

# Foresthill Divide Community Plan



Prepared for:  
Placer County  
Planning Dept.  
Foresthill Divide  
Community  
Plan Team

Prepared by:  
Quad Knopf, Inc.

August, 2003

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# I. INTRODUCTION

## A. PURPOSE OF COMMUNITY PLAN

The Foresthill Divide Community Plan (FDCP), in combination with the Placer County General Plan, is the official statement of Placer County setting forth goals, policies, assumptions, guidelines, standards and implementation measures that will guide the physical, social and economic development of the Foresthill Divide Community Plan area to approximately the year 2022. The Plan will provide overall direction for future growth in the Foresthill Divide.

The Community Plan, in combination with the Placer County General Plan, satisfies the requirements of California Planning and Zoning Law. The Plan is organized into the following elements and sections:

- Community Development Element
  - Population and Housing
  - Land Use
  - Community Design
  - Public Facilities
  - Parks & Recreation
- Resource Management Element
  - Natural Resources
  - Cultural Resources
  - Air Quality
- Transportation and Circulation Element



The final chapter of this document, entitled Implementation, summarizes the implementation measures presented throughout the FDCP, and describes how the FDCP will be implemented through zoning and other methods.

The FDCP also includes, as appendices, the Foresthill Community Survey conducted for the FDCP, development standards for the “Forest Ranch” Specific Plan area, and the Foresthill Community Design Guidelines prepared as part of the Plan.

The FDCP provides an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years. The FDCP is being proposed as part of a 20-year review and revision of the current plan, and in conjunction with a community-wide “visioning” process. The Vision Statement developed by the Foresthill Divide Community Plan Team is presented at the end of this chapter.

The FDCP includes the goals, policies, standards, implementation program, quantified objectives (for the Housing Element), the Land Use Diagram and the Circulation Plan Diagram, which together constitute Placer County’s formal policies for land use, development, and environmental

quality. The following definitions describe the nature of the statements of goals, policies, standards, and implementation programs.

**Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** A specific statement in text or diagram guiding action and implying clear commitment.

**Standard:** A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

**Implementation Program:** An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for accomplishment.

## **B. THE PLAN AREA**

The Foresthill Divide Community Plan area (Plan area) comprises approximately 109 square miles located in the foothills of the western slope of the Sierra Nevada Mountains in central Placer County. Several small, rural communities are located on the Divide, including Foresthill, Todd's Valley, Baker Ranch, Michigan Bluff, and Yankee Jim's. 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. As shown in Figure I-1, the Plan area is generally bounded by:



- North Fork of the American River, Shirttail Canyon, the watershed of Sugar Pine Reservoir, and Elliott Ranch Road on the west and north.
- West branch of El Dorado Canyon on the east
- North Fork of the Middle Fork American River and the Middle Fork American River on the south.

The Foresthill Divide is a large ridge located within the American River Watershed that supports numerous small, rural communities. These communities include establishments that are remnants of the Gold Rush era, and are of unique historical and cultural value. As the communities have continued to grow, new developments have been introduced. While the Plan area remains predominantly rural in character, along with other unincorporated areas of the county, the Foresthill Divide has absorbed some of the growth in Placer County. This has resulted in the subdivision of land and the introduction of modern patterns of development characterized by large-lot residential development, development that occurs away from the core

of the community, and automobile-oriented development. Development of the Plan area has also resulted in opportunities for re-use of existing structures and sites.

### **C. REGIONAL SETTING/CONTEXT**



The FDCP is one of twenty-two Community Plans within the unincorporated area of Placer County. As stated in the Placer County General Plan, “[b]ecause of the diverse geography and land uses within the county...individual community plans have been prepared within the framework of the overall county plan to address the unique issues and concerns arising in the different unincorporated areas.” The Plan area is approximately twice the size of the area encompassed by the 1981 Foresthill General Plan, and includes areas previously subject to the 1994

Placer County General Plan and the 1981 Weimar/Clipper Gap/Applegate General Plan.

### **D. PLANNING PROCESS**

The Foresthill Divide Community Plan is a joint effort by staff of the Placer County Planning Department and the Foresthill Divide Community Plan Team (FDCP Team), a working group of seven local residents appointed by the Placer County Board of Supervisors who spent literally hundreds of hours developing Plan Assumptions, a Vision Statement, General Goals, Goals and Policies, and the Land Use Map. The FDCP Team conducted a detailed survey of the residents and property owners on the Divide (Foresthill Community Survey, included as Appendix A to the FDCP), and held a series of Town Hall meetings to give residents of the Divide the opportunity to express their views. All meetings of the FDCP Team were open to the public, and public comment was invited. Subcommittees of the FDCP Team met and prepared reports on such topics as community design, public facilities, economic development, natural resources, public safety, recreation, schools, and traffic and circulation. Four newsletters were published and distributed summarizing progress on the Community Plan. Community Plan adoption follows public hearings before both the Placer County Planning Commission and Board of Supervisors.

### **E. PLAN ASSUMPTIONS**

- The Foresthill Divide will continue to be an attractive place to live due to the rural, forested characteristics of the area.
- Population growth is expected to increase at a moderate rate of 2 – 4% per year during the 20-year time horizon of the Plan.

- The primary commercial area in the Plan will be along Foresthill Road, generally from the Foresthill Divide Middle School easterly to the Foresthill Elementary School, and including the historic downtown area.
- Septic tank/leach field systems will continue to be the principal method of sewage disposal within the Plan area.
- Foresthill Road will be improved to County standards from the end of the recently completed federal highway project (approximately one-half mile west of the Foresthill Divide Middle School) to the intersection of Foresthill Road and Mosquito Ridge Road.
- A majority of the working population will be employed off of the Divide, although efforts will be continued to increase employment opportunities on the Divide.
- The economy of the Foresthill Divide will be based upon a mixture of the following: tourism, recreation, forestry and the production of agricultural products, mining, small high-tech and home-based businesses, and various cottage industries.
- The automobile will continue to be the primary form of transportation serving the Plan area.
- Foresthill Road will remain the principal access route to and through the Plan area; no other major access routes will be developed during the 20-year time horizon of the Plan.
- A high school will be built on the Foresthill Divide within the 20-year time horizon of the Plan.
- The primary land use demand will be for single-family residential development.
- The demand for parks, recreation facilities and equestrian/pedestrian/bicycle trails will continue to increase as the area develops.
- Sugar Pine Reservoir will continue to be the main source of water for the Foresthill Divide.
- The need to protect and conserve natural resources and open space on the Divide will become more important as the population increases.
- Fire safety concerns will play an increasingly important role in the future development of the community
- A significant portion of the Plan area will continue to be held in public ownership.

## **F. RELATIONSHIP TO COUNTY LAND DEVELOPMENT POLICIES**

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

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

## **G. VISION STATEMENT**



The community of Foresthill is located in a special position; between the outer edges of the rapidly-growing population centers in the Sacramento Valley and public forests and park lands. The community rests atop a broad, relatively flat ridge between the two deep river canyons of the North Fork American River and the Middle Fork American River. Foresthill also serves as a primary entry point into the western central Sierra Nevada mountains. These particular geographic characteristics have helped create a unique community. The people who have

inhabited this area, beginning with the native Nisenan and Maidu peoples, have always valued its natural resources and beautiful environment. The current inhabitants, both recent arrivals and those whose families have lived here for many generations, continue to treasure and protect Foresthill's natural setting. Residents and visitors alike value the wildlife, the unusual natural landforms, and, most of all, the extensive forest backdrop.

This historic Gold Rush community, somewhat off the beaten path and with its long tradition of self-reliance, has generated both a strong spirit of individualism and a community interdependence. This community spirit has fostered a climate characterized by extensive volunteerism and pride of place which has sustained the community for almost 150 years. As the community continues to develop, it is essential that the existing character of the community be

retained and enhanced wherever possible to preserve these important aspects. Creating more local employment opportunities without substantially degrading the scenic, forested environment of the Divide will be an ongoing challenge for the residents of the Plan area.

The Foresthill Divide will likely not have a future population large enough to support major new commercial enterprises. Small retail stores, personal services businesses, professional offices, restaurants and similar uses can be expected to be developed within the downtown area which will continue to provide for the daily needs of the residents and visitors while expanding upon the original small town character of the historic area. The historic downtown district will remain as a cherished focal point of the Plan area and will be a source of pride for the community. The traditionally industrial areas near the historic Foresthill townsite will be redeveloped to provide new employment opportunities for residents of the Divide. Expanded tourist and outdoor recreation-oriented businesses will continue to develop as a consequence of the community's unique location and proximity to public lands. The increased emphasis on outdoor recreation on the public lands surrounding the Foresthill community and the increasing population growth west of the Divide will have substantial effects on the residents of the Plan area. Future growth on the Foresthill Divide should reflect an awareness of and consistency with this vision.

## II. GENERAL COMMUNITY GOALS

The following General Community Goals were developed based on the results of the Foresthill Community Survey conducted at the beginning of the Community Plan update process (and included as Appendix A of the FDCP), and comments provided by residents and property owners who attended Town Hall meetings. Along with the Vision Statement, they provide the overall structure or framework for the individual elements of the Foresthill Divide Community Plan.



- To develop an interconnected trail system for hiking, biking and equestrian uses extending from the confluence of the North and Middle Forks of the American River easterly to Sugar Pine Reservoir.
- To preserve the community's outstanding visual and aesthetic features, including significant vistas, woodlands, stream and riparian zones, ponds and lakes, and important wildlife habitat areas.
- To protect the community against wildland fires, erosion, water quality degradation and localized flooding.
- To conserve and protect as valuable community assets the natural, cultural and historic resources of the Plan area.
- To encourage mixed-use development within the principal commercial district (i.e. from the Foresthill Divide Middle School easterly along Foresthill Road to the Foresthill Elementary School) and within the historic downtown area.
- To manage the land within the Plan boundaries as a limited and protected resource so that its future uses will be beneficial to the entire community.
- To insure that future development on the Divide will reflect and maintain the forested residential character of the community.
- To provide public facilities in a location that is central to the concentrations of population on the Divide to encourage the interaction of residents and a strong sense of community.
- To provide residential development which is reasonably integrated into the community rather than being physically isolated.



- To ensure that public services and facilities are available to serve the needs created by both existing and future residents and visitors to the Divide.
- To respect and protect existing agricultural uses and timberlands from residential encroachment.
- To encourage and maintain access to public lands, and to protect the boundaries of public lands from residential encroachment.
- To establish as a high priority for the community and the County the development of new employment opportunities and appropriate economic development.
- To recognize that amendments to the Foresthill Divide Community Plan should be minimal until and unless circumstances in the area have changed so significantly that an update of the Plan is necessary; piecemeal amendments to the Plan should be discouraged.



### III. COMMUNITY DEVELOPMENT ELEMENT

The Community Development Element addresses topics associated with people and how the Foresthill Divide Community Plan area will develop during the planning period. These topics include Population and Housing, Land Use, Community Design, Public Facilities, and Parks and Recreation. For each of these topics, the Community Development Element provides a statement of purpose, goals and policies, background information, and implementation measures.

#### A. POPULATION AND HOUSING

##### I. PURPOSE

The purpose of the Population and Housing section is to discuss historic and projected population growth and to determine present and future housing needs in the Foresthill Divide Community Plan area, with the ultimate goal of providing adequate housing for all economic segments of the community.

The goals, objectives and policies of the Placer County General Plan (PCGP) Housing Element apply within the Plan area. This section includes more specific housing and population information pertaining to the Foresthill Divide Community Plan area. The implementation measures are from the Draft PCGP Housing Element.



Population projections provided by outside agencies may not accurately reflect actual conditions in the Foresthill Divide. As Placer County continues to grow at record rates, the unincorporated areas will absorb growth from individuals and families seeking rural lifestyles. Depending upon the growth rate experienced by the Plan area, the Foresthill Divide could experience up to a 70 percent population increase within the next 10 years. Regional housing opportunities must be available to people of all economic backgrounds.

The Housing Element is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a Housing Element by State law are covered in the Placer County General Plan Housing Element. The purpose of the Population and Housing section of the Foresthill Divide Community Plan is to address topics specific to the Plan area, which are of particular interest to residents of the Divide.

## 2. GOALS AND POLICIES

### **Goal 3.A.1. Enhance the quality of residential development on the Foresthill Divide.**

#### **Policies**

- 3.A.1-1 The County shall encourage residential development in Foresthill of high architectural and physical quality, compatible with neighboring land uses.
- 3.A.1-2 The County shall encourage the replacement or renovation of all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health, and safety codes.

### **Goal 3.A.2. Provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.**

#### **Policies**

- 3.A.2-1 The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.
- 3.A.2-2 The County shall encourage the construction of second residential units on properties that meet the development standards (e.g., adequate water supply, adequate septic system, etc.) as a means of increasing the supply of affordable housing.
- 3.A.2-3 The County shall encourage the development of a commercial/residential Mixed-Use area in the Core Area to augment the supply of housing and increase affordable housing opportunities on the Foresthill Divide.

### **Goal 3.A.3. Conserve the current stock of affordable housing on the Foresthill Divide.**

#### **Policies**

- 3.A.3-1 The County shall continue to make rehabilitation loans to low income households from its Community Development Block Grant (CDBG) program revolving loan funds.
- 3.A.3-2 The County shall continue to apply for CDBG, HOME and other similar State and Federal funding for the purpose of rehabilitating low cost, owner-occupied, and rental housing.
- 3.A.3-3 The County shall encourage private financing of the rehabilitation of housing.
- 3.A.3-4 The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses.
- 3.A.3-5 The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- 3.A.3-6 The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.

### 3. POPULATION

Foresthill has a long history of human habitation beginning with the Martis people, a tribe of hunter-gatherers who were displaced by the Southern Maidu several thousand years ago. According to the Foresthill Historical Society, in the spring of 1850, large numbers of miners came to the Foresthill Divide in search of gold. By 1880, Foresthill was one of the largest towns in Placer County with a population of 688 persons (Historical U.S. Census Populations of Places, Towns, and Cities in California). After the peak of the Gold Rush, the population began to decline, and by 1890, the population was reduced to 650 persons.

Population projections play a major role in the formulation of a community plan. They are an important factor in determining land use as well as in the design of transportation and public service facilities to accommodate the anticipated growth. Care must be taken in the use of population projections, since they are based on assumptions as to what will occur in the future. Unforeseen changes in the social or economic climate of an area, as witnessed by the history of habitation in Foresthill, can significantly alter the actual growth rate.

According to the California Department of Finance (DOF), Placer County is experiencing the fifth highest percentage increase in growth rate of California counties. The County has an estimated January 1, 2002 population of 264,900, and the growth rate continues to exceed that of the state and the greater Sacramento area. Foresthill and other unincorporated areas will absorb a portion of this growth, but geographical isolation, rugged terrain, and proactive community planning will slow growth to a rate that will not exceed buildout capacity.

Available population data for the Foresthill Divide varies according to the source and the geographical area that it covers. For example, 1990 Census data available for the community of Foresthill shows a total population of 1,409 persons. However, the Foresthill Divide Community Plan covers an area much larger than the Foresthill townsite and Todd's Valley area, where the population is concentrated. Census Tract 202 roughly correlates with, but is larger than, the Plan area; 1990 Census data gives a population of 4,699 persons for this area. However, based on knowledge of the area, the County and the Foresthill Divide Community Plan Team believe that an undercount occurred in the 1990 Census. Estimates from the Sacramento Area Council of Governments (SACOG) show a 1990 population of 3,400. These population counts and projections for Placer County, the unincorporated areas, and the community of Foresthill are shown in Table 3.A-1. The "Regional Analysis District" used by SACOG for Foresthill is smaller than the Community Plan area, but does include the principal population and employment centers.

**Table 3.A-1 Population Projections**

Geographical Area	Population 1990	Population 2000	Population 2005	Population 2010	Population 2015	Population 2020
Placer County (1)	174,979	248,399	287,401	325,648	358,746	391,245
Unincorporated Area (2,3)	83,475	101,500	101,300	121,400	136,500	148,200
Foresthill (2)	3,400	4,012	4,247	4,399	5,168	5,953

Source: (1) DOF, (2) SACOG, (3) U.S. Census 2000.

The County of Placer estimates the current population of the Plan area to be 5,600 persons. Using a method of extrapolation, based on a percentage of the County unincorporated population, current population estimates and projections have been calculated for the Plan area. In conjunction with the Foresthill Divide Community Plan Team, the County has calculated projected populations through the year 2010. Based on the 1996 population of 5,520, four different growth rate percentages have been imposed to replicate different growth scenarios. Projection A is based on the assumption that the Foresthill Divide area will grow at an annual rate of 1.5 percent, based on the average annual growth rate for the unincorporated area of Placer County. This projection leads to the conclusion that 6,467 people will reside in the Plan area by 2010. Projection B is derived from the Placer County General Plan population projections, and is based upon a variety of assumptions. Table 3.A-2 summarizes this information. This projection would indicate that 7,033 people would reside in the Plan area by 2010. The Community Plan Team has considered additional growth rates of 3 and 4 percent, which would result in 2010 populations of 7,941 and 9,091, respectively. When the Plan area reaches its holding capacity, which occurs when the area is completely built out, the total population is projected to be no more than 13,500 persons.

**Table 3.A-2 Growth Scenarios in Plan Area**

Population 1996	Percent Growth	Population 2010	Population Increase 1996-2010
A. 5,520	1.5%*	6,467	1,217
B. 5,520	2.11%**	7,033	1,783
C. 5,520	3.00%	7,941	2,691
D. 5,520	4.00%	9,091	3,841

\* Average Annual Growth rate for the unincorporated area of Placer County

\*\* Based on Placer County General Plan population Projections for years 2010 and 2040

Source: Placer County Planning Department.

#### 4. HOUSING

As stated in the *General Plan Guidelines*, the local regulation of the housing supply through planning and zoning powers affects the State's ability to achieve the State housing goal of "decent housing and a suitable living environment for every California family," and is an

important influence on housing costs. The regional housing needs allocation process addresses this statewide concern, and reflects shared responsibility among local governments for accommodating the housing needs of all economic levels.

The primary housing type in the Foresthill Divide Community Plan area is the single-family dwelling, with 85 percent of units being of that type. Eleven percent of housing units within the Plan area are mobile homes, and 4 percent are multi-family dwelling units, as shown in Table 3.A-3. The predominance of single-family housing units is a reflection of the demand for this type of housing, the rural character of the Plan area, and the supporting infrastructure. Many people move to the area with their primary employment in the Auburn-Roseville-Sacramento region.



The need for future housing is based on the community's projected population. These increased population figures would indicate a demand for approximately 487 additional housing units by the year 2010 based on Projection A, determined by the average annual growth rate for the unincorporated area of Placer County. Population increase based on Projection B, derived from the historical growth rate experienced within the Plan area from 1990 to 1996, would result in

the need for 713 additional housing units. Slightly higher growth rates would result in the need for 1,076 additional housing units based on Projection C, and 1,536 additional housing units based on Projection D, as illustrated in Table 3.A-4. The population figure used in Table 3.A-4 corresponds to the figure used by Placer County and the Community Plan Team for the Foresthill Divide Community Plan.

Table 3.A-5 indicates that as many as 118 additional mobile home park units will be needed in the Plan area by 2010, and up to 43 units of multi-family housing will be needed as well. Single family housing will continue to be the dominant housing type, and assuming a 3 percent growth rate, 915 additional units will be needed.

As mandated by the State of California, Placer County is required to demonstrate a commitment to accommodate its fair share of affordable housing as determined by the appropriate regional housing need. This regional housing needs allocation has been determined by the Sacramento Area Council of Governments (SACOG) for the period between 2000 and 2007, and is shown in Table 3.A-6. The housing need identified here is for the Foresthill Divide Community Plan area.

Because the majority of working residents commute off the Foresthill Divide for work, the Plan area is affected by a jobs-housing imbalance. This means that the majority of residents must leave the community for work, thus creating an imbalance within the local community. Most California communities seek a jobs-housing balance, and some have adopted strict policies in

order to accomplish this. A parity between the number of jobs and the number of employed residents is the most reliable way of minimizing work-related travel, especially if residents' skills, job requirements, and the cost and availability of housing can be closely matched. Ongoing efforts to increase employment opportunities for residents of the Foresthill Divide will benefit and strengthen the local economy and community.

**Table 3.A-3 Foresthill Divide Housing Types, 1996**

Housing Type	Housing Units	Vacant Units	Occupied Units
Single Family Dwelling	1,743	87	1,656
Multi-Family (2-4)	90	5	85
Mobile Home Park	222	11	211
TOTAL	2,055	103	1,952

NOTE: These figures were derived from the 1990 census and the number of building permits issued within census tract 202 between 1990 and 1996. These figures assume that all the building permits issued resulted in the construction of a new dwelling unit.

VACANCY RATE: The 1990 census indicated a vacancy rate of 17.35% for census tract 202. This appeared to be a very high rate for an area that is not considered a resort community. A vacancy rate of 5% represents a more common vacancy rate for a non-resort community.

Source: Placer County Planning Department.

**Table 3.A-4 Projected Foresthill Divide Housing Need**

Population 1996	Percent Growth	Population 2010	Population Increase 1996-2010	Average Household Size	# of New Units Needed
A. 5,520	1.5%*	6,467	1,217	2.5**	487
B. 5,520	2.11%***	7,033	1,783	2.5	713
C. 5,520	3.00%	7,941	2,691	2.5	1,076
D. 5,520	4.00%	9,091	3,841	2.5	1,536

\* Average Annual Growth rate for the unincorporated area of Placer County

(Source: Placer County General Plan Background Report)

\*\* This is the figure used in the Placer County Housing Element for population projections for the years 2010 and 2040 (Source: Placer County General Plan Background Report)

\*\*\* Historical Growth rate experienced in the FDCP area between 1990 and 1996 (Source: SACOG)

Source: Placer County Planning Department.



**Table 3.A-5 Projected Foresthill Divide Housing Need by Housing Type**

% of Housing Type	Existing Housing Type	Units 1996	Additional Units 2020		
			1.5% Growth	2.1% Growth	3.0% Growth
85%	Single Family	1,743	414	606	915
11%	Mobile Home Park	222	54	78	118
4%	Multi-Family	90	19	29	43
<b>TOTAL</b>		2,055	487	713	1,076

Source: Placer County Planning Department.

**Table 3.A-6 Unincorporated Placer County Regional Housing Allocation, 2000-2007**

Income Category	Annual Income*	Monthly Housing Costs	2000-2007** Additional Housing Units Needed for Plan Area
Very Low	\$19,700-\$30,400	\$493-\$760	69
Low	\$31,550-\$48,650	\$789-\$1,216	52
Moderate	\$39,400-\$60,800	\$985-\$1,520	67
Above Moderate	\$47,300-\$72,950	\$1,183-\$1,824	143

\* Range reflects 1-8 persons per household. Information from the Department of Housing and Community Development

\*\* Information from SACOG, Housing Needs Plan for the SACOG Region, September 2001. These figures represent the percentage of households in the County located within the Foresthill Divide Community Plan area.

Source: Placer County Planning Department.

## 5. IMPLEMENTATION

### Housing Implementation Programs

Placer County has developed the following programs that apply within the Foresthill Divide Community Plan area to assist in providing adequate housing for all economic segments of the community. These include additional implementation programs that were identified as a part of the Placer County General Plan (PCGP) Housing Element to help promote affordable housing and that may be applicable to the Plan area. See pages 6 through 26 of the PCGP Housing Element (2003) for detailed implementation information on individual programs. Numbering is not necessarily consecutive, but corresponds to the numbering in the Housing Element.

1. As part of every General Plan update or amendment, and as part of each community plan update, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development to

ensure that a sufficient supply of residentially zoned land is available to achieve the County's housing objectives.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

2. The County will periodically review and update, as necessary, the Public Facilities and Services Element, which is a strategy for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities. This review will focus on residential development of 1 unit or more per acre.

**Responsible Agency/Department:** Planning Department, Public Works Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

3. The County will continue to implement the Permit-Streamlining Program for affordable residential projects.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund, Application Fees

4. The County will continue to give highest priority in the development review process to senior housing, very low and low-income housing projects.

**Responsible Agency/Department:** Planning Department, Building Department, Public Works  
**Time Frame:** Ongoing  
**Funding:** General Fund, Application Fees

5. The County will amend the zoning ordinance to clarify that the allowed residential density for mixed-use projects in a commercial zone is based on the gross lot size, without deducting the portion of the site used for commercial buildings. When amending the ordinance the County will also review opportunities to provide incentives for mixed-use development. The incentives include but are not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** 2003  
**Funding:** General Fund

6. The County will evaluate all County-owned surplus land to determine its suitability for workforce housing affordable to low-income families.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** 2003  
**Funding:** General Fund

7. The County will partner with existing nonprofit and for-profit corporations that are interested and able to construct and manage workforce housing affordable to low-income families in the unincorporated area.

