affect CO₂ emissions attributable to the project and cumulative CO₂ emissions from other sources in the state. Also, as described previously, it cannot be determined how CO₂ emissions associated with the Foresthill Divide Community Plan might or might not influence actual physical effects of global climate change.

EFFECTS OF GLOBAL CLIMATE CHANGE ON WATER RESOURCES

Based on the conclusions of current literature regarding California's ability to adapt to global climate change, it is reasonably expected that, over time, the State's water system will be modified to be able to handle the projected climate changes, even under dry and/or warm climate scenarios (DRW 2006). Although coping with climate change effects on California's water supply could come at a considerable cost, based on a thorough investigation of the issue, it is reasonably expected that statewide implementation of some, if not several, of the wide variety of adaptation measures available to the state, will likely enable California's water system to reliably meet future water demands.

Although California could potentially experience an increased number of single-dry and multiple-dry years as a result of global climate change, based on current knowledge, it is reasonably expected that such increase would not significantly affect the ability of the Foresthill Public Utility District (FPUD) in concert with privately owned domestic wells to reliably meet FDCP future water demands. As described by the January 2008 FPUD Water System Master Plan (Appendix A to the FDCP Final EIR), implementation of measures contained within the Master Plan will ensure that there is adequate water supply to reliably meet all the projected FDCP service area demands, even under single-year and multiple year drought conditions.

In addition, FPUD's surface water supply entitlements are unlikely to be affected by global climate change because, as indicated by preliminary results from DWR (2006), water supply impacts from climate change would be largely reflected in reduced south-of-Delta exports, while existing Delta water quality requirements would continue to be satisfied. It is therefore reasonable to consider that global climate change may have relatively less effect on the

<u>Placer County water supply because the FPUD's surface water supplies are based on existing</u> water rights and contract entitlements for in-basin use above the Delta.

Based on current knowledge, global climate change is also not expected to significantly impact groundwater supply for the FDCP area. Although there is still a great deal of uncertainty in respect to impacts of climate change on future groundwater availability in California, in view of the high reliability of FDCP surface water supplies long-term average groundwater pumping is not reasonably expected exceed existing re-charge capabilities within the FDCP area. The impacts of global climate change on groundwater in the FDCP area is, therefore, reasonably considered less than significant.

For these reasons, impacts of global climate change on water supply within the FDCP area are considered less than significant.

In consideration that, at worst case, Buildout of the FDCP is anticipated to generate only .033% (without inclusion of the forest Ranch Concept Plan) or .037% (with inclusion of the Forest Ranch Concept Plan) of statewide total GHGs, the potential impact of GHG emissions resulting from FDCP Buildout is considered less than significant.

Significant cumulative impacts that cannot be avoided if the Forest Ranch Concept Plan is approved as part of the FDCP and development is carried out as proposed include:

- Cumulative contribution of the proposed project to the loss of habitat and forage lands, habitat degradation due to encroaching urbanization, direct impacts to sensitive species, habitat fragmentation, and obstruction of movement corridors, and harassment of wildlife by humans and pets. As proposed, the project, in conjunction with other future developments on the Foresthill Divide, would contribute to the loss of natural, undisturbed open space in the region, resulting in a decline of biological resources and species diversity. The encroachment of urbanized areas into natural, relatively undisturbed open space is a direct threat to wildlife species in Foresthill, and increased human use results in the degradation of natural undisturbed habitats. Road construction, site grading, and the construction of residential and recreational uses directly removes native plant species, removes habitat for wildlife, and increases the fragmentation of open space in the region, effecting wildlife dispersal. Development of the Forest Ranch project, in conjunction with future projects, will result in the restriction of wildlife movement. No mitigation measures are available, and the impact remains significant, cumulative and unavoidable.
- Operation of the proposed Forest Ranch project will result in the generation of both mobile and stationary source air pollutants. Project operation will introduce stationary, area, and mobile sources of criteria air pollutant emissions to the study area. The primary area and stationary sources will include residential gas heaters, residential fireplaces, residential landscaping equipment, and commercial landscape maintenance equipment. Other area source emissions will include those from residential barbecues and consumer product use; however, emissions from these sources will be minor. Mobile sources will include exhaust emissions from motor vehicles (including recreational vehicles) and re-entrained dust emissions from motor vehicle travel on paved roads. After mitigation, this impact remains significant and cumulative.

each), two maintenance buildings (2,400 sq. ft. each), on a total of 951 acres. The project is located on Elliot Ranch Road and Foresthill Road, 10 miles east of Foresthill.

• Nellie Jo Ranch is a planned residential development containing 80 single family residential lots, ranging in size from 3 to 11.89 acres and averaging 3.73 acres, and 83.08 acres of open space on a total of 403 acres. The project is located northwest of Spring Garden Road, east of Eagle Crest in the Foresthill area.

5.5 GROWTH INDUCING IMPACTS

Section 15126.2(d) of the State CEQA Guidelines provides the following direction regarding analysis of growth-inducing impacts:

Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The estimated population of the Plan area for 2000 is 5,702. The population projection for 2030 is 9,620 and the estimated maximum buildout population for the Plan area is 22,010 18,272. This is within the context of the population of Placer County, which was 237,145 in 2000, a projected 336,805 in 2010, and a projected 396,785 in 2020. The proposed FDCP represents a substantial reduction in the buildout population of the existing 1981 Foresthill General Plan, which was 14,400 (as stated in the text of the Plan for an area approximately one-half the size).

The need for future housing is based on the community's projected population. These increased population figures would indicate a demand for approximately 1,567 additional housing units by the year 2030. As many as 219 additional mobile home park units will be needed in the Plan area by 2030, and up to 60 units of multi-family housing will be needed as well. Single family housing will continue to be the dominant housing type, and assuming a 2 percent growth rate, 1,282 additional units will be needed.

Within the context of planned population growth in Placer County, population growth in the Plan area will not exceed regional population projections, and will not create substantial unplanned growth or concentration of people in the Plan area. As stated in the "Setting" discussion, Foresthill and other unincorporated areas will absorb a portion of the growth in Placer County, but geographical isolation, rugged terrain, and proactive community planning will slow growth to a rate that will not exceed buildout capacity. This was determined to be less than significant. Additionally, the FDCP does not propose to extend utilities in excess of those needed to serve