**Responsible Agency/Department:** Redevelopment Agency  
**Time Frame:** Ongoing  
**Funding:** General Fund



8. The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single family residences.
- Allow mobile homes and manufactured housing in all residential zoning districts.
- Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones.
- Allow relief from parking standards and other specified development standards on developments for seniors and for low and very low-income residents.

**Responsible Agency/Department:** Planning Department

**Time Frame:** Ongoing

**Funding:** General Fund

9. The County will amend the zoning ordinance, as appropriate, to allow more flexibility and the relaxation of certain development standards as incentives for affordable housing developments. Relaxing development standards for affordable housing does not mean lower quality, and standards should not be reduced if the reduction will add to replacement or maintenance costs in the future.

**Responsible Agency/Department:** Planning Department

**Time Frame:** 2003

**Funding:** General Fund

10. On a case-by-case basis, when evaluating possible reductions in development standards to encourage low-income housing, the County will also consider public health, safety and other important standards such as adequate open space in developments.

**Responsible Agency/Department:** Planning Department

**Time Frame:** 2003

**Funding:** General Fund

11. The County will utilize the density bonus ordinance to encourage rental housing. Multi-family developments with more than four units and that provide at least 20 percent of the units as rentals affordable to low income households or 10 percent of the units as rentals affordable to very low-income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain affordable for at least 30 years.

**Responsible Agency/Department:** Planning Department

**Time Frame:** Ongoing

**Funding:** General Fund

12. The County has adopted a resolution waiving 50 percent of the application processing fees for developments in which 10 percent of the units are affordable to very low-income households, or 20 percent of the units are affordable to low-income households.

**Responsible Agency/Department:** County Executive Office/Planning Department/Building Department/Public Works Department/Parks and Grounds Division/Health and Human Services (HHS)

**Time Frame:** Ongoing

**Funding:** General Fund/Redevelopment set-asides/Housing Trust Fund

13. Twenty percent of the tax increment funds accruing to the Redevelopment Agency will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for low and very low-income households.

**Responsible Agency/Department:** Redevelopment Agency  
**Time Frame:** Ongoing  
**Funding:** Tax increment

15. The County will continue to utilize the Housing Trust Fund to acquire building sites for affordable housing, to provide “gap” financing, to leverage funds for acquiring or constructing affordable housing, or to subsidize the service and mitigation fee waivers for affordable housing developments.

**Responsible Agency/Department:** Planning Department, Redevelopment Agency  
**Time Frame:** Ongoing  
**Funding:** In-lieu fees

16. Placer County will continue to identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate-income housing.

**Responsible Agency/Department:** Planning Department, Redevelopment Agency  
**Time Frame:** Ongoing  
**Funding:** General Fund

17. The County will investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation.

**Responsible Agency/Department:** Redevelopment Agency/Planning Department/Health and Human Services/Adult System of Care  
**Time Frame:** Ongoing  
**Funding:** General Fund, Technical Assistance Grants

19. The Planning Department will have a draft inclusionary housing ordinance that applies to the entire County for public review no later than December 31, 2002. This ordinance will identify acceptable methods to provide affordable housing which include the following: a) Construction of housing on-site, b) Construction of housing off-site, c) Dedication of land for housing, and d) Payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- Limiting the application of the ordinance to developments exceeding a certain size.
- Percentage of housing units required to be set aside as affordable.
- Design and building requirements.
- Timing of affordable unit construction.
- Determination of a fee in lieu of developing affordable units (to be used only for small development projects or if on-site space is not available).
- Developer incentives, such as cost offsets.
- Administration of affordability control.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** 2003  
**Funding:** General Fund

20. In order to meet the housing shortfall identified in the vacant land inventory, the County will rezone parcels to multi-family residential (RM) and create a surplus of land for high-density residential development of 10 percent more than the additional units needed for very low and low income housing. All parcels rezoned should have access to water and sewer during the planning period. In addition, the County will implement the rezonings with each community plan update, specific plan, independent general plan amendment, and/or rezonings as suitable sites are identified.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** 30 percent of the required rezoning will occur in 2003  
 30 percent of the required rezoning will occur in 2004  
 30 percent of the required rezoning will occur in 2005  
 10 percent of the required rezoning will occur in 2006  
**Funding:** General Fund

21. The Placer County Zoning Ordinance allows for single-family development in the Residential Multi-Family zoning district. Due to the loss of multi-family sites to single-family construction, the County shall amend the Zoning Ordinance to prohibit the development of single-family residential in the Residential Multi-family zoning district (where densities would permit an affordable housing project) consistent with State law and only when low or moderate income housing is guaranteed.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** 2003  
**Funding:** General Fund

22. The County will review its residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review.

**Responsible Agency/Department:** Planning Department/Public Works/Environmental Health/Economic Development/Building and Facility Services  
**Time Frame:** 2003  
**Funding:** General Fund

23. The County will amend the zoning ordinance to conditionally allow accessory apartments, such as detached units over garages, within all residential projects to provide another source of affordable housing. These units can increase the density of an area without changing the pattern of single lot private ownership.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** 2003  
**Funding:** General Fund

24. To facilitate development of infill projects, the County will evaluate the feasibility of adopting an infill incentive ordinance to assist developers in addressing barriers to infill development.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** 2003  
**Funding:** General Fund

25. The County will investigate land banking as a method to provide sites for affordable housing.

**Responsible Agency/Department:** Planning Department, Redevelopment Agency  
**Time Frame:** 2003  
**Funding:** General Fund/Housing Trust Fund

26. The County will continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra areas.

**Responsible Agency/Department:** County Executive Office/Planning Department/Redevelopment Agency/HHS  
**Time Frame:** 2003 and ongoing  
**Funding:** General Fund

27. Because housing policies and programs are developed and implemented by the Planning Department, Health and Human Services, and the Redevelopment Agency, the County shall ensure that these departments continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible and to ensure that funding is judiciously managed.

**Responsible Agency/Department:** Planning Department/Redevelopment Agency/HHS  
**Time Frame:** 2003 and ongoing  
**Funding:** General Fund

29. Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

30. The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low and low-income households.

**Responsible Agency/Department:** Redevelopment Agency  
**Time Frame:** Ongoing  
**Funding:** CDBG

31. The County will adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

32. The County will adhere to State law regarding mobile home conversions.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

33. The County will continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.

**Responsible Agency/Department:** Placer County Housing Authority/Health and Human Services  
**Time Frame:** Ongoing  
**Funding:** Section 8/Federal Choice Voucher Funds/U.S. Department of Housing and Urban Development (HUD)

34. The County's Code Enforcement officers will continue to work with property owners to preserve the existing housing stock.
- Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund
35. The County will annually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The Redevelopment Agency shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.
- Responsible Agency/Department:** Redevelopment Agency  
**Time Frame:** Ongoing  
**Funding:** General Fund
36. The County will include in all existing and new incentive or regulatory programs requirements to give notice prior to the conversion of any units of low-income households to market-rate units as described in Policy D.2.
- Responsible Agency/Department:** Planning Department/Placer County Housing Authority/Health and Human Services  
**Time Frame:** 2003  
**Funding:** General Fund
37. The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.
- Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund
38. The County will continue to allow small group housing developments and residential care facilities (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.
- Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund
39. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. The County will work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.
- Responsible Agency/Department:** Planning Department/Building Department  
**Time Frame:** 2003 and ongoing  
**Funding:** General Fund
40. Review the Zoning Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws that protect people with disabilities.

**Responsible Agency/Department:** Planning and Building Department  
**Time Frame:** 2003 and ongoing  
**Funding:** General Fund

41. Although the County's residential care homes ordinance complies with State law, due to the lack of transitional and permanent supportive housing, the County should consider increasing the limit on the number of adults allowed in residential care home as a use by right.

**Responsible Agency/Department:** Planning Department/HHS  
**Time Frame:** 2003  
**Funding:** General Fund

42. The County will amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone". The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Zoning ordinance amendment adoption within six months of Housing Element adoption  
**Funding:** General Fund

43. The County will continue to contribute toward the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through interjurisdictional cooperation.

**Responsible Agency/Department:** Health and Human Services  
**Time Frame:** Ongoing  
**Funding:** General Fund/State Emergency Shelter Program/HUD/other specialized funding

44. The County shall identify sites for use as emergency shelters.

**Responsible Agency/Department:** Planning Department/Health and Human Services  
**Time Frame:** 2003  
**Funding:** General Fund/other

45. Transitional housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster care system. The County shall identify additional sites for use as transitional and permanent supportive housing.

**Responsible Agency/Department:** Planning Department/Redevelopment Agency/Health and Human Services  
**Time Frame:** 2003  
**Funding:** General Fund/other

46. The County shall amend the zoning ordinance to include emergency and transitional housing for the homeless as an allowed land use in the following zone districts with the indicated permit requirements:

- Residential Multi-family (RM) – Zoning Clearance
- Neighborhood Commercial (C1) – Minor Use Permit
- General Commercial (C2) – Conditional Use Permit

- Commercial Planned Development (CPD) – Conditional Use Permit
- Highway Service (HS) – Minor Use Permit
- Motel District (MT) – Zoning Clearance
- Resort (RES) – Minor Use Permit

**Responsible Agency/Department:** Planning Department

**Time Frame:** The zoning ordinance will be amended within six months of the adoption of the Housing Element

**Funding:** General Fund

50. The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to provide resource and referral information regarding housing and tenant rights.

**Responsible Agency/Department:** Placer County Housing Authority/Health and Human Services/Placer County Library

**Time Frame:** Ongoing

**Funding:** General Fund

51. The County will refer low and very low-income people who suspect discrimination in housing to Legal Services of Northern California for help.

**Responsible Agency/Department:** Housing Authority/Health and Human Services

**Time Frame:** Ongoing

**Funding:** General Fund

52. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the County will adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.

**Responsible Agency/Department:** Planning Department/Health and Human Services

**Time Frame:** 2003

**Funding:** General Fund

Since the Foresthill Divide area does not include a substantial amount of land available for higher density residential uses or the infrastructure necessary to provide affordable housing, it is expected that the Plan area will provide a minimal amount of affordable housing for the county. Areas in the county which have the resources to provide affordable housing include Auburn/Bowman, Tahoe City/Kings Beach, and new development areas designated during the County-wide General Plan Update. The Plan area will need to rely primarily on second residential units, mobile homes, and a small number of units that may be constructed within the mixed use districts to provide the area's affordable housing.

### **Energy Conservation**

47. The County will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.

**Responsible Agency/Department:** Planning Department/Public Works Department/Building Department

**Time Frame:** Ongoing

**Funding:** General Fund



48. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

**Responsible Agency/Department:** Building Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

49. The County will encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

## **B. LAND USE**

### **I. PURPOSE**

The Land Use section identifies and provides definitions for the land use designations applied within the Foresthill Divide Community Plan area. This section also includes the goals and policies, which prescribe how these land use designations are applied, types of development that are encouraged or discouraged, and related development policies. It is consistent with all other sections of the FDCP. The extent of the various designations used, and the densities permitted within those areas, are also based in part on the policies contained in other sections of the FDCP. Other sections are in turn directly affected by the Land Use section.

As an example, the circulation system improvements are based on the land use densities, building intensities, and types and locations of development allowed by the Land Use section.



The Land Use section is also presented in map form, as the Land Use Diagram, Figure III-1 of the Foresthill Divide Community Plan.

The Land Use section also includes background information and policies that address economic development in the FDCP area. The various non-residential land use designations in the Plan area are designed to attract and retain economic development that is appropriate in type and scale to the Plan area.

The Land Use section is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a land use element by State law are covered in the Placer County General Plan. The purpose of the Land Use section in the Foresthill Divide Community Plan is to address topics specific to the Plan area, which are unique or are of particular interest to residents of the Divide.



The Plan area is a large ridge located within the American River Watershed that supports numerous small, rural communities. These communities include establishments that are remnants of the Gold Rush era, and are of unique historical and cultural value. As the communities have continued to grow, new developments have been introduced. While the Plan area remains predominantly rural in character, along with other unincorporated areas of the county, the Foresthill Divide has absorbed some of the growth in Placer County. This has resulted in the subdivision of land, and the introduction of modern patterns of development characterized by large-lot residential development, development that has occurred away from the core of the community, and automobile-oriented development. Development of the Plan area has also resulted in opportunities for re-use of existing structures and sites. The FDCP has taken into consideration, and promotes coordination with, plans for State and Federal lands included within the Plan area boundaries.

Employment projections provided by outside agencies may not accurately reflect actual conditions in the Foresthill Divide. The local economy must expand to provide employment opportunities for residents of the Foresthill Divide. The current jobs/housing imbalance will need to improve, and although most jobs will still be located off the Foresthill Divide in Auburn, south Placer County and the surrounding Sacramento metropolitan area, home-based businesses and telecommuting are expected to increase. Forestry is, and will continue to be, an important segment of the local economy. Recreation associated with the Tahoe National Forest, BLM lands, and the Auburn State Recreation Area will become an increasingly important industry in the Plan area.

## 2. GENERAL CONCEPTS/DESCRIPTION

As the FDCP Team was developing the Community Plan, it became apparent that new approaches to traditional planning issues were necessary. 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 a Mixed-Use District that allows for many different activities to occur within that area. 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 will 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.

Another location on the Divide that has received special consideration is the old mill site at the west end of the historic downtown district. More than half of the old mill site will be utilized for the new high school, a new elementary school and a forest education facility. The Mill Site Mixed-Use Area immediately adjacent to the school site will house job-generating businesses. This site will require careful planning to accommodate all of these existing and proposed new uses.

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, and 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-use 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 School). The Plan also concentrates higher residential densities east of the historic downtown district to provide local traffic circulation throughout the “downtown” area.

The Pomfret Estate property (also known as “Forest Ranch”) is addressed in the FDCP by providing design flexibility for the residential density that already exists on the property (approximately 500 dwelling units). The majority of the property is assigned a Forestry designation (with a minimum lot size of 160 acres and no residential uses allowed) when the Timberland Production Zone (TPZ) designation expires in 2003. The FDCP assigns residential uses on that portion of the property which is located in close proximity to the downtown core area, while the more remote areas of the property are permanently dedicated to timber production and/or open space uses. Development of the property will require approval of a Specific Plan (a planning tool that requires very careful analysis and detailed implementation of the development plan proposed by the property owner). Development standards for this property are included as Appendix B of the FDCP.

### **Holding Capacity**

Based on assigned land use designations, the FDCP’s population holding capacity is 13,500± persons, and its maximum number of dwelling units is 5,415±. In comparison, the 1981 Foresthill General Plan’s population holding capacity was 28,000±. Residential densities have been decreased by more than half under the FDCP. The new improvements to Foresthill Road can serve a total population of approximately 12,000 without resulting in unacceptable traffic congestion. Other public utilities and services have similar limitations (as an example, there is no community sewer system to provide wastewater disposal for high density development). Development in accordance with the FDCP is designed to be sustainable, operating under the limits and constraints of these public facilities that serve all residents as well as people visiting the Plan area for business, tourism and recreational purposes.

**Existing Land Use Patterns and Zoning Designations**

The majority of the Plan area is forested and/or part of the steeply sloping topography that slopes to the Middle and North Forks of the American River. Development is primarily concentrated in areas where it can be sustained, including Foresthill, the Todd's Valley Subdivision, Baker Ranch, Michigan Bluff, and Yankee Jim's areas.

The Plan area includes area within the 1981 Foresthill General Plan, the 1994 Placer County General Plan, and the 1981 Weimar/Clipper Gap/Applegate General Plan. The large northeast portion of the Plan area consists of U.S. Forest Service Timberlands. Forestry uses with 20 to 160 acre minimum lot size requirements are located west of these Timberlands, and surround the Foresthill townsite. The North Fork and Middle Fork of the American River form the northern and southern periphery of the Plan area. The westernmost portion of the Plan area consists of low density residential and rural residential uses, public land owned by the Bureau of Land Management (BLM), and lands within the Auburn State Recreation Area operated by the Bureau of Reclamation.

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.

**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 currently owned by the U.S. Bureau of Land Management (BLM) and operated by the Foresthill Public Utility District (Foresthill PUD). The District is in the process of purchasing the facilities from the BLM.

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 the Sierra Nevada Forest Plan Amendment. The Draft Environmental Impact Statement (EIS) 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 EIS 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), Bureau of Land Management (BLM), and Bureau of Reclamation (BOR), and are concentrated in the north and eastern portion of the Plan area, as shown in Figure III-1. USFS and BLM lands are used primarily for timber production and recreation. The BOR owns the Sugar Pine Reservoir and dam; however, the facility and surrounding area are managed by the USFS, and the water distribution system is managed by the Foresthill PUD. 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 (low-high)
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±
7. Transfer of Development Rights (TDR) – provide opportunities to transfer development potential from constrained parcels with existing residential zoning to properties more suitable for development
8. Private forest holdings and agricultural interests will continue to exist with protection from development pressure and adjacent development activities
9. Protect and increase access to trails and staging areas
10. Infrastructure operations and maintenance will keep pace with development
11. Public lands will be given an open-space designation
12. Densities shall be directly related to road system capacity

### **Economic Profile**

The majority of residents within the Plan area work off of the Foresthill Divide, and it is assumed that they will continue to do so throughout the 20-year planning horizon of this Plan. This type of activity has several effects. It provides residents with a steady income to sustain current lifestyles and rural character of the Divide, while providing competitive wages. It encourages economic development of the outside communities in which residents work, rather than economic development of the Foresthill Divide. It maintains the “bedroom community”

phenomenon in Foresthill and reinforces the jobs-housing imbalance. It perpetuates automobile reliance and exposure to personal risk and the environmental risks associated with auto usage.

Although most residents of the Plan area work off the Foresthill Divide, employment on the Divide continues to increase. Education and Forest Service-related jobs provide employment through the government sector. Retail, office, manufacturing, and medical-related jobs provide the majority of employment through the private sector. The Sacramento Area Council of Governments (SACOG) has prepared employment projections for Foresthill. While these projections are based on an area smaller than the Community Plan area, and consequently a smaller population, they are generally indicative of economic activity within the Plan area. The SACOG projections are provided in Table 3.B-1, and are based on a year 2000 population of 4,012.

Questions regarding the accuracy of this data were raised by the Community Plan Team. Accurate employment data for small, rural communities is difficult to obtain through sources such as the State Employment Development Department; only a specialized survey could yield more accurate information. The Placer County Economic Development Department utilizes EDD employment information. The “Regional Analysis District” used by SACOG for Foresthill is smaller than the Community Plan area, but does include principal population and employment centers. Anecdotal information and the community survey conducted for the Plan reveal that Plan area employment includes home-based businesses and telecommuting, a trend which is expected to increase as technology improves and people relocate from more congested areas to places such as the Foresthill Divide.

**Table 3.B-1 Employment Projections by Sector**

Year	Total Employment	Retail	Office	Medical	Education	Manufacturing	Other
1990	122	47	38	3	11	6	17
1997	198	34	48	11	27	32	46
2000	234	35	50	11	60	32	46
2005	265	47	62	11	60	32	53
2010	312	59	81	12	60	32	68
2015	455	82	113	15	110	32	103
2020	612	127	212	20	113	32	108
2022	657	145	222	25	115	32	118

Source: SACOG

### **Forestry**

Manufacturing of lumber and wood products is one of the leading industries in Placer County, accounting for 800 jobs in 1995. According to the California Employment Development Department (EDD) Labor Market Information, a 25 percent increase should be expected by the year 2002, to total 1,000 jobs. A total of 65.3 million board feet of lumber were produced from 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 close proximity to privately and federally owned timberlands. In addition, 75 percent of permanent Foresthill District U.S. Forest Service employees are residents of the Divide. This currently accounts for 27 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 EDD, hotels and lodging accounted for 800 jobs in Placer County in 1995. Estimates conclude that by 2002, 1,300 persons will be employed in this sector. The resulting 62.5 percent increase within a 7 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.B-1.

### **Industry**

According to employment projection information from SACOG, manufacturing contributed 6 jobs to the Foresthill economy in 1990. In 1997, an additional 26 jobs were added, to total 32. Industry is expected to continue to contribute a total of 32 jobs through the year 2022.

## **Other**

As shown in Table 3.B-1, 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.

According to the SACOG projections, office employment is expected to steadily increase from 50 jobs (21 percent) in 2000 to 212 jobs (35 percent) by 2020.

While mining is by no means a growing industry in Placer County, according to the EDD, it provides a steady economic base for 100 people in the county. There has been no change in the number of mining jobs, and no change is expected. An estimated 20 to 30 individuals on the Foresthill Divide are involved in mining operations.

## **Trends**

The SACOG employment projections and EDD Labor Market Information indicate that all sectors of the economy will continue to grow and produce more jobs for residents of the Plan area. Throughout the 1990s, retail jobs fell from 38.5 percent of total employment to 15 percent of total employment in Foresthill. Projections show that retail-related employment will begin to steadily increase through the year 2022, presumably in connection with increased recreation on the Foresthill Divide. Tourism is also directly connected to this increase. As in the past, retail and office jobs will continue to provide the majority of employment opportunities on the Foresthill Divide.

While employment opportunities continue to increase on the Foresthill Divide, it should be understood that the majority of employed residents will continue to work off of the Divide. Most residents will find work in Auburn, south Placer County and the surrounding Sacramento metropolitan area, thus contributing to the “retirement and bedroom community” effect within the Plan area. This trend is expected to be offset to some degree by home-based businesses and telecommuting.

## **3. GOALS AND POLICIES**

### **General Land Use**

**Goal 3.B.1.** Promote the wise, efficient, and environmentally sensitive use of land on the Foresthill Divide to help meet the present and future needs of residents and businesses.



**Policies**

- 3.B.1-1 The County shall promote the efficient use of land and natural resources.
- 3.B.1-2 The FDCP shall identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of the distinctive characteristics that make up the Foresthill Divide.
- 3.B.1-3 Infrastructure operations, services and maintenance shall keep pace with development.
- 3.B.1-4 Provide land use designations which protect existing land uses and discourage leapfrog development.
- 3.B.1-5 The County shall consider land use alternatives separately from land ownership and land tenure.
- 3.B.1-6 The County should not support requests to decrease the land use densities established by this Plan below that established by the precise zoning adopted concurrently with this Plan.
- 3.B.1-7 Higher density development should be located closer to the downtown area.
- 3.B.1-8 Provide for a range of densities (low to high) within the Plan area.
- 3.B.1-9 The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- 3.B.1-10 Establish guidelines for development of the Pomfret Estate (Forest Ranch) property.

**Goal 3.B.2. Maintain the rural mountain character and natural resources of the Foresthill Divide.****Policies**

- 3.B.2-1 Maintain and preserve the historic and rural forested character and natural resources of the Foresthill Divide.
- 3.B.2-2 The County shall encourage the retention of natural features as buffers between different, potentially incompatible uses as well as serving to preserve the rural mountain character of the area.

**Residential Land Use****Goal 3.B.3. Provide residential development which is compatible with existing land uses, complements the rural surroundings, reflects the character and diversity of existing residential land uses, provides trails and open space, and promotes a sense of community.****Policies**

- 3.B.3-1 Residential development shall be designed so as to maintain and preserve the historic and rural forested character and natural resources of the Foresthill Divide.
- 3.B.3-2 The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.

- 3.B.3-3 The County shall require that significant natural, open space and cultural resources be identified in advance of development and incorporated into site-specific development project design.
- 3.B.3-4 The County shall ensure that residential development retains natural features as buffers to separate different, potentially incompatible land uses such as agricultural operations, landfills, quarries and treatment plants.
- 3.B.3-5 The County shall not approve the development of isolated, remote, gated and/or walled residential projects.
- 3.B.3-6 In the preparation of subdivision design, natural features, noise exposures to residents, visibility of structures, circulation, access, maintenance of rural quality, and the relationship of the project to surrounding land uses shall be considered. Appropriate subdivision densities or total numbers of lots will be determined by these and other factors. In some instances, the maximum number of lots indicated by the land use designation or zoning on a given parcel of land may not be realized once these factors are considered.
- 3.B.3-7 The County shall require that all residential development provide private and/or public open spaces.
- 3.B.3-8 The County shall require the development and maintenance of new public/community recreational facilities as new residential development occurs.
- 3.B.3-9 The County shall strive to maintain and/or improve the character of established residential areas.
- 3.B.3-10 Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses for which the area is designated. Further, the subdivision shall not:
- Create the need for variances to ordinance requirements such as setbacks, lot size minimums, height maximums, length-to-width ratios, etc.
  - Create abutting lots which have two front yards and no rear yard, unless special provisions consistent with these guidelines have been made to provide for sound attenuation.
  - Create flag lots within the subdivision.

**Goal 3.B.4. Provide for the public dedication and construction of trails to become a part of the community trail system as lands develop.**

**Policies**

- 3.B.4-1 The County shall require residential subdivisions to be designed to provide well-connected public internal and external street and multi-use trail systems.

**Goal 3.B.5. Provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.**

**Policies**

- 3.B.5-1 The County shall encourage the development of multi-family housing in the Core Area.
- 3.B.5-2 The County shall promote the development of higher density residential areas near the Core Area and where infrastructure is available to support it.

## **Commercial Land Use**

- Goal 3.B.6.**      **Designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Foresthill Divide residents and visitors and maintain economic vitality.**

### **General Commercial Area Policies**

- 3.B.6-1            The County shall require that additional commercial development be limited to the Core Area, the primary commercial area of the community. Those parcels historically designated for commercial use shall retain the commercial designation.
- 3.B.6-2            The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 3.B.6-3            The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

### **Core Area Policies**

- 3.B.6-4            The County shall encourage the Core Area to provide a variety of goods and services, both public and private.
- 3.B.6-5            The County shall require minimal, or in some cases, no building setbacks for commercial and office uses in the Core Area.
- 3.B.6-6            The County shall encourage parking in the Core Area to be consolidated in well-designed and landscaped *public* parking areas.
- 3.B.6-7            The County shall allow for both on-street and off-street parking to satisfy the parking requirements of the uses in the Core Area.
- 3.B.6-8            The County shall encourage the preservation of historic and attractive buildings in the Core Area, and encourage new development to enhance the character of the commercial district.
- 3.B.6-9            The County shall require that existing and new Core Area development be designed to integrate open spaces where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.
- 3.B.6-10           The County shall encourage the development of activity centers in the Core Area. New development of commercial, office, residential and/or institutional uses can assist in creating such a "town center." The County can also assist by ensuring that appropriate land use designations and zone districts are available and by ensuring that appropriate infrastructure and services are available. The "town center" should be located in the central town area and could include such features as a small park or village green, a community center, a new post office, new commercial or office uses, and other essential services to be used by the residents and visitors of the Plan area.

## **Historic Outlying Commercial Districts**

- Goal 3.B.7.**      **Concentrate and limit the size and configuration of the existing commercial zoning in the Historic Outlying Commercial Districts outside the Core Area in order to prevent strip zoning in these areas, preserve the integrity of the commercial uses within the Core Area and recognize these areas as the historic commercial areas on the Divide.**

## Policies

- 3.B.7-1 The County shall not permit the expansion of the commercial uses beyond the boundaries of the Historic Outlying Commercial Districts.

## **Mixed-Use Areas**

- Goal 3.B.8. Establish a Mixed-Use zone district in the Core Area that allows for a mix of residential, commercial, professional office and industrial uses that are designed to maintain the character of the Core Area.**

## **General Mixed-Use Area Policies**

- 3.B.8-1 The County shall allow for mixed uses such as ground floor commercial and second floor residential to be developed in the Mixed-Use zone district.
- 3.B.8-2 The County shall discourage the development of high traffic generating uses (e.g., drive-through banks, fast food restaurants) in the Mixed-Use zone district.

## **Historic Mixed-Use Area Policies**

- 3.B.8-3 Properties in the historic core area, which front on either Foresthill Road or Main Street, shall be zoned to allow mixed land uses (i.e., single family residential, multifamily residential, office, retail commercial, restaurants, etc. Industrial uses are not proposed to be included).
- 3.B.8-4 The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of residential, commercial and professional office uses.
- 3.B.8-5 The County shall encourage the existing downtown area to provide a variety of goods and services, both public and private.
- 3.B.8-6 The County shall encourage parking in the downtown area to be consolidated in well-designed and landscaped areas.
- 3.B.8-7 The County shall encourage the preservation of historic and attractive buildings in the downtown area, and encourage new development to enhance the character of the commercial district.
- 3.B.8-8 The County shall allow for setbacks to be established at the Foresthill Road/Main Street right-of-way as long as allowances are made for pedestrian circulation. These setbacks shall reflect the character of the block or of the adjacent buildings on the block.

## **Mill Mixed-Use Area Policies**

- 3.B.8-9 The County shall set aside this area for light industrial uses and uses that are accessory to these light industrial uses. Retail uses shall be discouraged in the Mill Mixed-Use area.
- 3.B.8-10 The County shall encourage parking in the Mill Mixed-Use area to be consolidated in well-designed landscaped areas. A 10-foot wide landscape strip shall be established along access roadways in this area and a pedestrian/circulation plan developed to increase accessibility between the use sites in the area. This plan shall include a consideration of interconnected parking areas and trails.

- 3.B.8-11 The County shall not allow outdoor storage in the Mill Mixed-Use area unless this storage is accessory to a permitted use. Solid screening of permitted outdoor storage areas shall be installed.

### **Canyon Mixed-Use Area Policies**

- 3.B.8-12 The County shall set aside this area for single and multi-family residential, tourist accommodation, light commercial and professional office uses and uses that are accessory to these uses.
- 3.B.8-13 The County shall ensure that new development in the Canyon Mixed-Use area be designed so that no contiguous parking lot is created along the Foresthill Road frontage. Parking along the sides or to the rear of new development in this area and the utilization of shared driveways between uses in this area shall be encouraged.
- 3.B.8-14 The County shall require that all new development in the Canyon Mixed-Use area be designed so that viewsheds are protected.

### **Industrial Land Use**

- Goal 3.B.9. To designate adequate land for and promote development of industrial uses to meet the present and future needs of residents of the Foresthill Divide for jobs and to maintain economic vitality.**

#### **Policies**

- 3.B.9-1 The County shall only approve new industrial development that has the following characteristics:
- a. Adequate infrastructure and services;
  - b. Convenient connections to the regional transportation network;
  - c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;
  - d. Minimal significant adverse environmental impacts; and
  - e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.
- 3.B.9-2 The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.

- Goal 3.B.10. To promote the wise, efficient, and environmentally-sensitive use of the industrially-zoned land use districts to meet the present and future needs of the Foresthill Divide.**

#### **Policies**

- 3.B.10-1 Protect the industrially-zoned areas from encroachment by incompatible uses.
- 3.B.10-2 Encourage industries which are compatible with the established industrial firms in the area.
- 3.B.10-3 Maintain strong design review standards to ensure attractive industrial development, especially along the Foresthill Road corridor.
- 3.B.10-4 Develop a land use diagram which recognizes known constraints in public services, transportation facilities and environmental conditions.

- 3.B.10-5 Encourage the development of a diverse and compatible range of employee-generating uses.
- 3.B.10-6 Provide a diversity of industrial uses in order to ensure a diverse economy. Industrial use types include, but are not limited to:
- a. Warehousing, storage, production, manufacturing and assembly
  - b. Incubator or small-scale industries
  - c. Campus-type industrial parks, including research and development facilities
  - d. Offices, business support services and restaurants
- 3.B.10-7 The County shall ensure that proposed land uses are compatible with existing or planned adjacent uses, including established industrial firms on the Foresthill Divide.
- 3.B.10-8 The County shall seek to protect the industrial, commercial and professional land uses on the Foresthill Divide from encroachment by incompatible uses.
- 3.B.10-9 Heavy industry or land-extensive industrial uses should be spatially separated from other urban uses.
- 3.B.10-10 Structures associated with business park uses shall incorporate high quality architectural design elements consistent with the standards contained in the Placer County Design Guidelines Manual and the Foresthill Community Design Guidelines.
- 3.B.10-11 Due to the potential for industrial properties to be developed adjacent to residential land uses, such uses should be designed, where possible, to generate minimal impacts on these areas. Measures to reduce potential conflicts include, but are not limited to, the following:
- a. Noise attenuation;
  - b. Reduction or shielding of lighting near residential areas;
  - c. Using site design to place the least impactful activities or uses nearest the residential areas;
  - d. Architectural and landscape screening of facilities and activities; and
  - e. Large structural setbacks.
- 3.B.10-12 The County shall encourage the establishment of business park uses which are employee-intensive and which provide a significant number of primary-wage earner jobs which provide salaries comparable to the County's median income level or higher.
- 3B.10-13 Commercial uses associated with business park properties shall provide goods and services for employers and employees of businesses within the business park and other surrounding industrially designated properties.

#### **4. DESCRIPTION OF LAND USE DISTRICTS**

Land use designations have been applied to properties within the Plan area in accordance with the goals and policies of the Land Use section, as shown on the Land Use Diagram (Figure III-1). The Land Use Diagram of the Foresthill Divide Community Plan uses 12 land use designations to depict the types of land uses that will be allowed in different geographic locations of the Plan area. The following paragraphs define each land use designation used on

the Land Use Diagram. This is expressed both in terms of allowed uses and the general geographic location and extent where each land use designation is applied. Each land use designation prescribes a precise parcel size, rather than a range of parcel sizes. The lot size established by the land use designation is believed to reflect the appropriate maximum density for each area.

The various Mixed-Use districts (Historic Downtown, Mill Site, Canyon) are unique to the FDCP and are described below, along with a description of three Historic Outlying Commercial Areas: Monte Verde Inn, Everybody's Inn, and Baker Ranch.

The following paragraphs describe each land use designation used on the Land Use Diagram in terms of typical uses and how the designation is applied.

### **Agriculture (Ag)/Timberland (T) (20, 40, 80, 160 acre minimum)**

This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Typical land uses allowed include: crop production, orchards and vineyards, grazing, pasture and rangeland, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; and necessary public utility and safety facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.

The designation is also applied to mountainous areas of the county where the primary land uses relate to the growing and harvesting of timber and other forest products, together with limited, low-intensity public and commercial recreational uses. Typical land uses allowed include: all commercial timber production operations and facilities; agricultural operations where soil and slope conditions permit; mineral and other resource extraction operations; recreation uses such as incidental camping, private, institutional and commercial campgrounds (but not recreational vehicle parks); and necessary public utility and safety facilities. Allowable residential development in areas designated Timberland includes one principal dwelling and one secondary dwelling per lot and caretaker/employee housing.

The Agricultural/Timberland land use designation comprises 15,757± acres or approximately 23% of the total Plan area.

### **Public Ownership (P)**

This designation is intended to identify and protect important open space lands within Placer County that are publicly owned, including: national forest, Bureau of Land Management lands or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness or wildlife/environmental preserves; sites or portions of sites with natural

features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances by residents, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Typical land uses allowed within Public Ownership areas are limited to low-intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

This designation is also applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. The designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned lands intended for development with public facilities. Typical land uses allowed include: government offices, service centers and other institutional facilities, schools, cemeteries, solid waste facilities, necessary public utility and safety facilities, landfills and other solid waste facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

The Public Ownership land use designation comprises 35,653± acres or approximately 53% of the total Plan area.

#### **Rural Residential (RR) (2.3, 4.6, 10 acre minimum)**

This designation is applied to areas generally located away from cities and unincorporated community centers, in hilly, mountainous, and/or forested terrain and as a buffer zone where dispersed residential development on larger parcels would be appropriate, and compatible with smaller-scale farming and ranching operations. Typical uses allowed include: detached single-family dwellings and secondary dwellings; agricultural uses such as crop production and grazing, equestrian facilities and limited agricultural support businesses such as roadside stands, farm equipment and supplies sales; resource extraction uses; various facilities and services that support residential neighborhoods, such as churches, schools, libraries, child care and medical facilities; and parks and necessary public utility and safety facilities.

The Rural Residential land use designation comprises 3,597± acres or approximately 5.4% of the total Plan area.

#### **Low Density Residential (LDR) (1 acre minimum)**

This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 10,000 square feet to one acre. Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.



The Low Density Residential land use designation comprises 1,795± acres or approximately 2.7% of the total Plan area.

**Medium Density Residential (MDR) (8 dwelling units/acre, 6 du/acre, 4 du/acre)**

This designation is applied within urban areas to single-family residential neighborhoods where some lower-density multi-family housing may also be appropriate. Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, smaller-scale multi-family dwellings (e.g., duplexes, triplexes and fourplexes), apartments, mobilehome parks, and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

The Medium Density Residential land use designation comprises 270± acres or approximately 0.4 % of the total Plan area.

**Industrial (I)**

This designation provides for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from campus-like business or industrial parks to heavy industrial areas. The specific types of allowable industrial activity is determined by the Foresthill Divide Community Plan. This designation is applied to areas with good access to adequate infrastructure and major truck transportation routes; areas formerly used for industrial purposes; and properties located near concentrated residential areas so that employee commute times and distances are minimized, but adequately buffered to avoid impacts associated with noise, odors, and potential use of hazardous materials; and with minimal adverse effects on scenic routes, recreation areas, and public vistas. Typical land uses allowed include: limited types of manufacturing and processing uses (limited as necessary to ensure compatibility between adjoining land uses and to assure compatibility with existing industrial uses); warehousing, storage, production, manufacturing and assembly; incubator or small-scale industry; campus-type industrial parks, including research and development facilities; offices; business support services; retail and service commercial uses necessary to support manufacturing and processing activities and their employees; necessary public utility and safety facilities; and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

The Industrial land use designation comprises 150.5± acres, or approximately 0.2% of the total Plan area.

**Development Reserve (DR)**

The Development Reserve designation is intended to provide for the future development of limited residential, commercial or recreational uses in areas that may not be prepared at the time of FDCP adoption to accommodate development until additional infrastructure or resources have

been provided, or until additional population growth has occurred, or may require special treatment as provided for in Appendix B of the FDCP.

The Development Reserve land use designation comprises 1,380± acres, or approximately 2.1% of the total Plan area.

### **Forestry (FOR) (160 acres minimum)**

The Forestry (FOR) designation is applied to portions of the mountainous areas of the FDCP area where the primary land uses relate to the growing and harvesting of timber and other forest products, together with public and commercial recreational uses. Typical uses allowed include: crop production; forestry; grazing; fisheries and game preserves; equestrian facilities; and camping. Residential uses are not allowed.

The Forestry land use designation comprises 8,333± acres, or approximately 12.4 % of the total Plan area.

### **Mixed-Use Areas**

The Foresthill Divide is a unique place as compared with other areas of Placer County. It is geographically separated from other population centers in the county by steep topography and scenic river canyons. Its community history extends back in time to the mid-1800's before California had become a state. Foresthill (and the smaller communities that still exist on the Divide) were viable towns long before any formal land use planning efforts took place. In an effort to preserve the uniqueness and maintain the viability of Foresthill and these other small villages, it was determined early in the Plan update process that a number of locations within the Plan area should be provided with expanded development alternatives so as to better implement the goals and policies of the Plan.



Because Foresthill and the other small communities on the Divide evolved over a period of years, it was (and is) not uncommon to find residential, commercial and even industrial uses located in close proximity to one another. Whereas this mixture of uses might be less than ideal in the modern land use planning context, it seems to add a certain vitality to the Foresthill Divide. It is with this background in mind that the FDCP provides for several Mixed-Use areas as described below.

In the following sections that describe each Mixed-Use area, a development vision is provided. This development vision outlines one possible plan for development of the area in question, consistent with the goals and policies of the Plan. There may be other possible development

scenarios that would also accomplish the same results by using different methods. As long as any alternate development proposals contain the necessary elements of the Plan that are required for a given Mixed-Use area, such an alternative plan could be considered to be consistent with the goals and policies of this Plan.

The development vision described for each Mixed-Use location attempts to achieve a balanced development pattern through the designation of an appropriate mix of residential, commercial, industrial, open space and other uses. This balance will vary with each Mixed-Use area depending upon the existing land use patterns, the availability of utilities and other public services, the relative location of the area on the Divide and many other factors that are discussed under each Mixed-Use area heading.

Housing units within each Mixed-Use area should be of a variety of type, cost and ownership opportunities. Types of housing within the Mixed-Use areas should include single-family residences on small lots, duplexes, apartments and secondary dwellings. The use of the upper floors of existing or newly constructed commercial and office buildings for residential opportunities should be encouraged. The upper floors of commercial buildings could be used for either office or residential purposes. In new construction, or where substantial remodel efforts are undertaken, the design, privacy and security features of the building should be important considerations. The density of residential development should be based upon the functionality of the design and should not be limited by the amount of land devoted to the non-residential use (e.g. the permitted residential density of a given parcel would be based upon the gross area of the parcel without subtracting the area devoted to commercial or other non-residential uses). Residential densities in the Mixed-Use areas should not exceed fifteen (15) dwelling units per acre, nor be less than six (6) dwelling units per acre.

Open space for use by pedestrians should be provided within each Mixed-Use area. Such open spaces may be provided as walkways, seating areas, plazas, useable landscaped areas, mini-parks, parks, etc. Open space in the Mixed-Use areas is an important component of the overall community design. Pedestrian activity within these areas will encourage increased economic activity, enhanced interaction among residents and visitors and an improved sense of place that will benefit the community as a whole. Open space areas also create a more attractive locale for everyone who frequents them.

One of the biggest challenges for new development (or redevelopment) in the Mixed-Use areas will be the integration of existing uses within and adjacent to these areas. The use of consistent design components that are distinctive to each Mixed-Use area can help to establish a visual theme among various land uses. The use of similar building materials, common landscaping schemes, street trees of similar species, consistent street furniture, etc. will have a tendency to “pull the area together” visually and functionally. Incorporating pedestrian-friendly components into the design of new developments will attract people to the area and will promote more human interaction.

In order to reduce traffic congestion in the vicinity of these Mixed-Use areas, it may be advantageous to limit certain land uses that inherently result in a high number of vehicle trips. New development proposals should be designed to minimize the potential mixture of pedestrians and vehicles. Alternative modes of transportation (e.g. bicycles, trolleys, walking, etc.) should also be encouraged within the Mixed-Use areas. Land uses such as fast-food restaurants with drive-up windows, drive-up banks, etc. should not be permitted in Mixed-Use areas.

Described below are the three Mixed-Use areas provided for in the FDCP. Each section describes the setting of the area, an analysis of why the area is appropriate for a Mixed-Use designation and a development vision. These descriptions should be used as a tool to evaluate any development project proposed for these areas. The boundaries of the three Mixed-Use areas are shown on Figure III-2.

### **I. Historic Downtown Mixed-Use Area**

**SETTING:** The Historic Downtown Foresthill Mixed-Use area consists of the townsite of Foresthill that was established in the early 1850s. By 1852, Foresthill was the business and transportation center on the Divide. It includes all of the historic “downtown” commercial area along the main street (Foresthill Road), as well as all of the land within the following described boundary: from the intersection of Foresthill Road, Mosquito Ridge Road and Race Track Street easterly along Race Track Street to Gold Street, then north along Gold Street to Harrison Street. The boundary continues easterly along Harrison Street to Church Street, then turns south across Foresthill Road to Main Street. At that point, the boundary runs westerly along the south side of Main Street to Franklin Alley, then west along Franklin Alley to the south property lines of the parcels that front on Main Street. The boundary continues westerly and follows the south property lines of the parcels that front on Main Street to the intersection of Soap and Lowe Streets. From there the boundary continues westerly along Lowe Street to its western terminus and along the south property lines of the parcels fronting on Main Street until it intersects Mosquito Ridge Road, at which point the boundary follows Mosquito Ridge Road back to its intersection with Foresthill Road at Race Track Street.

The Historic Downtown Mixed-Use area land use designation comprises 47.4± acres or approximately 0.07% of the total Plan area.

**ANALYSIS:** The area described above constitutes the historic center of activity in Foresthill from Gold Rush times to the present. Many of the buildings date from the late 1800s or early 1900s, and the historic appearance of this district provides a unique ambiance. The area contains a number of viable businesses, as well as most of the public service buildings for the community. Also included within this Mixed-Use area are small single-family residences and other residential structures (as well as apartments incorporated into existing commercial buildings and several buildings with multiple dwelling units). Even without a special designation, this area would remain a “mixed-use” area due to the established residential, commercial, office and public or quasi-public uses. A fourteen-acre public park exists immediately to the north of this district that includes a chapel, a museum, a community meeting hall, a swimming pool, ball

fields and picnic areas. An elementary school is within walking distance of this area, and the Foresthill Post Office is located on the western boundary of this district. Many of the older buildings are served with walkways immediately adjacent to the facade, and a substantial amount of public parking is provided in a central location between Foresthill Road and Main Street.

**DEVELOPMENT VISION:** New development and redevelopment of existing structures should only occur in a manner that enhances and preserves the essential historic character of this Gold Rush community. Special provisions have been incorporated into the Zoning Ordinance that specifically apply to this district and that provide incentives to new development. For instance, public parking between Foresthill Road and Main Street can be counted to satisfy the off-street parking requirement that is normally a part of new development projects. In addition, setback requirements are relaxed to provide for commercial buildings to be developed in a more characteristically historic fashion adjacent to the pedestrian walkway. Certain historic building materials predominate throughout the commercial and residential sectors of this district. The continued use of these materials (or visually similar construction materials) is necessary in order to maintain the important ambiance and rustic charm of this Mixed-Use area. There should be a continued emphasis on providing pedestrian-friendly development, open spaces, trails/walkways, etc. in order to encourage the small town vitality that has traditionally existed in Foresthill. Existing parking areas should be landscaped to provide visual buffers and focus more attention on the structures and spaces that make up this downtown area; new parking areas should be concentrated away from the pedestrian circulation areas and off of the main thoroughfare, if possible. Street furniture and other artifacts should help to promote the Gold Rush theme (e.g. the fire reservoirs between Foresthill Road and Main Street should be returned to their historic appearance, old mining equipment could be added to the streetscape to lend a Gold Rush ambiance and more shade trees could be planted within the downtown area to encourage pedestrian use during the hot summer months). Historic design guidelines should be rigorously adhered to as existing buildings are rehabilitated and new buildings are built.

Single-family residential uses should continue to be concentrated along Lowe Street, Race Track Street, Harrison Street and mixed elsewhere among the other buildings in the Mixed-Use area to provide a friendly small town atmosphere.

## 2. Mill Site Mixed-Use Area

**SETTING:** The Mill Site Mixed-Use area is located immediately west of the Historic Downtown Mixed-Use area along the north side of Foresthill Road. This Mixed-Use area consists of approximately 57.2 acres of land that was formerly occupied by the Georgia-Pacific lumber mill, or approximately 0.08% of the total Plan area. Lumber milling operations occupied this site until 1993 when the mill was closed for the last time. Since that time, the site has been cleaned up and several of the old sawmill-related structures have been removed from the property. The Placer Union High School District and the Foresthill Elementary School District have acquired 110 acres west of the Mixed-Use area. A new high school is currently in the planning stages for a portion of the property. A new elementary school will be built on the property sometime in the more distant future. Approximately 50 acres of the school property is proposed to be used for a

unique forest-oriented education site. The school-owned property is designated as “Public” on the Foresthill Divide Community Plan Land Use Diagram.

The 57.2± acres of the Mill Site Mixed-Use area are owned by private interests and still contain some of the original sawmill buildings. Some of these buildings are being utilized for traditional industrial, manufacturing and heavy commercial uses. The current owners are involved with the Placer County Economic Development Department in seeking “Brownfields” grant funding that will help provide site planning and infrastructure to attract new job-generating businesses that will replace the jobs lost when the lumber mill closed. Planning efforts are underway for the industrial portion of the site to evaluate circulation and infrastructure needs and to develop a “master plan” for the property.

**ANALYSIS:** The Mill Mixed-Use area is generally characterized by level ground that has been intensively utilized for lumber mill operations and similar industrial uses for many years. Consequently, the site is mostly without vegetative cover except for approximately fifty acres lying at the westerly edge of the school-owned portion of the original mill property. The property has a Pacific Gas & Electric substation located in the central portion of the privately-owned portion of the site, and a large water main that conveys treated domestic water to the western portion of the Foresthill Divide crosses the site. The Mill Mixed-Use area is bordered by Foresthill Road on the south, a church site and single-family residences on the west, steep terrain (some of which is designated for timber production) and a small watercourse on the north, and a mobile home park and small commercial complex on the east. Due to the generally level nature of the land within the Mixed-Use area, as well as the availability of utilities, it is ideally positioned to provide land for the establishment of new job-generating businesses, and the new school/educational sites discussed above.

**DEVELOPMENT VISION:** With the school site adjacent to the Mill Mixed-Use area, no other public institutions (schools, churches, public gathering places, etc.) should be permitted in the area so as to leave as much land as possible for job-generating land uses. The Mill Mixed-Use area should be developed primarily to provide opportunities for such job-generating businesses to locate in the Foresthill community to ensure local jobs lost when the old lumber mill closed are replaced, as well as to stimulate a new, more diversified economy on the Divide. Other appropriate land uses for the Mill Mixed-Use area are light industrial uses, offices, mini-storage facilities, gyms, public service agencies (corporation yards, public or quasi-public utilities, etc.) and accessory outdoor storage areas adjacent to principal uses (when adequately screened from surrounding properties). Also permitted in the northern portion of the property (away from Foresthill Road and screened from street view by solid fences and landscaping) would be retail equipment, trailer and truck rental establishments, nursery uses, landscaping supplies, building materials stores and storage yards/sales lots. Uses located in the southern portion of the property and along the Foresthill Road frontage should have an attractive appearance consistent with design guidelines found elsewhere in this Plan.



The availability of all important utilities, access to the main road system and close proximity to the Historic Downtown Mixed-Use area combine to make this site a very favorable location for such businesses. The industrial and commercial areas that are located closest to the school site(s) and the existing adjacent residential uses should be compatible from the standpoint of noise, traffic circulation, aesthetics and the presence of potentially hazardous substances. The central portion of the privately owned acreage should be reserved for industrial and commercial uses that provide living wage job opportunities for residents of the community.

### **3. Canyon Mixed-Use Area**

**SETTING:** The Canyon Mixed-Use area lies immediately south of the Mill Mixed-Use area and immediately west of the Historic Downtown Mixed-Use area. The borders of this Mixed-Use area are described as follows: Beginning at the intersection of Foresthill Road, Race Track Street and Mosquito Ridge Road, the boundary of the Mixed-Use area extends westerly along Foresthill Road for approximately .8 mile to the rear boundary of properties on the north side of Foresthill Road (south and west of the 110-acre school site adjacent to the Mill Mixed-Use area), then turns south to the rear boundary of the properties that front on Foresthill Road on the south side. At that point the boundary turns back east and follows the south boundaries of the parcels that front on Foresthill Road to a point just east of Baltimore Mine Road where it follows the northerly property line of the Timber Production Zoned land until it intersects Mosquito Ridge Road. The boundary turns back to the northwest at this point and follows Mosquito Ridge Road back to the intersection of Foresthill Road, Race Track Street and Mosquito Ridge Road. This Mixed-Use area is characterized by immediate proximity to Foresthill and Mosquito Ridge Roads, two of the primary thoroughfares within the Plan area. Extraordinary views of the Crystal Range of the Sierra Nevada Mountains and the 2,000 ft.-deep canyon of the Middle Fork American River are also features of the Canyon Mixed-Use area. Many of the smaller parcels in the eastern portion of this Mixed-Use area are currently occupied by small dwellings (some of which were originally built as housing for workers at the mill immediately across the road to the north); however, the parcels nearest to the intersection of Foresthill and Mosquito Ridge roads are occupied by a restaurant and a gas station. The larger parcels at the western end of the Mixed-Use area were once utilized by the sawmill for peripheral operations such as storing logs, maintaining equipment, etc.. Several small businesses remain on these parcels, although they are substantially vacant. Past activities have left significant portions of the larger parcels fairly level and bare of vegetation.

The Canyon Mixed-Use area land use designation comprises 48.7± acres or approximately .07% of the total Plan area.

**ANALYSIS:** The location of this Mixed-Use area adjacent to the Historic Downtown Mixed-Use area and the Mill Mixed-Use area makes it an appropriate place for providing mixed land use opportunities. Given the combination of existing commercial, industrial and residential uses on the parcels within this Mixed-Use area, as well as its spectacular scenic qualities and its immediate proximity to the primary arterial roadway on the Divide (Foresthill Road), the Mixed-Use designation seems most appropriate. In addition, this Mixed-Use area serves both as a

gateway to the Historic Downtown Mixed-Use area and as a connection between the historic downtown business district and the businesses located further west near the Foresthill Divide Middle School. The utilities available to the Mill Mixed-Use area are also available to the Canyon Mixed-Use area, although they are not necessarily as conveniently accessed.

**DEVELOPMENT VISION:** The Canyon Mixed-Use area has possibly the most potential for new development that can take advantage of the mixed-use concept. The availability of vacant land within this Area, the extraordinary views from the parcels within this area and the strategic location of this Mixed-Use area in relation to other areas of significant activity combine to increase its desirability for new development. The unique topography of many of the parcels within this area would be attractive for multi-level commercial and residential uses (such as small crafts shops, artists' studios, etc.) in the future. The larger parcels in this Mixed-Use area could provide opportunities for transient lodging, restaurants and other facilities to serve the increasing tourist population that frequents the Divide. There may also be opportunities for larger commercial/residential complexes where the commercial uses are constructed at the level of Foresthill Road with apartment units below. In that instance, both levels could take advantage of the views from these properties, and some businesses could have employees very close at hand. Appropriate land uses for this Mixed-Use district would be: offices, retail uses, restaurants, hotels/motels, single and multi-family residences, senior care/assisted living facilities, churches, recreational vehicle parks/campgrounds (in certain areas where the campsites could be located out of sight of Foresthill Road on existing lower "benches" of land). It will be very important to provide pedestrian circulation and trails through this Mixed-Use area from the middle school to historic downtown. Pedestrian open spaces will also serve to attract tourists to stop and move about the area on foot, thereby reducing traffic congestion and enhancing economic viability. Preservation of existing trees within this area should be a high priority, and architectural design guidelines should be established so that the community retains its rustic ambiance. Parking areas should be located to the side or rear of buildings along Foresthill Road, or, if the parking is located between the buildings and Foresthill Road, it must be visually screened from Foresthill Road by a combination of berms and landscaping in order to preserve the unique scenic qualities of this Mixed-Use area. Shared driveways should be encouraged in order to minimize the number of entrances onto Foresthill Road. At the same time, views to the Sierra Nevada Mountains and into the North Fork American River Canyon should be maintained and incorporated into new developments so that the residents of these properties, the patrons of the businesses located on these parcels and the motoring public all share equally in the aesthetic benefits.

### **Historic Outlying Commercial Areas (C)**

While not considered Mixed-Use areas, there are several historic outlying commercial areas within the Plan boundaries. The Plan recognizes that these areas have been used in a commercial manner historically; however, it is important in preserving the integrity of the Historic Downtown and the other Mixed-Use areas discussed above to limit the future commercial uses of these outlying areas. The Commercial land use designation comprises 12.2± acres, or approximately .02% of the total Plan area.



## I. Monte Verde Inn

The Monte Verde Inn has been used as a stagecoach stop, a residence, an inn, a restaurant and a bed & breakfast establishment, among other uses, during its long existence. Uses permitted at this site should be consistent with both its historic uses and the need to preserve the integrity of the Historic Downtown and other Mixed-Use areas. Permitted uses are: restaurant, inn, bed & breakfast establishment, wedding venue/community center, boutique winery/wine tasting room and similar uses, one single family dwelling and one secondary residence. Prohibited uses are: retail commercial (including a convenience store), gas station (fuel sales), and other uses not consistent with this vision. The existing structure should be preserved.

## 2. Everybody's Inn



Everybody's Inn has served as a way station along the Foresthill Road for many years. It is currently a restaurant and bar. Permitted uses on this property are limited to: a bar/restaurant or a single-family residence. Prohibited uses are: retail commercial (including a convenience store), gas station (fuel sales), and any other commercial use (except those that are otherwise allowed in the single-family residential zone districts.)

## 3. Baker Ranch

Baker Ranch is a historic small community established during the Gold Rush era. However, one business has continued to operate for many years as a bar, store and eating establishment. Given the remote location of this commercial land use, and the fact that it lies east of the Historic Downtown and the other Mixed-Use areas, the existing commercial land use should remain as it currently is, as well as other uses such as: restaurant, retail commercial (including a convenience store), inn, bed & breakfast establishment, wedding venue/community center, boutique winery/wine tasting room and similar uses, single family dwellings and secondary residences. Prohibited uses are: gas station (fuel sales), and other uses not consistent with this vision.

## 5. IMPLEMENTATION

1. Review development projects for compliance with the Environmental Review Ordinance and to determine that all feasible mitigation measures have been identified.

**Responsible Agency/Department:** Land Development Departments  
**Time Frame:** Ongoing  
**Funding:** Application Fees

2. Review development projects for specific compliance with the goals and policies contained in the Land Use section and the entire FDCP.

**Responsible Agency/Department:** Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors  
**Time Frame:** Ongoing  
**Funding:** Application Fees

3. Provide consistent zone districts in appropriate locations to meet the intent of the FDCP Land Use Diagram, goals and policies. The Chart in Chapter VI, Implementation, shall be utilized in the implementation of the FDCP.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Concurrent with FDCP adoption  
**Funding:** General Fund

4. The County will support the efforts of the Placer County Economic Development Department to implement the economic development policies of the FDCP.

**Responsible Agency/Department:** Board of Supervisors/County Executive  
**Time Frame:** Ongoing  
**Funding:** General Fund

### **Mixed-Use Implementation**

In order for the goals and policies of the FDCP to be appropriately implemented in the Mixed-Use areas, the Foresthill Community Design Guidelines have been developed and included in the Plan (refer to Section C, Community Design). These Design Guidelines should be incorporated into the permit review process for all new and redeveloped projects. The nature of individual projects will determine the extent to which the Design Guidelines will be utilized in evaluating any permits for construction of these projects. Other regulations such as the Uniform Building Code, the Uniform Fire Code, the Placer County Zoning Ordinance, the California Environmental Quality Act (CEQA), etc. may affect the final design of projects.

5. Review development projects in Mixed-Use areas for consistency with the vision for each Mixed-Use area.

**Responsible Agency/Department:** Land Development Departments  
**Time Frame:** Ongoing  
**Funding:** Application Fees

6. Incorporate the Foresthill Community Design Guidelines in the permit review process, and review all development and redevelopment projects in Mixed-Use areas, industrial, commercial, and multiple family residential districts for compliance with the Guidelines.

**Responsible Agency/Department:** Land Development Departments  
**Time Frame:** Ongoing  
**Funding:** Application Fees

7. Coordinate with State and Federal agencies with lands in the Plan area (U.S. Bureau of Land Management, U.S. Forest Service, U.S. Board of Reclamation, California Department of Parks and Recreation) to encourage and promote their participation in implementing the vision, goals and policies of the FDCP.

**Responsible Agency/Department:** Planning Department/State and Federal agencies

**Time Frame:** Ongoing

**Funding:** General Fund

8. Allocate capital improvement funds to the FDCP area and seek State and Federal grants to construct public improvements (e.g., trails, public parking lots) in accordance with the FDCP.

**Responsible Agency/Department:** Board of Supervisors/County Executive/Department of Public Works

**Time Frame:** Ongoing throughout the planning period

**Funding:** General Fund/Road Fund/Grants

### **Industrial Implementation**

9. The County shall implement the standards of the Placer County Design Guidelines Manual and the design review requirements of the Placer County Zoning Ordinance and the Foresthill Community Design Guidelines in order to assure that the Foresthill Divide Community Plan goals, policies and standards related to site design and architectural standards are adhered to.

**Responsibility:** Design/Site Review Committee (staff)

Design Review Committee (appointed)

**Time Frame:** Ongoing

**Funding:** Developer Fees and General Fund

## **C. COMMUNITY DESIGN**

### **I. PURPOSE**

The Community Design section of the Foresthill Divide Community Plan encourages preservation of the unique features and characteristics which define the Foresthill Divide.

This section must be considered in the context of the entire Community Plan. The Land Use, Population and Housing, Open Space, and Transportation/Circulation sections include policies which have an effect on community design.

### **2. ELEMENTS OF COMMUNITY DESIGN**

Community design is about community building. It is broader in scope than the mere appearance of a building. It concerns the built character, order, and psyche of the area. It is the interrelationship of various components (buildings, transportation system, open space, vistas, interaction of humans between each other and the natural environment, heritage, and economics) that, when put together, make up a total community.

Good community design is building communities that are safe for children to walk to school or for the elderly to cross the street. It is how to maintain the downtown as a place where locals, as

well as visitors, want to go. It respects the natural environment as well as economic gain. It creates places for people to feel comfortable with each other and with the built environment.

### **The Places**

From a community design perspective, the Foresthill Divide Community Plan area can be categorized as having several types of places. They include the small rural community of Foresthill, the rural commercial areas of Baker Ranch, Everybody's Inn, Monte Verde, the existing rural residential areas of Todd's Valley and Michigan Bluff, potential future rural residential, scenic roadways, and forests and wildlands, as shown in Figure III-3. Each of these places has its own unique character which should be preserved and enhanced.

*The Community of Foresthill has many historic structures that should be maintained and emulated in new development.*



### **Foresthill**

The downtown or historic core area of Foresthill is generally bounded by the middle school on the west, the elementary school on the east, Harrison Street on the north, and Lowe Street on the south, as shown in Figure III-4. The design character is a combination of a rural forested small town influenced by its history of gold mining and lumber mills. Victorian homes and commercial buildings are scattered throughout the area, with a concentration of historic commercial buildings near the Main/Foresthill and Soap Street intersection.



Many of the newer buildings reflect the historic and forest nature of the community. Some good examples include Robber's Roost, Foresthill Veterinary Clinic, and Pass Lab. Development opportunities in the downtown core are available through the infill of vacant sites, rehabilitation of existing commercial structures, or the conversion of historic homes to commercial use. In order to enhance the economic viability from recreationalists and tourists, it is important that new development and rehabilitation is of a high quality that respects the historic and cultural character of the community. If the downtown area is successful in attracting new commercial development, parking will continue to be a limiting factor. A good example of off-street parking design can be found in the Foresthill Veterinary Clinic's parking facility; the parking lot is oriented to the rear of the property, conforms to the terrain and is nicely landscaped.



*Many newer structures respect the historic character of the downtown core.*



*Opportunities for new commercial activities exist through new development and rehabilitation.*



*The parking lot behind Foresthill Veterinary Clinic could set the tone for new off-street parking.*

Streetscape improvements are proposed for Main Street and Foresthill Road east of Gold Street. These improvements should utilize and build upon existing features, such as the mini-park next to the PUD office, the planters located west of Soap Street along Main Street, and the historic water troughs in the center area between Foresthill Road and Main Street. These improvements need to enhance pedestrian circulation, especially for children traveling to and from the elementary school. The improvements should also be designed to accommodate equestrians.



*Build upon existing features when designing streetscape improvements.*

Leroy Botts Memorial Park is located just north of the downtown core. The park is home to the Memorial Hall, a chapel, and the Foresthill Divide Museum. The park is a major attraction for the community as well as visitors. One distraction to the pleasant environment that the park provides is the Placer County Water Agency building and corporation yard. This facility creates a division between various park functions, and architecturally intrudes on the rural ambience.





*The Chapel and Foresthill Divide Museum respect the rural character of the community and draw visitors to the area.*

To the west of downtown is the former Georgia Pacific Mill site. Proposed reuse of the site includes plans for a new elementary school, a high school, an environmental education center, and a 50± acre industrial park. The site has views to the north of Devils Canyon and a forested perimeter to the north and west. A few old mill buildings remain on the site. One of those buildings has unique architectural style that could be emulated in future development. An important issue that must be addressed in the planning of the mill site is how students will safely access the schools as pedestrians, bicyclists, and motorists.



*The Georgia Pacific Mill site offers some unique and challenging development opportunities.*

Another distinct area within the community of Foresthill is the west-end or “Canyon Mixed-Use area” west of the Y of Foresthill Road and Main Street to the middle school. Uses include Robber’s Roost, the Post Office, and Worton’s Market, among others. Many of the buildings attempt to convey a historic theme, but are not totally successful. An example is the building in which the Post Office and Placer Sierra Bank are located. It has a western theme front façade, with board-and-batten siding and a wooden canopy, but it is too monolithic; it needs to be broken up into smaller elements to appropriately express the historic building scale and character. On

the south side of the road is a fairly sharp drop-off to the canyon that provides spectacular views. Old mill worker cottages are located south of Foresthill Road, across from the former Georgia Pacific Mill. These cottages could be restored and used as a combination of residential, lodging, office and boutique style retail, similar to the cottages in Graeagle located north of Truckee.



*The Canyon Mixed Use Area provides incredible views and the opportunity to reuse several mill worker cottages.*

Natural locations for realizing that the visitor has arrived in Foresthill are the intersection of Foresthill Road and Race Track Street on the west, and the St. Joseph's Catholic Church bell on the east. The community's urban edge or boundaries, beyond which no additional development will occur, are the Auburn State Recreation Area and Tahoe National Forest, which limit development activities to the south, east and west. There is no such edge to the north. Commercial development is limited to the Foresthill Road corridor between Worton's Foresthill Grocery on the west and the elementary school on the east.



*Two natural entrances into the Community of Foresthill.*

### **Rural Commercial**

There are three isolated rural commercial areas in the Foresthill Divide Community Plan area: Baker Ranch, Everybody's Inn, and the Monte Verde Inn. Each has a unique character. The Monte Verde Inn is a converted homestead, now being used as a bed and breakfast. Everybody's



Inn is more of an old roadside bar and grill. Baker Ranch is a 1960s ranch style retail space and pub.



*Baker Ranch, Everybody's Inn and Monte Verde are the three rural commercial locations in the Plan area.*

*Homes in Todd's Valley and Michigan Bluff offer two very different housing types.*



### **Rural Residential**

There are essentially two rural residential developments outside of the community of Foresthill: Todd's Valley and Michigan Bluff. Todd's Valley is laid out like a traditional suburban subdivision on one-acre lots with curvilinear streets and cul-de-sacs. The homes are mostly built in the ranch style of architecture. A nice feature of Todd's Valley is that very few of the homes can be seen from Foresthill Road. Michigan Bluff, on the other hand, is a very small historic community with historic Gold Rush and farmhouse types of structures.

A potential development site of 580± acres located just north of the community of Foresthill is zoned for one acre lots (RF-B-40, PD 1.0 Zoning). A Specific Plan could be prepared that incorporates the historic character of the community into the design, and integrates the vehicular, bicycle and pedestrian circulation system into the existing community to the greatest extent possible.

### **Scenic Roadways**

The community has identified the following road segments as scenic roadways: Foresthill Road in the Plan area to Robinson Flat; Mosquito Ridge Road to Robinson Flat Road; and Robinson Flat Road from Mosquito Ridge Road to Foresthill Road. These roads show off some of the area's scenic resources, including its forests and vistas. They are important features in the community, especially in their ability to help attract and maintain a visitor population.



*Foresthill Road is one of several identified scenic roadways in the Plan area.*

### **Forest Backdrop**

As noted in Planning For Prosperity, a policy document prepared by the Sierra Business Council (1998):

*Agricultural and forestlands are critical to the economic health of the Sierra Nevada, not solely or even primarily for the value of the products and jobs they generate directly, but also for the essential contribution they make to the region's*

*economy as scenic assets. The Sierra Nevada's agricultural lands and forests contribute significantly to the economic wellbeing of our region by drawing new businesses and wealth to our towns and communities, increasing private property values throughout the region, and supporting our tourist economy. Agriculture and forestlands also play a critical role in sustaining healthy natural systems by providing plant and wildlife habitat, migration corridors, watershed protection, and other benefits.*

These lands in the Foresthill Divide Community Plan area provide the community with an aesthetic value, as well as an economic benefit.

### **Scenic Districts and Corridors**

The entire segment of Foresthill Road within the Plan area is designated in the Placer County Scenic Highways System. Because of the special scenic qualities of certain portions of the Plan area, including Foresthill Divide Road (which starts at Baker Ranch), those roads traversing these areas are recommended to be protected by special ordinances to enhance scenic viewsheds.

### **Night Lighting and Signage**

The primary sources of light in the Plan area include headlights on the roadway system, particularly Foresthill Road, commercial development, and industrial facilities. Strong sources of light and glare can create a significant nuisance effect on sensitive receptors. Rural residents, who seek the quiet and relative seclusion of the foothill and mountain communities, and who value the historical ambience of the Placer County gold country, are particularly sensitive to the effects of strong light sources. A lighting district has been established in Foresthill, which is limited to the Downtown Historic Area.

The nuisance effect must be weighed against the beneficial, often essential uses of such lighting. These beneficial uses include nighttime security for commercial and industrial locations and certain residential districts; lighting of work areas at facilities that may operate during nighttime hours; and street lighting at key intersections. Notwithstanding the fact that these uses of lighting are beneficial, the unwanted effects on surrounding uses can and should be mitigated through Community Plan policies and standards and, if necessary, Environmental Impact Report (EIR) mitigation measures.

The Placer County Rural Design Guidelines provide one goal regarding lighting that encourages the minimization of artificial lighting on residences, other structures, and along roadways to limit the amount of light pollution. The Guidelines discuss the role of light pollution in rural communities and conclude that even streetlights are not desirable in a rural community. "In the evening, the rural feeling is created by the absence of outdoor lights which allows for the enjoyment of the night sky without interference". The Guidelines recommend techniques designed to minimize light pollution.

Signage can also disrupt the rural experience. However, sensitivity to the rural character should be balanced with signage that will still serve its purpose: to communicate information about the businesses in the area, and the nature and quality of the physical environment. The Placer County Design Guidelines Manual states: “Well-designed signs contribute to the character of a building’s façade while enlivening the streetscape, in addition to communicating information about goods and services of individual businesses”.

### 3. GOALS AND POLICIES

**Goal 3.C.1. Promote, preserve and enhance the forested nature of the Foresthill Divide and rural atmosphere of the Foresthill community by requiring high aesthetic quality in all new development.**

#### Policies

- 3.C.1-1 All new development (including major remodeling and reconstruction) shall be designed in compliance with applicable provisions of the Foresthill Community Design Guidelines, Placer County Rural Design Guidelines and Placer County Design Guidelines Manual.
- 3.C.1-2 Future development proposals shall be submitted to the Foresthill Design Review Committee (Foresthill Forum) to ensure consistency with design standards and community concerns.
- 3.C.1-3 Design commercial, industrial and residential site layouts with the intent of encouraging human interaction, protecting the Divide’s natural resources and providing compatibility with the surrounding environment.
- 3.C.1-4 Design all new development to be compatible with the scale and character of the area. Structures, especially those outside of commercial centers, should be designed and located so that:
  - a. They do not silhouette against the sky above ridgelines or hilltops;
  - b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
  - c. They fit the natural terrain, and;
  - d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).
- 3.C.1-5 The size and scale of all new buildings shall be conducive to maintaining the rural atmosphere of the Foresthill area. The architectural scale of non-residential buildings, as differentiated from size, shall reflect that of the immediate surroundings.
- 3.C.1-6 Provide a pleasant environment as well as safety and shelter to pedestrians.
- 3.C.1-7 New rural and suburban development shall be designed to preserve and maintain the rural mountain character and quality of the area.
- 3.C.1-8 Maintain the historic rural/mountain character of the historic core areas of Foresthill and Michigan Bluff.
- 3.C.1-9 The aesthetic appearance of the open areas, particularly the entrances into the town, shall be improved.



- 3.C.1-10 All new development located at entrances to the community shall be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish a distinct identity for Foresthill.
- 3.C.1-11 Protect and enhance the gateway and scenic corridors that bring residents and visitors onto the Foresthill Divide and into Foresthill.
- 3.C.1-12 New projects, outside the commercial core area of Foresthill, shall be required to provide a minimum 50 foot wide landscaped area adjacent to Foresthill Road, Foresthill - Soda Springs Road, and Mosquito Ridge Road, be preserved whenever possible. Existing trees within this landscape area should be saved, or if none exist, new trees shall be planted to fill in the gaps. The use of native evergreens and oaks shall be required. Low growing native ground covers shall be planted beneath these trees.
- 3.C.1-13 Restaurant and Retail Commercial structures, outside of the historic core area of Foresthill, should be located as near to the road right-of-way as is possible, allowing for landscaping and pedestrian circulation. Ideally parking with adequate maneuvering area would be behind or between structures.
- 3.C.1-14 Commercial structures, outside of the historic core area of Foresthill, should incorporate traditional elements and materials.
- 3.C.1-15 Wherever possible an all weather trail (e.g., decomposed granite), roughly parallel to but physically separate from Foresthill Road and Foresthill - Soda Springs Road, shall be provided for pedestrians and motorized traffic.
- 3.C.1-16 Outdoor storage, not related to a residential use, shall be screened from public view.

**Goal 3.C.2. Implement the Foresthill Community Design Guidelines, Streetscape Master Plan for Foresthill Road and Main Street within the historic core area of Foresthill.**

**Policies**

- 3.C.2-1 To provide adequate parking in the historic commercial area while respecting and preserving the traditional development patterns by retaining and expanding the existing on-street parking along and between Foresthill Road and Main Street, either as ninety degree or angled parking spaces. This has the added benefit of serving to calm and slow traffic on both streets.
- 3.C.2-2 On site parking should be located to the side or rear of new development. On site parking areas located between the street right of way and the front of the building shall be discouraged so that new development will be consistent with existing development.
- 3.C.2-3 The County shall limit night lighting visible from the exterior of a building and the project's boundaries to that necessary for security, safety, and identification. Night lighting shall also be screened from adjacent residential areas and not be directed in an upward manner or beyond the boundaries of the parcel on which the building is located.
- 3.C.2-4 The County shall preserve existing structures that are more than 50 years old, in the historic core areas of both Foresthill and Michigan Bluff where possible and practical.
- 3.C.2-5 Before the issuance of a demolition permit for any structures in the historic core areas of both Foresthill and Michigan Bluff, the Foresthill Forum (AKA Municipal Advisory Committee) shall review and comment on the proposed demolition.

- 3.C.2-6 New structures built in the historic core area of Foresthill shall incorporate traditional elements and materials, such as covered front porches, false fronts, tall narrow windows, solid wood or brick siding (or visual equivalent) into their design, consistent with the adopted "Historic Design Guidelines" applicable for use on the Foresthill Divide. Design elements such as window lines, roof heights, porch roofs, cornice widths, etc. from adjacent buildings should be carried over and reflected in the design of new structures in order to enhance the continuity and unity of the street.
- 3.C.2-7 The County shall assist the community in the adoption and implementation of Foresthill Community Design Guidelines tailored specifically to the unique needs of the Foresthill Divide.
- 3.C.2-8 Additions to existing structures in the historic core area of Foresthill shall be designed, and use materials to match, the existing building and shall be consistent with the adopted Foresthill Community Design Guidelines applicable for use on the Foresthill Divide.
- 3.C.2-9 When remodeling existing structures in the historic core area of Foresthill every effort shall be made to preserve and/or enhance the historic character of the structure, consistent with the adopted Foresthill Community Design Guidelines applicable for use on the Foresthill Divide.
- 3.C.2-10 New commercial structures built in the historic core area of Foresthill shall be located as close as possible to the front (street) property line.
- 3.C.2-11 Restore the street trees which historically graced the streets of the core area of Foresthill by providing tree wells / planter areas at regular intervals among the on street parking along Foresthill Road and Main Street. Several different species of trees, adapted to use as street trees, and which have canopies of similar size and shape shall be identified for use.
- 3.C.2-12 The historic water tanks located between Main Street and Foresthill Road shall be restored to their original appearance, with or without water as is deemed appropriate from a maintenance perspective.
- 3.C.2-13 The County shall install brick or stamped concrete crosswalks at both ends of the historic core area of Foresthill, and at the intersections of Gold Street with both Foresthill Road and Main Street. This texture change in the road surface will serve to both slow traffic and let travelers know that they have arrived.
- 3.C.2-14 A walkway shall be constructed along the north side of Foresthill Road and the south side of Main Street within the historic core area of Foresthill. This walkway shall connect to and be the same width as the surviving portions of the historic boardwalk (in front of the Odd Fellows Building and the Foresthill Lodge). The walkway should be constructed of a durable material such as brick or stamped concrete.
- Goal 3.C.3. Ensure that development projects complement the rural nature of the Foresthill Divide by minimizing the visual impact of man made features on the rural landscape.**

#### **Policies**

- 3.C.3-1 Rural residential and rural estate projects in the Plan area shall conform to and implement the *Placer County Rural Design Guidelines*.
- 3.C.3-2 Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Native vegetation should dominate where possible. Where existing vegetation is inadequate, the use

of native plant materials is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open space.

- 3.C.3-3 Where natural features are not available, landscaped buffer areas shall be created to minimize the adverse effects between adjacent uses.
- 3.C.3-4 The design of any new road or major road improvement project within Foresthill shall maintain the scenic and rural qualities of the area. Such design shall minimize impacts upon natural resources, agricultural lands and historic sites.
- 3.C.3-5 The use of solid fences around property shall be discouraged.
- 3.C.3-6 New lighting that shines onto adjacent properties or into the night sky shall not be permitted. The modification/removal of existing outdoor lighting of that type shall be encouraged.

**Goal 3.C.4. Reduce visual clutter of overhead utility lines in the historic core area of Foresthill.**

**Policies**

- 3.C.4-1 Overhead utility lines in the historic core area shall be consolidated, relocated and/or undergrounded. The County shall work with the applicable utilities to identify and obtain funds to implement this objective.
- 3.C.4-2 Whenever possible, new or replacement power hook-ups shall be brought to the rear of the structure instead of the front.

**Goal 3.C.5. Provide for the signage needs of businesses on the Foresthill Divide while preserving the unique rural mountain character of the area and creating a "level playing field" for all businesses.**

**Policies**

- 3.C.5-1 No internally illuminated signs shall be permitted within the Plan area. All signs shall be externally illuminated and otherwise consistent with the applicable design guidelines, if any.
- 3.C.5-2 Signage outside of commercial areas shall be discouraged. Signage along designated scenic corridors shall be limited to those necessary for public safety.

**Goal 3.C.6. Preserve and protect the existing architectural and cultural features which give Foresthill its unique rural mountain identity.**

**Policies**

- 3.C.6-1 The subdivision of property containing existing structures of cultural or aesthetic merit shall be carefully designed to preserve these structures and, where appropriate, utilize them as a focal point of neighborhood/community design.
- 3.C.6-2 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.

**Goal 3.C.7. Take advantage of the best energy technology to maximize the energy efficiency of all buildings and structures.**

**Policies**

- 3.C.7-1 Future land development projects shall promote energy and resource conservation, especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.

**Goal 3.C.8. Create residential development which complements the rural surroundings, demonstrates an appreciation of natural open space areas, provides opportunities for non-auto transportation alternatives, and accommodates and encourages neighborhood interaction.**

**Policies**

- 3.C.8-1 A neighborhood design plan for residential developments shall be developed that emphasizes pedestrian connectors within neighborhoods as well as between other residential areas. Other themes to be emphasized include small neighborhood parks and school/county transit bus stops, where appropriate.
- 3.C.8-2 Property owners shall be encouraged to leave a pathway adjacent to roadways for pedestrian use.
- 3.C.8-3 Subdivisions shall be designed to provide opportunities for small neighborhood active and passive recreation areas within the project site to complement and work with the community park and recreational facilities.

**Goal 3.C.9. Protect the visual and scenic resources of the Foresthill Divide as an important quality-of-life amenity for local residents and as a principal asset in the promotion of recreation and tourism.**

**Policies**

- 3.C.9-1 New development in scenic areas (e.g., river canyons, watersheds, scenic highway corridors, community gateways, ridgelines and steep slopes) outside the commercial core shall be planned in a manner which employs design, construction, and maintenance techniques that:
- Avoid locating structures along ridgelines and steep slopes such that they would be silhouetted from below or from a public road;
  - Incorporate design and screening measures to minimize the visibility of structures and graded areas;
  - Maintain the character and visual quality of the area.
  - Utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.
  - Incorporate landscaping that avoids significant discontinuity in landscaping vegetation between developed areas and adjacent open space or undeveloped areas.
- 3.C.9-2 New development, road construction or reconstruction shall incorporate sound soil conservation practices and minimize land alterations. Land alterations should comply with the following guidelines:
- Limit cuts and fills;
  - Limit grading to the smallest practical area of land;
  - Limit land exposure to the shortest practical amount of time;
  - Replant graded areas with native or non-invasive exotic species to ensure establishment of plant cover before the next rainy season; and



- e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.
- 3.C.9-3 New roads, parking, and utilities shall be designed to minimize visual impacts. Unless limited by significant geological or engineering constraints, utilities should be installed underground and roadways and parking areas shall be designed to fit the natural terrain.
- 3.C.9-4 New development on hillsides shall employ design, construction, and maintenance techniques that:
  - a. Ensure that development near or on portions of hillsides does not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
  - b. Utilize erosion and sediment control measures including temporary vegetation (native or non-invasive exotic species) sufficient to stabilize disturbed areas;
  - c. Minimize risk to life and property from slope failure, landslides, fire and flooding; and
  - d. Maintain the character and visual quality of the hillside.
- 3.C.9-5 Roads, trails and paths shall be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance.
- 3.C.9-6 Roads and other public works projects shall incorporate aesthetic values, as well as utility, safety and economy.

#### **4. IMPLEMENTATION**

The Foresthill Community Design Guidelines have been formulated as part of the FDCP and are included in Appendix C of this Plan. These Guidelines are an important long term tool to help implement the FDCP that were conceived by the Foresthill Divide community through the community survey and a series of community workshops and meetings. The intent of these guidelines is to preserve the important asset of the FDCP's historic built environment and guide future design to create buildings worth preserving.

The Guidelines include design criteria for the following areas:

- Historic Downtown Mixed-Use Area
- Mill Site Mixed-Use Area
- Canyon Mixed-Use Area

The Design Guidelines also provide guidance for the following subjects:

- Design Character (Single Family, Multifamily, Commercial, Industrial)
- Materials
- Site Planning
- Pedestrian Connections
- Views
- Landscaping
- Roofs
- Parking

- Utilities and Lighting
- Signs
- Crime Prevention through Design
- Historic Preservation

## **D. PUBLIC FACILITIES**

### **I. PURPOSE**

The purpose of this section of the FDCP is to address the Plan proposals and recommendations for provision of adequate public facilities and services. Placer County, numerous special districts, and State agencies all provide public facilities and services within the Plan area. In addition, many valuable services on the Foresthill Divide are provided by community volunteers.

Existing public services and facilities adequately serve the population, with the exception of schools. The Foresthill Unified School District and Placer Union High School District have experienced over-enrollment, and new high school and elementary school facilities are needed. Sites have been acquired for the new campuses, and construction of the schools is expected to eliminate the current problem.



Water supply for the Plan area is adequate to serve the buildout population; however, expansion of the water treatment facility will be necessary. Septic systems currently meet wastewater treatment needs for the large majority of developments within the Plan area. They will continue to be used for new development unless the density is too high or soil conditions are unacceptable, in which case a community wastewater system would be needed. Development fees and County Facility Fees will be used to fund improvement and expansion of existing public services and facilities.

## **2. GOALS AND POLICIES**

**Goal 3.D.1. Ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.**

### **Policies**

**3.D.1-1** New development shall fund its fair share of the construction where such new development requires the construction of new public facilities. Land within newly developing areas shall be dedicated for public facilities, where necessary.

- 3.D.1-2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. New development shall not be approved where existing facilities are inadequate unless the following conditions are met:
- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means paid by the developer); and
  - b. The facilities improvements are consistent with applicable facility plans approved by the County or any other applicable agency.
- 3.D.1-3 Self-sufficient and alternative energy sources shall be encouraged with all new development projects.
- Goal 3.D.2. Ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods. Development fees generated on the Divide shall be used to provide for public facilities required by new development.**

#### **Policies**

- 3.D.2-1 New development shall pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding other than the pre-existing tax base can be identified to offset foregone revenues.
- 3.D.2-2 New development shall pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding other than the pre-existing tax base can be identified to offset foregone revenues.
- 3.D.2-3 The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the Foresthill Divide.

#### **Implementation**

1. Review development projects for compliance with the goals and policies contained in the Public Facilities section and the entire FDCP.
 

**Responsible Agency/Department:** Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors

**Time Frame:** Ongoing

**Funding:** Application Fees
2. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs, and their applicability to the proposed development.
 

**Responsible Agency/Department:** Department of Public Works/Facility Services Department/Special Districts/ Planning Department

**Time Frame:** Fiscal Year 2003-2004; Ongoing

**Funding:** General Fund

3. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels, and consult with LAFCo to monitor service reviews for special districts that serve the FDCP area.

**Responsible Agency/Department:** County Executive/Department of Public Works/Facility Services Department/Planning Department  
**Time Frame:** Ongoing  
**Funding:** County Service Areas/Road Fund/General Fund

4. The County should prepare a capital improvement plan (CIP) or area facilities plan for the FDCP and update it annually, allocating capital funds to the FDCP area to construct and improve public facilities in accordance with the FDCP.

**Responsible Agency/Department:** County Executive/Department of Public Works/Planning Department  
**Time Frame:** Ongoing, throughout the planning period  
**Funding:** General Fund/Road Fund/Grants

5. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

**Responsible Agency/Department:** Project Proponents  
**Time Frame:** Ongoing (letters to be provided prior to final project approval)  
**Funding:** N/A

6. The County shall continue to collect development fees and utilize assessment districts, county service areas, and other financing mechanisms to pay for new capital facilities and expanded services in the FDCP.

**Responsible Agency/Department:** Department of Public Works/Facility Services Department/ Planning Department/County Executive/County Counsel/Board of Supervisors  
**Time Frame:** Fiscal Year 2003-2004 and ongoing  
**Funding:** Development Fees/New Fees and Assessments/General Fund

7. The County shall maintain fee schedules for new development at levels adequate to fund needed public facilities and services.

**Responsible Agency/Department:** Department of Public Works/Facility Services Department/Planning Department/County Executive/County Counsel/Board of Supervisors  
**Time Frame:** Ongoing  
**Funding:** General Fund

### 3. SEWAGE DISPOSAL

There is no community sewer system in the Foresthill Divide Community Plan area; the only community sewerage systems (*i.e.* community leach fields, oxidation ponds) are those serving mobile home parks, two apartment complexes and four houses on one lot. Future growth will continue to be served by septic systems, unless required by the Placer County Environmental Health Services to connect to a community sewer system. Sewer systems may be necessary for development of higher densities that generate high sewage flows or concentrate large quantities of sewage in limited areas.

The effectiveness of septic systems remains limited in some areas by shallow soils, massive granitic rock complexes, and excessive slopes that are characteristic of the Plan area. The FDCP provides that the flat region running through the center of the Plan area be served by individual sewage disposal systems on parcel sizes of 2.3 acres or more. Large areas northwest and southwest of this flat area “are marginal to unacceptable for the proper functioning of individual sewage disposal systems”, and sewage systems should be located on parcels ranging from 4.6 to 20 acres or larger.

There are areas within the Plan area, however, that do not have shallow soils and are suitable for individual septic systems, such as Todd’s Valley. Other areas may be suitable with the use of engineered septic systems. Soil suitability for septic systems has been taken into consideration in development of the FDCP.

### **Goals and Policies**

**Goal 3.D.3.      Ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.**

#### **Policies**

- 3.D.3-1            The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.
- 3.D.3-2            The County shall be creative and innovative in reviewing onsite and alternative offsite sewage disposal systems to encourage higher density and mixed uses in the historic downtown core area.
- 3.D.3-3            The County shall continue to use current technically-based criteria in their review and approval of septic tank/leachfield systems and other systems such as graywater and composting toilets for rural development.
- 3.D.3-4            The County shall promote technologies that permit water reuse for irrigation, when public health is not endangered.

### **Implementation**

1.            Require that all subdivisions of 100 or more lots utilizing onsite sewage systems be included in a County Service Area Zone of Benefit which provides for the inspection of septic system maintenance, operation and pumping, and which provides monitoring for impacts of such systems upon groundwater.

**Responsible Agency/Department:** Environmental Health Services (HHS)

**Time Frame:** Ongoing

**Funding:** Impact Fees

2.            Pursuant to County Ordinance, require that as part of the environmental review process, each new development proposing to use onsite sewage disposal systems be required to provide appropriate soils testing and study, and provide acceptable preliminary onsite sewage disposal system designs.

**Responsible Agency/Department:** Environmental Health Services (HHS)  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

3. Encourage the use of engineered septic systems and alternative off-site sewage disposal systems as necessary to meet the requirements of County ordinances and regulations, and to protect groundwater quality.

**Responsible Agency/Department:** Environmental Health Services (HHS)  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

#### 4. WATER SUPPLY

Domestic water in the Plan area is principally supplied by two agencies: Foresthill Public Utility District (PUD) and Baker Ranch Water District. 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 600,000 to 700,000 gallons per day, with a peak day volume of 1.9 million gallons. The facility has the capacity to treat a maximum 3 million gallons per day. The PUD supplies 900 acre-feet annually of treated/delivered water supply to the current population of 5,600 residents (Reed, pers. comm.). Water supply and transmission facilities will serve the buildout population of 13,500; however, an expanded treatment facility will be needed within the next 10 years to accommodate growth and water treatment in excess of 3 million gallons per day.

The Baker Ranch Mutual Water Company, a private water company, serves the Baker Ranch Mobile Home Park plus an additional 15 to 20 residences. Facilities include a deep well with 125 to 130 gallons per minute (gpm) capacity and a 50,000 gallon storage tank. Water quality is considered excellent.

#### **Goals and Policies**

- Goal 3.D.4. Ensure the availability of an adequate and safe water supply (potable and "fire flow") and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.**

#### **Policies**

- 3.D.4-1 All new development shall be required to demonstrate the availability of a long-term, reliable water supply. Written certification from the service provider shall be required that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 3.D.4-2 The County shall only approve new development based on the following guidelines for water supply:
  - a. Higher density development should rely on public water systems.

- b. Developments containing parcel sizes of one acre or less shall be required to connect to a treated water supply. In cases where parcels are larger than one acre and no public water system exists or can be extended to the property, individual wells may be permitted.

- 3.D.4-3 Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 3.D.4-4 The County shall require that any new development adjacent to bodies of water that are used as domestic water sources be appropriately set back from the water source and adequately mitigate potential water quality impacts on these water bodies.
- 3.D.4-5 The watersheds of all bodies of water associated with the storage and delivery of domestic water shall be protected by limiting grading, construction of impervious surfaces, application of known toxic/hazardous substances and/or fertilizers and development of septic systems within these watersheds.
- 3.D.4-6 The County shall promote efficient water use and reduced water demand by:
  - a. Requiring water-conserving design and equipment in new construction;
  - b. Encouraging water-conserving landscaping and other conservation measures;
  - c. Encouraging retrofitting existing development with water-conserving devices; and
  - d. Encouraging water-conserving agricultural irrigation practices.
- 3.D.4-7 The County shall support opportunities for groundwater users that are located in problem areas to convert to surface water supplies.

**Goal 3.D.5. The Foresthill Public Utility District shall ensure that adequate treatment and delivery facilities are in place to meet future water demands.**

#### **Policies**

- 3.D.5-1 The County shall ensure that an adequate quality and quantity of water is delivered to residents of the Foresthill area through continued cooperation with the US Bureau of Reclamation and the Foresthill Public Utility District.
- 3.D.5-2 The County shall discourage establishment of additional water treatment facilities not operated by either PCWA or the Foresthill Public Utility District.
- 3.D.5-3 The Foresthill Public Utility District shall continue to pursue the purchase of Sugar Pine Dam and Reservoir from the US Bureau of Reclamation.
- 3.D.5-4 Provide information regarding water availability to new residential, commercial and industrial projects in the community.

#### **Implementation**

- 1. Before allowing individual wells to be the domestic water source in new developments, require demonstration as part of the environmental review process that groundwater will be a reliable and adequate source of potable water to users. Demonstration methods include test wells, water quality analyses, and (where appropriate) groundwater pumping and modeling.



**Responsible Agency/Department:** Environmental Health Services (HHS)  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

2. Wherever groundwater quality fails to meet primary or secondary public drinking water standards, or where groundwater overdraft may occur as a result of proposed uses, treated domestic water shall be required as a condition of approval of new development.

**Responsible Agency/Department:** Environmental Health Services (HHS)  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

3. Where study shows that groundwater can likely be used without adversely affecting quality or quantity, require that appropriate monitoring systems be established.

**Responsible Agency/Department:** Environmental Health Services (HHS)  
**Time Frame:** Ongoing  
**Funding:** Impact Fees

4. Prohibit wells as the water source for community water systems to serve multiple users in new developments.

**Responsible Agency/Department:** Environmental Health Services (HHS)  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

5. Enforce the provisions of Placer County Code Section 19.100e. requiring that wherever a Foresthill PUD or PCWA treated water main exists in proximity to a project, new development shall be required to extend treated water into said development as a condition of approval.

**Responsible Agency/Department:** Environmental Health Services (HHS)  
**Time Frame:** Ongoing  
**Funding:** Impact Fees

6. As part of the environmental review process, require demonstration that adequate fire flow can be provided to new developments.

**Responsible Agency/Department:** Planning Department/Placer County Fire District  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

## 5. 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 5, and as of August 2000, 428 children were enrolled. Foresthill Divide Middle School serves grades 6 through 8, and August 2000 enrollment totaled 264. Within the Plan area, high school students currently travel to Auburn to attend one of four high schools within the Placer Union High School District. Enrollment in the entire Placer Union High School District totals 4,783 students, of which 350 to 400 high school students lived in the Plan area in October 1999.



Enrollment within both districts exceeds capacity. With a 2000 total of 692 students enrolled in the Foresthill Union School District, enrollment exceeded capacity, although enrollment has dropped from a total of 817 students in 1995. The Placer Union High School District also reported enrollment exceeding capacity. Furthermore, current levels of enrollment create a safety problem in the bus loading area and with overuse of the septic system.

The high school and elementary school districts have jointly purchased a 110-acre site (a portion of the former mill site), of which 40 acres will be occupied by a new high school, 20 acres will be occupied by a new elementary school, and 50 acres will be commonly owned. A bond issue was passed by the voters to build a new high school, which is projected to be occupied by 2004.



## **Goals and Policies**

**Goal 3.D.6. Provide the best possible programs and educational facilities to the children of Foresthill.**

### **Policies**

3.D.6-1 Before approval of a residential development proposal, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

**Goal 3.D.7. Provide public schools serving students in grades K-12 that are physically and functionally integrated with their surrounding community.**

### **Policies**

3.D.7-1 Schools shall be planned as a focal point of community activity and interrelated with neighborhood retail uses, churches, parks, greenways and off-street paths, whenever possible.

3.D.7-2 New schools should be planned and designed to promote joint-use of facilities. New schools should be planned and designed to promote community use of recreational areas, i.e., fields, hardcourt surfaces, gyms, libraries, community meeting rooms, and emergency centers.

3.D.7-3 New schools should link with planned bikeways, pedestrian paths and other transportation routes, whenever possible.

**Goal 3.D.8. Ensure that school facility planning and site acquisition is coordinated between school districts and other local governmental agencies.**

**Policies**

- 3.D.8-1 The school districts serving the Divide should identify all existing and planned school sites and shall incorporate new schools into the overall community design. Due to the limited number of state approved school sites on the Foresthill Divide, the school districts must be involved in the early stages of planning with developers and governmental agencies.
- 3.D.8-2 The Districts' Board of Trustees and the State Department of Education shall approve school sites. Choice of future school sites shall take into consideration such things as access to all utilities and services, including sewer, water, gas, electricity, drainage, and transportation access.
- 3.D.8-3 The County should develop a policy which enhances a school district's ability to acquire school sites such as site reservation and dedication of sites.
- 3.D.8-4 Schools and governmental agencies should consider the joint and reciprocal use of facilities, equipment and personnel resources.

**Goal 3.D.9. Create service levels that are equal to or better than State standards for classroom size, school enrollment, safety and school site size.**

**Policies**

- 3.D.9-1 School site designations on land-use plans shall meet or exceed State standards for school land size.
- 3.D.9-2 The adopted Foresthill Union School District Facility and Financing Plan specifies the District's policies for grade configuration, school enrollment size, class size, school site sizes, funding options, and enrollment projections. Before approval by governmental agencies, all new projects should be in accord with the District's Facility and Financing Plan.

**Goal 3.D.10. Ensure that school facilities are constructed and completed to coincide with the construction of new residential projects.**

**Policies**

- 3.D.10-1 The County shall encourage all residential developers to consult with the school district early in the planning process.
- 3.D.10-2 Residential rezone, general plan and community plan amendments or other land-use entitlement requests shall not be approved unless accompanied by a finding that school facilities to accommodate projected students consistent with service level standards will be available in a timely manner to serve the project or that the project includes phasing conditions to ensure coordination of residential and school construction consistent with policy.

**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.

## Implementation

- School districts shall have primary responsibility for ensuring that school facilities exist, or will exist in a timely manner, to accommodate projected student populations of new residential development in compliance with established service level standards.  
  
**Responsible Agency/Department:** School Districts  
**Time Frame:** Ongoing  
**Funding:** School Impact Fees/Bond Issues
- To the extent permitted by State law, the County will consider the availability of adequate school facilities and compliance with the school districts' Facility and Financing Plans when approving new residential development projects.  
  
**Responsible Agency/Department:** Planning Department/Planning Commission/Board of Supervisors  
**Time Frame:** Ongoing  
**Funding:** Application Fees
- Ensure land use compatibility and integration between new school sites and surrounding uses.  
  
**Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund/Permit Fees

4. The County will coordinate with the school districts and community college district to promote and encourage joint use of facilities and personnel.

**Responsible Agency/Department:** County Executive/Department of Public Works/Recreation Department/School Districts

**Time Frame:** Ongoing

**Funding:** General Fund/Development Impact Fees

## 6. FIRE PROTECTION

The urban-wildland interface occurs where development abuts wildlands, 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.*

Wildland 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 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 townsite of Foresthill and extending north along Foresthill Road to Baker Ranch on the level areas as well as in the Todd's Valley Subdivision.

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 wildland 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 wildland 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 townsite is currently provided by volunteers of the Foresthill Fire District. The District comprises 72 square miles, of which about 30 percent is in the National Forest. The District has three fire stations, only two of which are active stations. The third structure 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. Although the plan is not completed, there are two predictable generalizations: 1) full buildout will require additional fire stations and facilities, and 2) full-time fire fighter 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.

### **Goals and Policies**

**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 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.
- 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.
- 3.D.13-8 The County shall work with the Foresthill Fire District to maintain a prefire planning program 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* 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, 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.

### **Implementation**

1. Require new development plans to be submitted to the Foresthill or Placer County Fire District and CDF for review and approval with regard to fire protection and emergency medical response prior to final map approval and/or issuance of certificates of occupancy, as appropriate.  
  
**Responsible Agency/Department:** Land Development Departments  
**Time Frame:** Ongoing  
**Funding:** Permit Fees
2. Require developers to pay in-lieu fees, dedicate land, or purchase equipment as necessary to ensure adequate fire protection facilities are available as the Plan area builds out.  
  
**Responsible Agency/Department:** Foresthill Fire District/Placer County Fire District  
**Time Frame:** Ongoing  
**Funding:** Impact Fees
3. Continued provision by CDF of wildlands protection of SRA lands throughout the Plan area, and provision of contract services as needed.  
  
**Responsible Agency/Department:** Board of Supervisors/CDF  
**Time Frame:** Ongoing  
**Funding:** General Fund
4. Inspect all new construction and remodeling projects for Fire Code compliance prior to issuance of certificates of occupancy.  
  
**Responsible Agency/Department:** Building Department/Foresthill Fire District/Placer County Fire District  
**Time Frame:** Ongoing  
**Funding:** Permit Fees
5. Inspect and test all automatic fire extinguishing systems in accord with State Fire Marshal regulations and the National Fire Protection Standards.  
  
**Responsible Agency/Department:** Building Department/Foresthill Fire District/Placer County Fire District  
**Time Frame:** Ongoing  
**Funding:** Permit Fees
6. Establish training requirements with firefighter certification for paid firefighters and volunteer firefighter certification for on-call firefighters.

**Responsible Agency/Department:** Foresthill Fire District/Placer County Fire District  
**Time Frame:** Ongoing  
**Funding:** District Funds

7. The County shall make information available in brochures and on its website to educate the public about the need for modification of vegetation around structures, fuel breaks, fire breaks, greenbelts and other structural fire prevention measures.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Fiscal Year 2003-2004 and ongoing  
**Funding:** General Fund

## 7. PUBLIC PROTECTION

The law enforcement needs of the unincorporated Foresthill Divide Community Plan area are served by the Placer County Sheriff's Department. The Department is organized into five divisions, three of which provide services to the Plan area: corrections, coroner, and marshal. The Sheriff's Department also provides patrol and investigation services out of the Foresthill substation. In addition, traffic enforcement and accident investigations in the unincorporated area are provided by the California Highway Patrol. The Sheriff's Department expects to continue to enlist volunteers to help staff the expansion of existing facilities and services.



### Goals and Policies

**Goal 3.D.14.** Provide adequate Sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the county.

#### **Policies**

- 3.D.14-1 Within the County's overall budgetary constraints, the County shall strive to maintain a staffing ratio (expressed as the ratio of officers to population) of 1:1,000 for the Foresthill Divide.
- 3.D.14-2 The County Sheriff shall strive to maintain the following average response times for emergency calls for service in Foresthill:
  - a. 15 minutes in rural areas
  - b. 20 minutes in remote rural areas

- 3.D.14-3 The County shall continue to encourage volunteer assistance at the Sheriff's Department substation in town.
- 3.D.14-4 Within the County's overall budgetary constraints, the County shall provide Sheriff facilities (including substation space, patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain the existing service standards.
- 3.D.14-5 The County shall require new development to develop or fund Sheriff facilities that, at a minimum, maintain the existing standards.
- 3.D.14-6 The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.
- 3.D.14-7 New development shall provide for its fair share of medical response services.

### **Implementation**

1. Implement the public protection goals and policies of the FDCP designed to maintain and reduce response time and maintain acceptable Sheriff's Department staffing levels.  
  
**Responsible Agency/Department:** Sheriff's Department/Board of Supervisors/Land Development Departments  
**Time Frame:** Ongoing  
**Funding:** General Fund
2. Consult with the Placer County Sheriff's Department during the review of new development plans to ensure that public safety design features (e.g., adequate lighting, internal circulation, visibility) are provided.  
  
**Responsible Agency/Department:** Land Development Departments/Sheriff's Department  
**Time Frame:** Ongoing  
**Funding:** Development Fees
3. Require developers to pay in-lieu fees or purchase equipment as necessary to ensure adequate public protection and emergency medical response facilities are available as the Plan area builds out.  
  
**Responsible Agency/Department:** Sheriff's Department  
**Time Frame:** Ongoing  
**Funding:** Impact Fees
4. Review development projects for compliance with the "Crime Prevention Through Design" criteria of the Foresthill Community Design Guidelines.  
  
**Responsible Agency/Department:** Land Development Departments/Sheriff's Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

## 8. DRAINAGE AND WATER QUALITY

Flooding can result in damage to the ecosystem, 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 flooding, 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.

### **Goals and Policies**

#### **Stormwater Drainage**

**Goal 3.D.15. Collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.**

#### **Policies**

- 3.D.15-1 New storm drainage systems shall be designed to be in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*.
- 3.D.15-2 Project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions shall be encouraged.
- 3.D.15-3 Projects that result in significant impacts on the quantity and quality of surface water runoff shall be required to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- 3.D.15-4 The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm drains, monitoring of discharges, and implementation of measures to control

pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Environmental Health Services, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

## **Flood Protection**

**Goal 3.D.16. Protect the lives and property of the citizens of the Divide from hazards associated with development in floodplains and manage floodplains for their natural resource values.**

### **Policies**

- 3.D.16-1 The County shall require that arterial roadways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.
- 3.D.16-2 The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics under fully-developed, unmitigated runoff conditions.

**Goal 3.D.17. Flood management programs shall avoid alteration of waterways and adjacent areas, whenever possible.**

### **Policies**

- 3.D.17-1 Develop a drainage plan for the downtown area and prepare maps of this area that delineate drainage patterns and the drainage system of culverts, drop inlets, etc.
- 3.D.17-2 For reasons of safety and to reduce erosion, the County shall eliminate open ditches in the downtown area.

## **Implementation**

1. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

**Responsible Agency/Department:** Department of Public Works/Board of Supervisors  
**Time Frame:** Ongoing  
**Funding:** Development Fees/General Fund

2. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under State and federal stormwater quality programs.

**Responsible Agency/Department:** Department of Public Works/Board of Supervisors  
**Time Frame:** Ongoing  
**Funding:** Development Fees/General Fund

3. The County shall make information available in brochures and on its website to educate the public and developers regarding the potential impacts of development on drainage, flooding and water quality.

**Responsible Agency/Department:** Department of Public Works/Flood Control and Water Conservation District/Environmental Health Services (HHS)  
**Time Frame:** Fiscal Year 2003-2004 and ongoing  
**Funding:** General Fund

4. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

5. The County shall continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding.

**Responsible Agency/Department:** Planning Department/Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

6. The County shall develop and adopt a drainage plan for the Core Area for application to new development projects and future capital improvements.

**Responsible Agency/Department:** Department of Public Works/Board of Supervisors  
**Time Frame:** Fiscal Year 2003-2004 and ongoing  
**Funding:** General Fund/Development Impact Fees

## 9. 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.

### Goals and Policies

- Goal 3.D.18. Provide adequate public utility services consistent with the potential needs of the community.**

#### **Policies**

- 3.D.18-1 The County shall pursue Rule 28 funding to underground the utilities in the downtown area (i.e., the Forest Service office near the Foresthill Divide Middle School to the California Department of Forestry and Fire Protection facility); the historic core area; and the area between Main Street and Foresthill Road. The County shall determine if the undergrounding project can be piggybacked to other development projects so that expenses can be shared.
- 3.D.18-2 An entity to broker power after electricity deregulation should be developed.
- 3.D.18-3 State of the art communications service should be provided to residents of the Foresthill Divide.
- 3.D.18-4 Developers shall install the latest telephone/communications technology in new projects.



- 3.D.18-5 As the need for larger facilities and expanded service grows and new services are required, efforts should be made to consolidate the different community services in one location.
- 3.D.18-6 As the need for other services arises, the Foresthill Public Utility District should be willing to administer those services if monies become available.
- 3.D.18-7 The provision of public facilities and services shall be limited in important timber areas on the Foresthill Divide.
- 3.D.18-8 Cable television access should be made available to all parcels in the Community Plan area.
- 3.D.18-9 New developments shall be required to provide cable television lines to development parcels.

### **Implementation**

- The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also include adoption of an ordinance for the payment of in-lieu fees where it is infeasible to underground.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Fiscal Year 2003-2004; Ongoing  
**Funding:** General Fund/Permit Fees/Rule 28 Fees

- Review new development plans to ensure that state-of-the-art utilities and telecommunications facilities are provided.

**Responsible Agency/Department:** Department of Public Works/Planning Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

## **10. 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. 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**

Auburn Placer Disposal Service operates a transfer station on Patent Road in Foresthill that accommodates 90 cubic yards per day. It is open on Fridays, Saturdays, Sundays and Mondays.

Residents are required to subscribe to Auburn Placer Disposal Service, and curbside pickup is available. Waste is transferred to the County's Western Regional Landfill near Roseville.

### **Other Government Services**

Additional services available in the Plan area include, but are not limited to, County library services and social services. A general government Facility Fee is assessed and collected by the Placer County Building Department on new construction to assist in funding general government services.

The Placer County Library operates a 1,500 square foot branch facility in Foresthill that includes approximately 10,700 volumes. Computer terminals are available in the library to access the entire County library system and provide Internet access.

The Placer County Department of Health and Human Services (HHS) provides services to all residents of Placer County. According to the Placer County General Plan Background Report, the welfare case load has been increasing in absolute terms, but has decreased as a percentage of total County population over the same period of time. The Health Department has increased service levels to provide perinatal care, AIDS education, cancer risk reduction, an anti-smoking campaign, and the Women, Infants, and Children (WIC) Program.

### **Goals and Policies**

#### **Cemeteries**

**Goal 3.D.19. Ensure existing and future maintenance and security requirements of the many cemeteries in the community.**

#### **Policies**

3.D.19-1 The County shall encourage and assist the community in their efforts to form a cemetery district.

3.D.19-2 The community shall acquire control of the local cemeteries and work to provide ongoing operations and maintenance.

3.D.19-3 The County shall identify the availability and locations of new land areas for the expansion of existing cemeteries and shall acquire such public land as it becomes available for such use.

#### **Library**

**Goal 3.D.20. Ensure the continued operation and expansion of facilities and services of the community library.**

#### **Policies**

3.D.20-1 The library should be more accessible to the public and should include additional morning and evening hours.

- 3.D.20-2 The library should serve as a technology center, providing potential interactive capabilities through the use of public computers.
- 3.D.20-3 The library should be located within the historic core area of Foresthill. Cooperative community use shall be encouraged with the high school library resources.
- 3.D.20-4 The County shall ensure that library facilities are provided to current and future residents on the Foresthill Divide. New development shall be required to fund its share of library facilities. In addition to the monies generated by new development, the community should seek new funding sources and/or funding increases to meet the increased demand on library services and facilities.

## Postal Facilities

**Goal 3.D.21. Ensure adequate postal facilities and mail delivery services to the community.**

### Policies

- 3.D.21-1 The Post Office shall be located within the core area, preferably within the historic core area.
- 3.D.21-2 The Post Office should implement the following to enhance the services provided to the community:
- Provide for mail drop-off boxes at various convenient locations on the Divide;
  - Extend the hours of operation during weekdays and Saturdays; and
  - Retain centralized services rather than the use of a mechanized substation.

## Solid Waste

**Goal 3.D.22. Ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.**

### Policies

- 3.D.22-1 The County shall require waste collection in all new urban and suburban development.
- 3.D.22-2 The County shall promote maximum use of solid waste source reduction, recycling, composting and environmentally-safe transformation of wastes.
- 3.D.22-3 The County shall ensure that the transfer station is buffered from incompatible development.
- 3.D.22-4 The County shall require that all new development comply with applicable provisions of the *Placer County Integrated Waste Management Plan*.
- 3.D.22-5 The County shall develop an educational campaign designed to inform the community of the various services available (e.g., hazardous materials disposal, recycling, etc.) and offer incentives for the use of these services.
- 3.D.22-6 The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

## **Implementation**

1. The County will work with LAFCO to explore the feasibility of forming a public cemetery district within the Plan area.

**Responsible Agency/Department:** County Executive/County Counsel/LAFCO  
**Time Frame:** Fiscal Year 2004-2005  
**Funding:** General Fund

2. The County will explore placing on the ballot a special tax measure to fund expanded library services and facilities within the Plan area.

**Responsible Agency/Department:** Board of Supervisors/County Executive/County Counsel  
**Time Frame:** Fiscal Year 2003-2004  
**Funding:** General Fund

3. The Foresthill Forum (MAC) will seek to work cooperatively with the U.S. Postal Service to implement the goals and policies of the FDCP.

**Responsible Agency/Department:** Foresthill Forum  
**Time Frame:** Ongoing  
**Funding:** Volunteer Time

4. The County shall adopt an ordinance requiring refuse collection in all new urban and suburban development in the Plan area.

**Responsible Agency/Department:** Board of Supervisors/Department of Public Works  
**Time Frame:** Fiscal Year 2003-2004  
**Funding:** Franchise Fees

5. The County shall make information available in brochures and on its website to promote solid waste source reduction, recycling, composting, hazardous materials disposal, and purchase of recycled products by residents and businesses.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Fiscal Year 2003-2004 and ongoing  
**Funding:** Franchise Fees

6. Review new development proposals in proximity to the transfer station to ensure it does not adversely affect, or would not be adversely affected by, operation of the transfer station.

**Responsible Agency/Department:** Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

## **E. PARKS AND RECREATION**

### **I. PURPOSE**

Parks and recreation are an important part of the quality of life in the Foresthill Divide. The purpose of the Parks and Recreation section is to ensure that adequate recreation facilities are provided to both the residents of and visitors to the Plan area. This includes both “passive” recreational facilities (such as open space and picnic areas) and “active” facilities (such as ball fields). Trails for pedestrians, equestrians, and bicyclists are an important feature of the Plan area, and are heavily used both by local residents and visitors. Increasing connections between trails and filling in existing gaps in the trail network are a theme of the FDCP.



Rural living is natural and unstructured in comparison to urban lifestyles and the amenities that accompany urban lifestyles. In terms of recreation, rural communities are more likely to appreciate and utilize open space and “passive” recreational opportunities. Passive recreation is by no means passive in nature, but is distinguished from improved parklands and recreational facilities such as basketball and tennis courts, baseball and soccer fields, skate ramps, and swimming pools. Passive recreation includes boating, hiking, camping, picnicking, horseback riding, snowshoeing, and cross-country skiing. Passive recreation is considerably less infrastructure-intensive, and generally less intrusive on the natural environment.

Development of new linkages between trails and connecting trail systems have been identified as a priority in the FDCP. Existing public utility easements are one potential resource for creating such linkages.

### **2. EXISTING PARK AND RECREATION FACILITIES AND PROGRAMS**

#### **Forest Recreation**

There is both high demand for and high availability of passive recreational opportunities on the Foresthill Divide. The Tahoe National Forest is laced with trails for use by pedestrians, equestrians, bicyclists, and off-road vehicle enthusiasts. The Foresthill Trail Alliance is active in the maintenance and acquisition of trails within more populated areas of the Foresthill Divide. The Community Plan Team has indicated that there is a need and desire for more developed recreational facilities in the Plan area.

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, Sugar Pine Reservoir, Big Reservoir (Morning Star Reservoir), and Oxbow Recreation Area are federally owned recreation areas that offer camping, boating, winter recreation, hiking, and OHV facilities. These locations and facilities are summarized in Table 3.E-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, 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 site 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.

### **Trails**

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 Indians 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 and are maintained by the Tahoe National Forest. As shown in Table 3.E-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.E-I Summary of Recreational Areas and Facilities In or Near the Plan Area**

<b>Recreation Area</b>	<b>Acreage</b>	<b>Campground</b>	<b>Boating/ Fishing</b>	<b>Swimming</b>	<b>Picnic Area</b>	<b>Gold Panning</b>	<b>Trails</b>	<b>Sports Fields</b>	<b>OHV Area</b>
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. Botts)	15				X			X	
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		X							
Giant Gap		X							
Shirttail Creek		X							

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

**Table 3.E-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
Beacroft 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. 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. That trail, managed by State Parks, is located on BOR land that was acquired for the Auburn Dam, a project that has never been constructed. The trail parallels both sides of Foresthill Road. A new 3-mile multi-use trail segment has been constructed that extends the trail towards Auburn from Lower Lake Clementine Road. Currently referred to as the “connector trail”, a formal name has not yet been designated by State Parks.

The County and State Parks are working with interested groups to develop a plan for the first phase of an ambitious trail project called the “Capital to Capital trail” that would eventually provide a trail route from Sacramento to Carson City. The first phase is an 8-mile multi-use trail segment from the confluence of the American River to Ponderosa Road along the North Fork of the American River. 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. Currently this trail segment ends at the fence at the border of the public land. FTA is working with State Parks to try to eventually link to a further extension of the Foresthill Divide Loop Trail behind the Monte Verde Estates development.

Additional momentum exists to expand the trail system by creating a trail staging area at the Foresthill Landfill site. The staging area would provide multi-use recreation facilities at the former landfill site. Limited public use of the landfill site is a creative solution to the closure of a solid waste facility, and would be an asset to the existing trail system on the Foresthill Divide. Development of a plan for the conversion of the landfill to limited public use should be done in conjunction with the development of the Foresthill Divide Community Plan.

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.

Over 50 miles of old mining ditches remain on the Foresthill Divide from hydraulic mining and drift mining practices of the 1800’s. The Foresthill Historical Society has inventoried 55 ditches, and noted that “the mining ditches might be good sites for potential trails since they usually are on mostly flat routes and are of great historical interest”. The construction of trails alongside the ditches would enhance the existing trail system, preserve areas of historical interest, and facilitate pedestrian connectivity within the community.

Policies and programs relevant to the development of a trail system are located in the Placer County General Plan and the Placer County Trails Master Plan.

### 3. GOALS AND POLICIES

#### **Goal 3.E.1. Provide recreation facilities/opportunities for the residents of the Plan area.**

##### **Policies**

- 3.E.1-1 The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.
- 3.E.1-2 In accordance with the park development standards, the County shall strive to achieve the following park facility standards:
  - a. 1 tennis court per 2,000 residents
  - b. 1 swimming pool in the Plan area
  - c. 1 community center in the Plan area
  - d. 1 softball field per 5,000 residents
  - e. 1 basketball court per 5,000 residents
  - f. 1 neighborhood park per elementary school neighborhood
  - g. 1 community park per community
  - h. 1 volleyball court per 5,000 residents
- 3.E.1-3 The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act), to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.
- 3.E.1-4 The County shall ensure that park design is appropriate to the recreational needs and, where feasible, provides access capabilities to all residents, employees, and visitors of Placer County.
- 3.E.1-5 The County shall require the inclusion of new subdivision lands in a type of financing district (such as a County Service Area or Landscape and Lighting District) to generate sufficient funds to operate and maintain new public park facilities provided in the area.

#### **Goal 3.E.2. Develop and maintain centralized recreational facilities providing a variety of parks and programs to serve the needs of present and future residents and visitors.**

##### **Policies**

- 3.E.2-1 New residential development shall provide park facilities in accordance with Placer County standards. The creation of community parks (15+ ac.) is more desirable than several small, isolated facilities.
- 3.E.2-2 The Foresthill Divide has an abundance of public passive open space and outdoor recreational opportunities and facilities, i.e., Tahoe National Forest and Auburn State Recreation Area. Development dedication fees would be more appropriately used for development of new parks, facilities or easements for new trails. By way of implementation of the Park Dedication Ordinance (Quimby Act), “in-lieu” fees or construction of desired recreation facilities shall be given priority over acquisition/acceptance of land.
- 3.E.2-3 Expand the powers of the Foresthill Public Utility District, or pursue the creation of a local recreation district to provide public services, administer and generate funds for the acquisition, development and maintenance of parks and recreational programs. The implementation of this policy is a high priority of the community.

- 3.E.2-4 Encourage expansion of the Joint Powers Agreement between Placer County, the Foresthill Union School District, Placer Union High School District and a Local Recreation District, if so approved, to provide recreational facilities and programs for the community. Some possibilities of this program would be the development of the new High School-Elementary School site, jointly funding the development of ballfields, swimming pool complex, a stadium, auditorium and a library-computer complex.
- 3.E.2-5 Coordinate and promote recreation programs provided by the U.S. Forest Service, State Parks and any other public agencies. An example is China Wall, a cooperative project of the U.S. Forest Service, State of California Green Sticker Fund and the Placer County Department of Public Works.
- 3.E.2-6 Support and coordinate with volunteer groups that assist with providing recreational facilities and programs.

**Goal 3.E.3. Encourage and support the development of private recreational opportunities and facilities. Identify and ensure adequate land properly zoned for this use within the community.**

**Policies**

- 3.E.3-1 Encourage the development of private campgrounds and recreational vehicle parks where appropriate.
- 3.E.3-2 Encourage local private enterprise to develop and implement other private recreational facilities and/or programs.

**Goal 3.E.4. Develop a system of interconnected hiking, riding and bike trails suitable for active recreation, transportation and circulation from the confluence of the American River to Sugar Pine Reservoir. Trails are a high priority within the Foresthill Community Plan area.**

**Policies**

- 3.E.4-1 Provide trails linking together school facilities, parks, community buildings and other public and commercial areas within and between residential developments.
- 3.E.4-2 Provide links to a major countywide trail system.
- 3.E.4-3 Use public utility corridors such as power line easements, water district easements and other roadways whenever possible when planning and constructing new trails.
- 3.E.4-4 Require proponents of new development to dedicate right-of-way and/or construct segments of trail linking the development to existing and planned trails. Trails could serve as required passive open space (see Placer County Trail Development Policy).
- 3.E.4-5 Trails shall be separated from the traveled roadway whenever possible by curbs, barriers, landscaping and spatial distance. Safety is a high priority, also with emphasis on aesthetics.
- 3.E.4-6 Explore methods of providing off-highway vehicle (OHV) use, particularly to the youth of the community.
- 3.E.4-7 Develop a Trails Master Plan of all trails currently in use in the Plan area, indicating public and private property-dedicated easements. Also identify staging areas -- provide signs and maps.

**Goal 3.E.5. Acquire additional open space in the Plan area.**



## Policies

- 3.E.5-1 The County, or a local recreation district, shall pursue all opportunities for the acquisition of surplus Federal or State lands for recreation.

## 4. IMPLEMENTATION

1. Review development projects for compliance with the goals and policies in the Parks and Recreation section and throughout the FDCP.

**Responsible Agency/Department:** Parks Department/Foresthill Forum (MAC)/Planning Commission/  
Board of Supervisors

**Time Frame:** Ongoing

**Funding:** Application Fees

2. The County shall consider preparation of a countywide park and recreation master plan to identify areas, including the Plan area, suitable for park and trail acquisition and development (including surplus State or Federal lands) and provide background information and a policy framework for implementation by cooperating agencies.

**Responsible Agency/Department:** Parks Department

**Time Frame:** Ongoing

**Funding:** As funds are available

3. Quimby Act fees collected on new development in the Plan area will be used within the Plan area for development of new parks, facilities or easements for new trails.

**Responsible Agency/Department:** Parks Department

**Time Frame:** Ongoing

**Funding:** Quimby Act Fees

4. New funding sources will be explored by the County for park and trail facilities and maintenance within the Plan area, including park impact fees, formation of a County Service Area, and/or landscape and lighting district(s).

**Responsible Agency/Department:** County Executive/County Counsel/Parks Department

**Time Frame:** Fiscal Year 2003-2004 and ongoing

**Funding:** General Fund (to be reimbursed by fees if collected and available)

5. The County and the Foresthill PUD will work with LAFCO to explore the feasibility of forming a recreation district or empowering the PUD to provide recreation services and programs and to acquire, develop and maintain parks.

**Responsible Agency/Department:** Parks Department/Foresthill PUD/LAFCO

**Time Frame:** Fiscal Year 2003-2004

**Funding:** General Fund

6. The County shall work with the Foresthill Unified School District, Placer Union High School District (and a new recreation district, if one is formed) to expand the existing Joint Powers Agreement to provide recreational facilities and programs in the Plan area.

**Responsible Agency/Department:** Parks Department/School Districts  
**Time Frame:** Fiscal Year 2004-2005  
**Funding:** General Fund

7. The County shall make information available on its website to promote recreation programs provided by other agencies (U.S. Forest Service, State Department of Parks and Recreation) and local volunteer groups within the Plan area.

**Responsible Agency/Department:** Parks Department  
**Time Frame:** Fiscal Year 2003-2004  
**Funding:** General Fund

8. The County should prepare and periodically update a trails plan in conjunction with the FDCP update. The trails plan should designate trail components for equestrians, hikers, and cyclists; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

**Responsible Agency/Department:** Parks Department/Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

9. Review new trail construction for consistency with the County's Trail Construction Guidelines, as contained in the Placer County Trails Master Plan (see Appendix B2).

**Responsible Agency/Department:** Development Review Committee/Parks Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

10. As new development occurs, the County will require dedication of rights-of-way and/or the actual construction of trail segments identified in the FDCP which are affected by the development project.

**Responsible Agency/Department:** Development Review Committee  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

11. When new State or County road projects are planned, pedestrian and bicycle trail/path facilities shall be incorporated into the project to the extent feasible.

**Responsible Agency/Department:** Caltrans/Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Road Fund

## IV. RESOURCE MANAGEMENT ELEMENT

The Resource Management Element addresses subjects associated with the natural resources and environment of the Foresthill Divide Community Plan area. These subjects include Natural Resources/Conservation, Open Space, Cultural Resources, and Air Quality. For each of these topics, the Resource Management Element provides a statement of purpose, goals and policies, background information, and implementation measures.

### A. NATURAL RESOURCES/CONSERVATION/OPEN SPACE

#### I. PURPOSE

The purpose of the Natural Resources/Conservation/Open Space section is to identify existing natural resources which make up the physical environment of the Foresthill Divide Community Plan area, and to develop goals and policies that provide for their preservation, use and enhancement. The Conservation Element is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a Conservation Element by State law are covered in the Placer County General Plan. The Conservation section of the FDCP addresses topics specific to the Plan area, which are of particular interest to residents of the Divide. Conservation of the unique natural resources in the Plan area is an important feature of the FDCP.



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 Foresthill Divide Community Plan 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.

The 109 square mile Foresthill Divide Community Plan area is comprised of many diverse biological communities, including the coniferous forest, montane hardwood, chaparral, blue oak woodland, annual grassland, urban and riparian 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 and Scenic within the Plan area. 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, urban, ruderal/barren, river/stream, and open water habitats. 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, §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 the presence or absence of these species nesting within the site. If any or all of these species are found actively nesting within an area proposed for development, no construction activities may occur within 500 feet of the nest location. Construction activities may resume within this buffer

zone after the young have fledged from the nest and the nest is abandoned for that breeding season.

Several special-status mammal species have the potential to occur within the Plan area. These species may utilize the Plan area for shelter, foraging, and breeding habitat. Because these species are sensitive to federal, state, and/or local resource agencies, focused surveys for these species should be conducted prior to the approval of any project that may remove or fragment suitable habitats for these species. If any or all of these species are observed during the focused surveys, or if evidence of these species is found within the survey area, the appropriate resource agency should be contacted, and effective management strategies should be developed to protect these species and their associated habitats.

Numerous special-status amphibian species could utilize the rivers, streams, and/or open water habitats throughout the Plan area. Others may utilize annual grassland habitat with adjacent seasonal wetlands and habitats supporting suitable soil conditions throughout the Plan area. The status of these species is of concern to federal, state, and/or local resource agencies. Consequently, prior to approval of projects proposing to affect suitable habitat for these species, a focused survey should be conducted to determine the presence/absence of these species within the project area. If one or any of these species is found within the survey area, the appropriate resource agency should be contacted, and species-specific management strategies should be developed to ensure the protection of the species and their associated habitat.

Three special-status invertebrate species have the potential to occur within the Plan area. The spiny rhyacophilan caddisfly is known from one stream within the Plan area, and may occupy additional streams and rivers in reaches supporting cool flowing water conditions. Projects having the potential to affect the water quality of these water features could affect this species. Consequently, surveys for this species should be conducted prior to the approval of projects that may affect water quality in the Plan area. If this species is found within the Plan area, measures should be taken, in consultation with the USFWS, to ensure that water quality is not altered in a manner that would adversely affect this species.

Yates' snail could potentially occur on limestone outcroppings or in caves within the Plan area. Prior to the approval of proposed projects within the Plan area, a survey should be conducted to determine if suitable habitat for this species occurs within the project site. If suitable habitat is found, a focused survey for this species should be conducted to determine the presence/absence of this species in the project area. If this species is determined to occur onsite, and the proposed development cannot avoid these areas, consultation with the USFWS would be required to determine appropriate conservation/management strategies for this species.

To date, no known occurrences of Valley elderberry longhorn beetle are recorded within the Foresthill Divide vicinity, and no known focused surveys for elderberry shrubs have been conducted within the Plan area. Prior to approval of a proposed project within the Plan area, a focused survey for elderberry shrubs should be conducted to determine the presence/absence of shrubs on the project site. If the shrubs are found, these locations should be avoided. If shrubs cannot be avoided, consultation with the USFWS will be required to determine appropriate mitigation strategies.



Jurisdictional waters of the U.S. occur in the Plan area. Several streams, ponds, and intermittent drainages are also located within the Plan area boundary. These water features have not been delineated, and additional jurisdictional wetlands or waters of the U.S. may occur within the Plan area. Encroachment into areas protected under Corps jurisdiction will require authorization from the Corps, and may require Regional Water Quality Control Board (RWQCB) water quality certification and a CDFG Streambed Alteration Agreement.

Wildlife movement corridors are essential to the distribution of wildlife, providing a means of movement throughout ranges that are encroached by human disturbances. Because a majority of the habitats within the Foresthill Divide is relatively undisturbed, these areas provide a means for wildlife movement throughout the Plan area. Further development within these areas will fragment this habitat, and may result in obstructing this movement corridor. The effect on deer migration and wildlife movement should be analyzed prior to the approval of any proposed development project within the Plan area. The analysis should include consultation with the CDFG and local resource agencies to properly evaluate the current wildlife movement and deer migration patterns in the Plan area.

Riparian habitats support numerous plant and wildlife species and are considered a sensitive habitat in provisions of the Placer County General Plan and the FDCP. Projects that propose encroachment into these areas must follow the guidelines established in the Placer County General Plan, and may require a Streambed Alteration Agreement with the CDFG.

While agriculture and timber were once dominant forces in the Placer County economy and way of life, their relative importance has diminished in monetary terms. Other areas with better climate conditions for agriculture, as well as residential development of areas once used for farms, have contributed to the decline in commercial agriculture in the Plan area. However, both agricultural and timber resources remain important in terms of the history and current culture of the Foresthill Divide Community Plan area, as well as providing open space and contributing to the scenic qualities of the Plan area.

## **2. GOALS AND POLICIES**

### **Vegetation**

**Goal 4.A.1. Promote and provide for the continued diversity and sustainability of the native vegetative resources throughout the Divide.**

#### **Policies**

- 4.A.1-1 Encourage landowners and developers to manage the integrity of existing terrain and native vegetation, especially in visually-sensitive areas such as hillsides, ridges and along important transportation corridors, consistent with fire safety standards.
- 4.A.1-2 Require developers to use native species (and compatible non-invasive non-native species, where appropriate), especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.
- 4.A.1-3 Support the conservation of a healthy forest including outstanding areas of native vegetation, including, but not limited to, open meadows, oak woodlands and riparian areas.



- 4.A.1-4 Establish a vegetation management plan and program for the Foresthill Divide that includes, but is not limited to, maintaining a balance of thinning, maintenance and the reforestation of trees along road corridors.
- 4.A.1-5 Ensure that landmark trees and major stands or groves of native trees (such as the Todd's Valley Cemetery) are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.
- 4.A.1-6 Establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects.
- 4.A.1-7 Ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.
- 4.A.1-8 Support the management of wetland and riparian plant communities and forest-woodland (e.g. ponderosa pine stands, blue oak woodlands, and valley oak stands) for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored to a healthy forest environment or expanded, where possible.
- 4.A.1-9 Require that new development protect, restore, rehabilitate, and manage the native forest-woodlands to the maximum extent possible.
- 4.A.1-10 Require that development on hillsides be limited to maintain valuable native forest vegetation and to control erosion.
- 4.A.1-11 Encourage the planting of native trees, shrubs and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.
- 4.A.1-12 Encourage the utilization and protection of the natural forest in a way that maintains it in a healthy condition and at the same time provides for fire safety (low impact ground fires) in residential and developed areas (the wildland/rural intermix).
- 4.A.1-13 Support the continued use of prescribed burning and other methods of brush suppression to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities.
- 4.A.1-14 Support the preservation of native trees and the use of native seed sources and such seedlings and drought-tolerant plant materials in all revegetation/landscaping projects.
- 4.A.1-15 Require that new development avoid, as much as possible, ecologically fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas and heritage trees should be protected through public acquisition of fee title or conservation easements to ensure protection.

### **Wetland and Riparian Areas**

**Goal 4.A.2. Protect wetland communities and related riparian areas throughout the Plan area as valuable resources and encourage their creation and restoration.**

#### **Policies**

- 4.A.2-1 Support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

- 4.A.2-2 Require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" within the Plan area through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.
- 4.A.2-3 Discourage direct runoff of pollutants and siltation into existing wetland areas from outfalls serving nearby development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.
- 4.A.2-4 Strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.
- 4.A.2-5 Require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques within the Plan area. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. Continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.
- 4.A.2-6 Discourage open grazing or open confinement of livestock in riparian areas on the Foresthill Divide.

### **Fish and Wildlife Habitat**

**Goal 4.A.3. Protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.**

#### **Policies**

- 4.A.3-1 Identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:
- a. Wetland areas.
  - b. Stream environment zones.
  - c. Any habitat for rare, threatened or endangered animals or plants.
  - d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
  - e. Large areas of non-fragmented natural habitat, including Oak Woodlands and Valley Foothill Riparian.
  - f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
- 4.A.3-2 Require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.
- 4.A.3-3 Require the control of residual pesticides to prevent potential damage to water quality, vegetation, and wildlife.
- 4.A.3-4 Encourage private landowners to adopt sound wildlife habitat management practices, as recommended by California Department of Fish and Game officials, the U.S. Fish and Wildlife Service, and the Placer County Resource Conservation District.

- 4.A.3-5 Support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.
- 4.A.3-6 Support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.
- 4.A.3-7 Support the preservation or reestablishment of fisheries in the rivers and streams on the Foresthill Divide, whenever possible.
- 4.A.3-8 Require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.
- 4.A.3-9 Use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system.
- 4.A.3-10 The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species.
- 4.A.3-11 The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland/riparian habitats, wildlife migration corridors, and locally-important species/communities.

### **Agricultural Resources**

**Goal 4.A.4. Encourage the retention of agricultural lands and provide for the long-term conservation of these lands whenever feasible.**

#### **Policies**

- 4.A.4-1 The County shall protect agricultural areas from conversion to non-agricultural uses.
- 4.A.4-2 The County shall identify agricultural lands within the Plan area and protect these lands from incompatible development.
- 4.A.4-3 The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses, while balancing the preservation of the Divide's natural resources.
- 4.A.4-4 Maintain agricultural lands in large parcel sizes to retain viable agricultural units.
- 4.A.4-5 Encourage the concentration of development within or near the Core Area as an alternative to expanding urban boundaries into agricultural areas.
- 4.A.4-6 Encourage multi-seasonal use such as private recreational development, agricultural lands, and timberlands to enhance the economic viability.

**Goal 4.A.5. Minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas.**

**Policies**

- 4.A.5-1 The County shall identify and maintain clear boundaries between residential and agricultural areas and require land use buffers specified in the Placer County General Plan between such uses where feasible. These vegetative buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.
- 4.A.5-2 The fencing of subdivided lands adjoining agricultural uses shall be considered as a potential mitigation measure, when used in combination with vegetative buffers, to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include:
- a. The type of agricultural operation (i.e., livestock, orchard, timber, row crops);
  - b. The size of the lots to be created;
  - c. The presence or lack of fences in the area;
  - d. Existing natural barriers that prevent trespass; and
  - e. Passage of wildlife.

**Forest Resources**

**Goal 4.A.6. Conserve Placer County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.**

**Policies**

- 4.A.6-1 The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources.
- 4.A.6-2 The County shall discourage development that conflicts with timberland management and shall protect significant timber production lands from incompatible development (i.e., unrelated residential and other non-timber-related uses).
- 4.A.6-3 Work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.
- 4.A.6-4 Review all proposed timber harvest plans (THPs) and request that the California Department of Forestry and Fire Protection (CDF) amend THPs to address public safety and environmental concerns.
- 4.A.6-5 Encourage and promote the productive use of wood waste generated in the county.
- 4.A.6-6 Identify and maintain sustainable timberlands and forests.
- 4.A.6-7 Provide for both on-site and off-site forest-related industries while minimizing conflicts with adjacent uses.
- 4.A.6-8 The County shall maintain a low mathematical density of allowable development in Forestry areas in order to protect major areas of potential timber resources on the Divide from conversion to other more intensive uses.
- 4.A.6-9 The County shall encourage clustering of development in timberland areas within the Forest Residential land use designation to preserve timber resources for productive use.
- 4.A.6-10 The County shall encourage the use of the Timberland Production Zone for those lands which have significant commercial timber value.
- 4.A.6-11 The County shall encourage reforestation practices on timber harvest lands.

- 4.A.6-12 The provision of public facilities and services shall be limited in important timber areas on the Foresthill Divide.

## **Water Resources**

- Goal 4.A.7. Protect and enhance the natural qualities of the Foresthill Divide's streams, creeks and groundwater.**

### **Policies**

- 4.A.7-1 The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species. Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:
- a. Reasonable use of the property would otherwise be denied;
  - b. The location is necessary to avoid or mitigate hazards to the public;
  - c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
  - d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.
- 4.A.7-2 The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:
- a. Avoid the disturbance of riparian vegetation;
  - b. Replace riparian vegetation (on-site, in-kind);
  - c. Restore another section of creek (in-kind); and/or
  - d. Pay a mitigation fee for restoration elsewhere in the Plan area.
- 4.A.7-3 Where creek protection is required or proposed, the County should require public and private development to:
- a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;
  - b. Designate such easement or dedication areas (as described in a. above) as open space;
  - c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;
  - d. Provide recreation and public access near creeks consistent with other *General Plan* policies;
  - e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas are stabilized with

permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.

- f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.

- 4.A.7-4 Encourage the use of natural stormwater drainage systems to preserve and enhance natural features.
- 4.A.7-5 Support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.
- 4.A.7-6 Consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands. This should occur in an environmentally and aesthetically acceptable manner without construction of large dams or canals.
- 4.A.7-7 The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to: artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).
- 4.A.7-8 Continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and runoff from developed areas and to encourage the use of BMPs.
- 4.A.7-9 The County shall establish a water well monitoring program in areas with known or potential water quality problems or reduced yields, take action to mitigate water quality problems, and review development proposals in low water yield areas.
- 4.A.7-10 The County shall improve water quality by eliminating existing water pollution sources and by prohibiting activities which include the use of hazardous materials around wetland and groundwater recharge areas.
- 4.A.7-11 Where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses. This should occur in an environmentally and aesthetically-acceptable manner without construction of large dams or canals.
- 4.A.7-12 Preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.
- 4.A.7-13 Promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.
- 4.A.7-14 Require flood-proofing of structures in areas subject to flooding.
- 4.A.7-15 Require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.
- 4.A.7-16 Require that natural watercourses be integrated into new development in such a way that they are accessible to the public and provide a positive visual element.
- 4.A.7-17 Discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.
- 4.A.7-18 Require project proponents to restore such areas by means of landscaping, revegetation, the use of rice straw or other weed-free vegetative material for erosion control measures, or similar stabilization techniques as a part of development activities where the stream environment zone has previously been modified by channelization, fill, or other human activity.



- 4.A.7-19 The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures) within areas that require protection.
- 4.A.7-20 The County shall protect groundwater resources from contamination and further overdraft, particularly those areas that rely on groundwater as their only domestic water source (e.g., Baker Ranch, Michigan Bluff, Old Todd's Valley, Spring Garden Road, etc.), by pursuing the following efforts:
- Identifying and controlling sources of potential contamination;
  - Protecting important groundwater recharge areas; and
  - Encouraging the use of surface water to supply major consumptive demands.
- 4.A.7-21 Open space located in watersheds which serve reservoirs is important to the adequate performance of those reservoirs for their intended purposes and should be preserved and protected.
- The watershed is defined as those lands draining into a reservoir and having an immediate effect upon the quality of water within that reservoir. Those lands located within the watershed and within 5,000 feet of the reservoir shall be considered as having an immediate effect.
- |                       |                       |
|-----------------------|-----------------------|
| <b>Key Reservoirs</b> | <b>Key Watersheds</b> |
| Sugar Pine Reservoir  | American River        |
| Big Reservoir         | Owl Creek             |
- 4.A.7-22 The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.
- 4.A.7-23 The Foresthill Divide community shall work with the American River Watershed Group in their efforts to maintain and improve water quality within the watershed.

## **Soils**

**Goal 4.A.8. Promote the conservation of soils as a valuable natural resource.**

### **Policies**

- 4.A.8-1 The County shall support and encourage existing special district, state and federal soil conservation and restoration programs.
- 4.A.8-2 The County shall require slope analysis maps during the environmental review process, or at the first available opportunity of project review, to judge future grading activity, building location impacts, and road construction impacts.
- 4.A.8-3 Encourage the restoration/reuse of hydraulically mined areas.
- 4.A.8-4 Require the use of feasible and practical BMPs to minimize the effects of construction, logging, mining, recreation or other activities that could result in soil loss from dust generation and water runoff.

## **Geology**

**Goal 4.A.9. Minimize the loss of life, injury, and property damage due to seismic and geological hazards.**

### **Policies**

- 4.A.9-1      The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, avalanche).
- 4.A.9-2      The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.
- 4.A.9-3      The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.
- 4.A.9-4      The County shall ensure that areas of slope instability are adequately investigated and that any development in these areas incorporates appropriate design provisions to prevent landsliding.
- 4.A.9-5      In landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes.
- 4.A.9-6      The County shall require the preparation of drainage plans for development in hillside areas that direct runoff and drainage away from unstable slopes.
- 4.A.9-7      In areas subject to severe groundshaking, the County shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants.
- 4.A.9-8      The County shall continue to support scientific geologic investigations which refine, enlarge and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, avalanche potential and other hazardous conditions in Placer County.
- 4.A.9-9      The County shall require that the location and/or design of any new buildings, facilities or other development in areas subject to earthquake activity minimize exposure to danger from fault rupture or creep.
- 4.A.9-10     The County shall require that new structures permitted in areas of high liquefaction potential be sited, designed and constructed to minimize the dangers from damage due to earthquake-induced liquefaction.
- 4.A.9-11     The County shall limit development in areas of steep (in excess of 30%) or unstable slopes, or slope breaks to minimize hazards caused by landslides, liquefaction, construction undercutting or vegetation loss.
- 4.A.9-12     The County shall require septic leachfields and drainage plans during the environmental review process to direct runoff and drainage away from steep and/or unstable slopes.

**Goal 4.A.10.      Recognize and protect valuable mineral resources for current and future generations in a manner that does not create land use conflicts.**

**Policies**

- 4.A.10-1      Protect valuable mineral deposits from intrusion by incompatible land uses that will impede or preclude mineral extraction or processing. Promote proper management of all mineral resource activities and minimize the impact of extraction and processing on neighboring activities and the environment in general.

**Open Space**

**Goal 4.A.11.      Preserve and enhance open space lands to maintain the natural resources of the county.**

**Policies**

- 4.A.11-1 The County shall support the preservation and enhancement of natural land forms, native vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including open meadows, mixed conifer forests, wetlands preserves, riparian corridors, oak woodlands and floodplains.
- 4.A.11-2 The County shall require that new development be designed and constructed to protect, enhance, rehabilitate, and restore the following types of areas and features as open space to the maximum extent feasible:
- a. High erosion hazard areas;
  - b. Scenic and trail corridors;
  - c. Streams, streamside vegetation;
  - d. Wetlands;
  - e. Other significant stands of vegetation;
  - f. Wildlife corridors, and;
  - g. To coordinate open space desires with the fuel break system needs for public safety fire protection and access to manage wildfires.
- 4.A.11-3 The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.
- 4.A.11-4 The County shall encourage either private or public ownership and maintenance of open space.
- 4.A.11-5 The County shall coordinate with local, state, and federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.
- 4.A.11-6 The County shall encourage the preservation of open space so as to enhance developed areas as well as to maintain the rural mountain character of the area and clear boundaries of the community.
- 4.A.11-7 The County shall prohibit the extraction of natural resources, except for water, from areas of dedicated open space except those that protect, rehabilitate, maintain and enhance the natural characteristics of such resources (i.e. fire protection, flood prevention, etc.).
- Goal 4.A.12. Preserve, as much as possible, open space lands to maintain the natural resources and rural mountain characteristics of the area, and to protect wildlife habitats and other areas of major or unique ecological significance.**

**Policies**

- 4.A.12-1 Encourage the preservation and enhancement of, and establish protective land use designations for, sensitive areas such as stream corridors, steep canyons and areas of significant natural resource value.
- 4.A.12-2 Require that natural open space buffers be maintained in non-riparian areas adjacent to drainage swales and creeks to reduce erosion and to aid in the natural filtration of run-off waters flowing into these waterways.
- 4.A.12-3 In cooperation with the Resource Conservation District, identify those segments of watersheds and wetlands affecting waterways important to water resource protection which are in need of rehabilitation through revegetation, and implement a plan for same. Wherever development removes vegetation important to watersheds, require as a part of the environmental review process that revegetation methodologies for watershed protection be identified and implemented.

- 4.A.12-4 Encourage the retention and/or creation of open space in Foresthill. No land owner should be forced to sell or grant easements for open space purposes except as a condition of project approval and/or where a public safety concern exists.

**Goal 4.A.13. Preserve and enhance open space for outdoor recreation, resource production and health and safety purposes.**

**Policies**

- 4.A.13-1 Identify and encourage the development of recreation facilities compatible with the Plan area's rural lifestyle and environment.
- 4.A.13-2 Encourage the recreation and open space potential of water features, including reservoirs, natural streams and other waterways.
- 4.A.13-3 The County shall encourage open spaces to be linked visually and physically as much as possible to form a system of open spaces and recreational uses. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encouraged or required as lands are developed and built.
- 4.A.13-4 The County shall encourage the preservation of agricultural lands as regional open space and protect these areas from the encroachment of development.
- 4.A.13-5 The County shall assure that removal of economic mineral resources does not conflict with surrounding land uses or the stated desire for maintaining the natural environment.
- 4.A.13-6 The County shall assure the removal of biomass and other commercial forest products is done under resource management planning.
- 4.A.13-7 The County shall require that areas hazardous to public safety and welfare be open or predominantly open. This category includes:
- a. Areas subject to landslide or with severe slope stability problems.
  - b. Streams and other areas subject to flooding from a 100-year storm.
  - c. Areas with extreme and high fire risk.

**Visual Resources**

**Goal 4.A.14. Protect and maintain identified viewsheds and natural areas of special aesthetic quality along Foresthill roadways.**

**Policies**

- 4.A.14-1 The well-recognized views of surrounding lands, ridges and canyons from public rights-of-way or lands shall be retained.
- 4.A.14-2 The views of proposed development from other properties shall be considered when making decisions on compatibility of the proposed development.
- 4.A.14-3 Ridge line development shall be carefully reviewed to ensure that proposed structures and lighting do not unduly intrude into the view-line of nearby roadways and properties.
- 4.A.14-4 The undergrounding of existing and new utility lines shall be encouraged.
- 4.A.14-5 Although not entirely within the Community Plan area, the following road segments shall be designated as scenic highways:

- a. Foresthill Road within the Plan area and to Robinson Flat;
- b. Mosquito Ridge Road to Robinson Flat Road; and,
- c. Robinson Flat Road from Mosquito Ridge Road to Foresthill Road.

### **Conservation**

**Goal 4.A.15. Promote water conservation and recycling efforts.**

#### **Policies**

4.A.15-1 The County shall expand recycling programs on the Divide, including abandoned vehicle abatement.

### **3. DISCUSSION**

Topics addressed in this discussion of natural resources include soils, vegetation, geology, topography and slope, paleontology, hydrology and surface flows, water resources, fish and wildlife, agricultural/timber resources, and geologic hazards.

#### **Soils**

Soils mapping of the Foresthill area was completed in 1980 by the Natural Resources Conservation Service. Soils found on the Foresthill Divide are widely varied, depending upon a combination of environmental factors, including underlying rocks, climatic conditions, topography, type of native vegetation, and the development stage of the soil. The primary soil groups on the Foresthill Divide are Aiken loam and Aiken cobbly loam, Cohasset loam, Mariposa complex, Mariposa-Josephine complex, Maymen-rock outcrop complex and Sites loam.

The Aiken loam, Aiken cobbly loam, and Cohasset loam are deep, well drained soils that form in residuum on volcanic ridges, between elevations of 2000 to 4000 feet. The Sites soil is formed in residuum from metasedimentary and metabasic rock. Permeability is moderately slow. The Cohasset and Sites soils are particularly well suited for timber production, as indicated by the Ponderosa Pine.

The Mariposa-Josephine complex is encountered between 1500 and 4000 feet in elevation. Mariposa is common to the ridges and south and west-facing slopes, while Josephine is common to the north and east-facing slopes. The complex is well-drained with moderately slow permeability, and moderate to high erosion hazard.

The Maymen-Rock outcrop complex occurs in the Plan area from 1200 to 3500 feet in elevation, and generally consists of 50 percent Maymen soil, 20 percent Rock outcrop, and 25 percent Mariposa gravelly loam. The Maymen is a shallow, gravelly loam that is somewhat excessively drained, and permeability is moderate. Timber production and residential development is limited on the complex due to the slope, shallowness, and rock outcroppings.

Physical and chemical properties of soils may limit construction-related uses of these soils. According to the Placer County General Plan Background Report, construction can be limited

due to erosion hazards, hydrologic groups' shrink-swell potential, and risk of corrosion to concrete and uncoated steel.

The California Department of Conservation has instituted the Farmland Mapping and Monitoring Program (FMMP) which produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. Current land use information is gathered using aerial photographs, a computer mapping system, public review, and field reconnaissance. FMMP identifies four categories of Important Farmlands: Prime Farmlands, Farmlands of Statewide Importance, Unique Farmlands, and Farmlands of Local Importance. The California Department of Conservation (CDC) defines these four categories as follows:

- **Prime Farmland** is land which has the best combination of physical and chemical features, and is able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance** is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.
- **Unique Farmland** consists of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Farmland of Local Importance** is considered of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

As shown in Table 4.A-1, soil units that meet the criteria for Prime Farmland and Farmland of Statewide Importance (as identified in the U.S. Department of Agriculture's Land Inventory and Monitoring Project) occur within the Plan area. These farmlands are located primarily at the top of the Foresthill Divide, along the Foresthill Road Corridor.

**Table 4.A-1 Farmland Soils of Placer County**

Symbol	Name	Prime Farmland	Statewide Importance	Occurring
100	Aiken loam, 2 to 9% slopes	X		X
101	Aiken loam, 9 to 15% slopes		X	X
105	Alamo variant clay, 2 to 15% slopes		X	
106	Andregg coarse sandy loam, 2 to 9% slopes		X	
107	Andregg coarse sandy loam, 9 to 15% slopes		X	
109	Andregg coarse sandy loam, rocky, 2 to 15% slopes		X	
122	Boomer loam, 2 to 15% slopes		X	X
134	Cohasset loam, 2 to 9% slopes	X		X
135	Cohasset loam, 9 to 15% slopes		X	X



Symbol	Name	Prime Farmland	Statewide Importance	Occurring
140	Cometa sandy loam, 1 to 15% slopes		X	
142	Cometa-Ramona sandy loams, 1 to 15% slopes		X	
149	Horseshoe gravelly loam, 2 to 9% slopes	X		
157	Josephine loam, 2 to 9% slopes	X		
158	Josephine loam, 9 to 15% slopes		X	X
162	Kilaga loam	X		
174	Ramona sandy loam, 0 to 2% slopes	X		
175	Ramona sandy loam, 2 to 9% slopes	X		
183	Sierra sandy loam, 2 to 9% slopes	X		
186	Sites loam, 2 to 9% slopes	X		X
191	Sobrante silt loam, 2 to 15% slopes		X	
192	Xerofluvents, sandy		X	
193	Xerofluvents, occasionally flooded	X		
195	Xerofluvents, hardpan substratum		X	

Source: U.S. Department of Agriculture Natural Resources Conservation Service.

The majority of the Plan area is characterized as having moderate to severe shallow soil areas. However, there are many areas with deeper soils that can be identified as suitable for development on septic systems. The northeastern- and southeastern-most portion of the Plan area are not designated as shallow soil areas. These lands are federally owned lands used primarily for timber production. Developed areas along Foresthill Road have moderately shallow soils, and the remaining soils on the Divide are considered severely shallow.

### **Vegetation**

Predominant habitats comprising the Foresthill Divide Community Plan area include coniferous forest, montane hardwood, chaparral, blue oak woodland, annual grassland, urban, ruderal/barren, river/stream, and open water (ponds, reservoirs, etc). Land uses in the Foresthill Divide region include low density residential and commercial. A majority of the Plan area is undeveloped. The habitats are mapped in Figures IV-1 and IV-2, and the dominant vegetation species associated with these habitats are described below.



## Coniferous Forest

Coniferous forest represents the dominant vegetation community found within the Foresthill Divide Community Plan area. This habitat is comprised of three major vegetation associations: Jeffrey pine, Ponderosa pine, and Sierran mixed conifer. Jeffrey pine and Ponderosa pine associations are predominantly comprised of pure stands of Jeffrey pine (*Pinus jeffreyi*) and Ponderosa pine (*Pinus ponderosa*), respectively. Sierran mixed coniferous forest associations support these species, in addition to madrone (*Arbutus menziesii*), douglas fir (*Pseudotsuga menziesii*), and black oak (*Quercus kelloggii*). Understories within coniferous forest habitats vary. Jeffrey pine and Ponderosa pine associations support sparse understory growth, dominated by mountain misery (*Chamaebatis foliolosa*). Conversely, Sierran mixed conifer canopies support a diverse assemblage of plant species, including snowberry (*Symphoricarpos mollis*), mule ears (*Wyethia mollis*), mountain pride (*Penstemon newberryi*), poison oak (*Toxicodendron diversilobum*), and mountain misery.



## Montane Hardwood

Montane hardwood habitats are widespread throughout the Plan area. This vegetation type is divided into two vegetation associations: montane hardwood and montane hardwood-conifer. Dominant trees found in these associations include blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizenii*), madrone, and black oak. Pines, including Foothill pine (*Pinus sabiniana*) and Ponderosa pine are also found in the montane hardwood-conifer associations. Numerous species of shrubs and herbaceous species are associated with montane hardwood habitats. Such species include ceanothus (*Ceanothus* spp.), poison oak, manzanita (*Arctostaphylos* spp.), wild oats (*Avena* sp.), silk tassel bush (*Garrya* sp.), mules ears (*Wyethia angustifolia*), farewell-to-spring (*Clarkia purpurea*), brodiaea (*Brodiaea* sp.), and horsetail (*Equisetum arvense*). Additional understory species include rose clover (*Trifolium hirtum*), Italian ryegrass (*Lolium multiflorum*), coyotebrush (*Baccharis pilularis*), and dogtail (*Cynosurus echinatus*).

## Chaparral

Three vegetation associations, chamise-redshank chaparral, montane chaparral, and mixed chaparral, are found in the chaparral habitats within the Plan area. Chaparral habitat is characterized predominantly by shrubs such as manzanita (*Arctostaphylos viscida* ssp. *viscida*), chamise (*Adenostoma fasciculatum*), coffeeberry (*Thamnus californica*), red shank (*Adenostoma sparsifolium*), and toyon (*Heteromeles arbutifolia*). However, herbaceous species including coyotebrush, cudweed (*Gnaphalium* sp.), and St. John's wort (*Hypericum* sp.) also occur here.

## Blue Oak Woodland

Blue oak woodland is interspersed throughout the Plan area. This habitat consists of a relatively open canopy dominated by blue oak. However, scattered foothill pines are also associated with this habitat in several locations within the Plan area. The understory supports numerous non-native grasses and forbs, including brodiaea, yellow star thistle, soft chess (*Bromus hordeaceus*), wild oats, and ripgut grass (*Bromus diandrus*).

## Annual Grassland

Annual grassland habitats support relatively low plant diversity and are dominated by non-native grasses and other herbaceous species. Dominants include dogtail, soft chess, wild oat, Italian ryegrass, rose clover, St. John's wort, and yellow star thistle. In several locations throughout the Plan area, the annual grassland habitat supports seasonal wetland vegetation, including cattails (*Typha latifolia*) and curly dock (*Rumex crispus*). This vegetation is found predominantly in areas supporting hydric soil conditions and/or seasonal water flow.

## Urban

Minimal vegetation is associated with the urban portions of the Plan area. Typically, non-native plants are incorporated into the landscape design of commercial and residential parcels. Plant species commonly found in urban habitats include lily of the Nile (*Agapanthus africanus*), Italian cypress (*Cupressus sempervirens*), and sweet gum (*Liquidambar styraciflua*).

## Ruderal/Barren

Ruderal/barren habitats within the Plan area consist of gravel substrate and are nearly devoid of vegetation. This habitat is highly disturbed and provides marginal plant habitat. Sparse vegetation, dominated by invasive non-native species, occurs in some areas within this habitat.

## River/Stream

River and stream habitats are open water features, and consequently support relatively sparse vegetation. However, throughout the Plan area, riparian vegetation grows adjacent to these habitats. The associated riparian vegetation is dominated by plant species that have adapted to the wet soil conditions found along stream margins. Riparian vegetation located within the Plan area includes willow (*Salix* sp.), madrone, California wild grape (*Vitis californica*), Himalayan blackberry (*Rubus discolor*), and wild cucumber (*Marah* sp.).

## Open Water

Sugar Pine Reservoir and Big Reservoir are used for water storage and recreation, and also provide valuable habitat for wildlife. Vegetation within these habitats is relatively sparse, and consists predominantly of scrub and emergent vegetation around reservoir margins.

## **Sensitive Habitats**

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under the California Environmental Quality Act (CEQA), Section 1600 of the California Fish and Game Code, or Section 404 of the Clean Water Act. Additionally, sensitive habitats are protected under the specific local objectives and policies listed in the Placer County and Foresthill General Plans. Sensitive habitats within the Foresthill Divide Community Plan area include potential jurisdictional waters of the United States, wildlife movement corridors, and riparian habitats. These habitats are discussed below.

## **Jurisdictional Waters of the United States**

The U. S. Army Corps of Engineers (Corps) regulates discharge of dredged or fill material into waters of the United States under Section 404 of the Clean Water Act (CWA). “Discharge of fill material” is defined as the addition of fill material into waters of the U.S., including, but not limited to, the following: placement of fill that is necessary for the construction of any structure or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; fill for intake and outfall pipes and subaqueous utility lines [33 CFR § 328.2(f)]. In addition, Section 401 of the CWA (33 USC 1341) requires any applicant for a federal license or permit to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards.

Waters of the U.S. include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, and wet meadows. Boundaries between jurisdictional waters and uplands are determined in a variety of ways, depending on which type of waters is present. Methods for delineating wetlands and non-tidal waters are described below.

- Wetlands are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” [33 CFR §328.3(b)]. Presently, to be a wetland, a site must exhibit three wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology existing under the “normal circumstances” for the site.
- The lateral extent of non-tidal waters is determined by delineating the ordinary high water mark (OHWM) [33 CFR §328.4(c)(1)]. The OHWM is defined by the Corps as “that line on shore established by the fluctuations of water and indicated by physical character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas” [33 CFR §328.3(e)].

Jurisdictional waters of the U.S. within the Plan area include the Middle and North Forks of the American River and associated tributaries, Sugar Pine Reservoir, and Big Reservoir. Additional streams, ponds, and intermittent drainages within the Plan area are potential jurisdictional waters of the U.S. Additional water features deemed jurisdictional by the Corps, such as wetlands,



ponds, or intermittent drainages, may occur within the Plan area; an official Corps delineation of features within the Plan area would result in the identification of such features.

### **Wildlife Movement Corridors**

Wildlife movement corridors are established routes for wildlife and are essential to the distribution of species populations. As a result, wildlife movement corridors are considered a sensitive habitat by the California Department of Fish and Game (CDFG). Often, these corridors occur in meadow or riverine habitats, providing a clear route for movement in addition to supporting ample food sources and shelter. Movement corridors may also consist of a region of undisturbed open space that connects two larger parcels of undisturbed land. A majority of the habitats within the Plan area is not developed and provides a means of movement and migration through the area. Further development of the Plan area will diminish the quality of these movement corridors and will ultimately restrict wildlife movement throughout the Foresthill Divide region.

### **Riparian Habitat**



Riparian habitats support a diverse assemblage of plant species and provide shelter, foraging, and breeding habitat for numerous species of wildlife. Riparian habitats, associated with streams and intermittent drainages, are interspersed throughout the Plan area. Riparian habitats are not afforded special protection under federal law; however, these habitats are considered special resources in Placer County and are protected under the Placer County General Plan and the Foresthill Divide Community Plan. Additionally, the continued decline of riparian habitats is of concern to the CDFG and CNPS.

Riparian corridors occur in development areas. Five development areas were reviewed, including Foresthill, Todd's Valley, Baker Ranch, Yankee Jim's and Michigan Bluff. Development areas are illustrated on Figures IV-3 and IV-4. A review of topographic maps and aerials indicate riparian corridors occurring within potential development areas that include Todd's Creek, Gas Canyon, Big Snyder Gulch, Slug Gulch, Peach Stone Gulch, Devil's Canyon, and North Branch Owl Creek. Streams and riparian corridors located outside development areas may also be affected by development.

### **Cumulative Impacts**

The Foresthill Divide Community Plan area supports habitat for numerous common resident and migratory wildlife species (e.g., California ground squirrel, raccoon, opossum, blacktail jackrabbit, black bear). The continuous expansion of urban development encroaches into habitats utilized by these species. Although efforts to minimize encroachment into currently

undisturbed habitats are encouraged, these common species are not formally protected under the federal or state Endangered Species Acts.

### **Special-Status Plant Species**

Special-status plant species are species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Listed and special-status species are defined as:

- Listed or proposed for listing under the State or federal Endangered Species Acts;
- Protected under other regulations (e.g., local policies);
- California Department of Fish and Game (CDFG) Species of Special Concern;
- Listed as species of concern by the California Native Plant Society (CNPS), or
- Otherwise receive consideration during environmental review (CEQA)

### **Federal Endangered Species Act/California Endangered Species Act**

The United States Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. The State of California enacted a similar law, the California Endangered Species Act (CESA), in 1984. The State and federal Endangered Species Acts are intended to operate in conjunction with CEQA and the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend. The U.S. Fish and Wildlife Service (USFWS) is responsible for implementation of the FESA, while the CDFG implements the CESA. During review of development projects, each agency is given the opportunity to comment on the potential of the projects to affect listed plants and animals.

### **Species of Special Concern**

In addition to formal listing under FESA and CESA, plant and wildlife species receive additional consideration during the CEQA process. Species that may be considered for review are included on a list of “Species of Special Concern” developed by the CDFG. It tracks species in California whose numbers, reproductive success, or habitat may be threatened.

### **California Native Plant Society Listings**

The California Native Plant Society (CNPS) maintains a list of plant species native to California that have low numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review. The following identifies the definitions of the CNPS listings:

- List 1A: Plants Believed Extinct
- List 1B: Plants Rare, Threatened, or Endangered in California and elsewhere
- List 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere



- List 3: Plants About Which We Need More Information – A Review List
- List 4: Plants of Limited Distribution – A Watch List

### Special-Status Plant Species Presence in the Community Plan Area

Table 4.A-2 identifies the plant species listed in the USFWS species list for the Auburn, Colfax, Dutch Flat, Foresthill, Georgetown, Greenwood, Michigan Bluff, and Westville 7.5-minute USGS quadrangles, all of which have once occurred in the vicinity of the Plan area. Additionally, plant species listed in the California Natural Diversity Data Base (CNDDDB) as occurring within a radius taken five miles from the northeast and southwest corners of the Plan area (referred to as the 5-mile radius) are included in Table 4.A-2. Species listed as having no potential for occurrence are species either not expected to occur within the Plan area based on the known range of the species, or not expected to occur due to lack of suitable habitat within the Plan area. Listed and special-status plant species that are known to occur, or may potentially occur, within the Plan area are listed in Table 4.A-3 and described below. The plant species described below were considered for this analysis based on field surveys and review of the CNDDDB database, USFWS species lists for the Placer County vicinity, CNPS literature, and existing documentation for the Foresthill Divide vicinity.

### Listed and Special-Status Plants

The CNDDDB lists eleven special-status plant species as occurring within the 5-mile radius of the Plan area. However, based on literature review, soil analysis, and species range information, it was determined that suitable habitat for only nine species occurs within the Plan area. These species include Butte County fritillary (*Fritillaria eastwoodiae*), Layne's ragwort (*Senecio layneae*), nissenan manzanita (*Arctostaphylos nissenana*), Stebbins's phacelia (*Phacelia stebbinsii*), saw-toothed lewisia (*Lewisia serrata*), woolly violet (*Viola tomentosa*), Red Hills soaproot (*Chlorogalum grandiflorum*), Pine Hill flannelbush (*Fremontodendron decumbens*), and Stebbins's morning glory (*Calystegia stebbinsii*). Additionally, four of these species (Layne's ragwort, nissenan manzanita, saw-toothed lewisia, and Stebbins's phacelia) are also listed in the USFWS species list for the Foresthill Divide vicinity. Discussed below are the special-status plant species that have the potential to occur within the Plan area.

**Butte County fritillary.** Butte County fritillary is a federal species of concern and is listed with the CNPS as a 1B species. Butte County fritillary occurs in cismontane woodlands, chaparral, and lower montane coniferous forests on serpentinite, red clay, and sandy loam soils. This species is found in elevations ranging from 130 to 4,900 feet above mean sea level (MSL). One record of this species occurs south of Sugar Pine Reservoir on the northwestern boundary of the Plan area. Suitable soil conditions for this species are present within the Plan area. Potential habitat for this species occurs within the chaparral, montane hardwood, blue oak woodland, and coniferous forest habitats in the Plan area, and consequently this species may occupy these habitats.



**Layne's ragwort.** Layne's ragwort is listed federally threatened, listed rare in California, and is considered a 1B species with the CNPS. This species occupies chaparral and cismontane woodland habitats within ultramafic soils. Layne's ragwort is known from elevations ranging between 650 to 3,200 feet above MSL. Six records of this species are listed with the CNDDDB within the 5-mile radius of the Plan area, in El Dorado County. The chaparral and blue oak woodland habitats within the Plan area support suitable habitat for this species. As a result, this species may occupy these habitats within the Plan area.

**Nissenan manzanita.** Nissenan manzanita is a species of concern to the federal resource agencies and is listed with the CNPS as a 1B species. This species occurs in elevations ranging from 1,400 to 3,600 feet above MSL in closed-cone coniferous forest and chaparral habitats. The CNDDDB lists four records of this species within the 5-mile radius of the Plan area, in El Dorado County. Suitable habitat for this species exists in the chaparral and coniferous forest habitats within the Plan area; consequently, this species could occupy these habitats.

**Stebbins's phacelia.** Stebbins's phacelia is a species of concern to federal resource agencies and is listed with the CNPS as a 1B species. Stebbins's phacelia occurs on metamorphic rock outcrops in a variety of habitats including lower montane coniferous forest, cismontane woodland, and riparian woodland. This species occurs in elevations ranging from 1,900 to 6,700 feet above MSL. The CNDDDB lists 28 records of this species within the 5-mile radius of the Plan area in Placer and El Dorado counties. Because potential habitat for this species exists within the Plan area, this species may occur here.

**Saw-toothed lewisia.** Saw-toothed lewisia is a federal species of concern and is listed with the CNPS as a 1B species. This species occurs on metamorphic rock cliffs in broadleafed upland forest, lower montane coniferous forest, and riparian forest habitats in elevations ranging from 2,900 to 4,700 feet above MSL. Saw-toothed lewisia is only known in California from El Dorado and Placer counties. One record of this species is listed with the CNDDDB within the 5-mile radius of the Plan area. Suitable habitat for this species occurs onsite, and this species could occur within the Plan area.



**Table 4.A-2 Listed and Special-Status Species Potentially Occurring Within the Plan Area or Vicinity**

Scientific Name	Common Name	Regulatory Status (Federal, State, CNPS)	Potential for Occurrence
Plants			
Butte County fritillary	<i>Fritillaria eastwoodiae</i>	SC; --; 1B	YES
Layne's ragwort	<i>Senecio layneae</i>	FT;CR;1B	YES
Nissenan manzanita	<i>Arctostaphylos nissenana</i>	SC; --; 1B	YES
Pine Hill flannelbush	<i>Fremontodendron californicum</i> ssp. <i>Decumbens</i>	FE;CR;1B	YES
Red Hills soaproot	<i>Chlorogalum grandiflorum</i>	SC;--;1B	YES

Scientific Name	Common Name	Regulatory Status (Federal, State, CNPS)	Potential for Occurrence
Red-anthered rush	<i>Juncus marginatus</i> var. <i>marginatus</i>	--; --; 2	NO ( planning area is outside the known range for this species)
Saw-toothed lewisia	<i>Lewisia serrata</i>	SC; --; 1B	YES
Scadden Flat checkerbloom	<i>Sidalcea stipularis</i>	SC; CE; 1B	NO ( planning area is outside the known range for this species)
Stebbins' morning glory	<i>Calystegia stebbinsii</i>	FE; CE; 1B	YES
Stebbins' phacelia	<i>Phacelia stebbinsii</i>	SC; --; 1B	YES
Woolly violet	<i>Viola tomentosa</i>	--; --; 1B	YES
<b>Wildlife</b>			
<b>Invertebrates</b>			
Sagehen Creek goracean caddisfly	<i>Goeracea oregona</i>	SC; --; --	*
Shirttail Creek stonefly	<i>Megaleuctra sierra</i>	SC; --; --	*
South Forks ground beetle	<i>Nebria darlingtoni</i>	SC; --; --	*
Spiny rhyacophilan caddisfly	<i>Rhyacophila spinata</i>	SC; --; --	YES
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	FT; --; --	YES
Yates' snail	<i>Ammonitella yatesi</i>	SC; --; --	YES
<b>Amphibians/Reptiles</b>			
California horned lizard	<i>Phrynosoma coronatum frontale</i>	SC; CSC (Protected); --; --	YES
California red-legged frog	<i>Rana aurora draytonii</i>	FT; CSC (Protected); --; --	YES
Foothill Yellow-Legged Frog	<i>Rana boylei</i>	SC; CSC (Protected); --	YES
Mount Lyell Salamander	<i>Hydromantes platycephalus</i>	SC; CSC (Protected); --	NO
Mountain yellow-legged frog	<i>Rana muscosa</i>	SC; CSC (Protected); --	YES
Northwestern pond turtle	<i>Clemmys marmorata marmorata</i>	SC; CSC (Protected); --; --	YES
Western spadefoot toad	<i>Scaphiopus hammondi</i>	SC; CSC (Protected); --; --	YES
<b>Fish**</b>			
Central Valley fall/late fall-run chinook salmon	<i>Oncorhynchus tshawytscha</i>	C; CSC; --	NO
Central Valley spring-run chinook salmon	<i>Oncorhynchus tshawytscha</i>	FT (PX); CT; --	NO
Central Valley steelhead	<i>Oncorhynchus mykiss</i>	FT; --; --	NO
Delta smelt	<i>Hypomesus transpacificus</i>	FT; CT; --	NO
Green sturgeon	<i>Acipenser medirostris</i>	SC; CSC; --	NO
Longfin smelt	<i>Spirinchus thaleichthys</i>	SC; CSC; --	NO
Sacramento splittail	<i>Pogonichthys macrolepidotus</i>	FT; CSC; --	NO
Winter-run chinook salmon	<i>Oncorhynchus tshawytscha</i>	FE; CE; --	NO
<b>Birds</b>			
American peregrine falcon	<i>Falco peregrinus anatum</i>	D; CE; --	YES
Bald eagle	<i>Haliaeetus leucocephalus</i>	FT; CE; --	YES
Bank swallow	<i>Riparia riparia</i>	--; CT; --	NO
Black swift	<i>Cypseloides niger</i>	SC (MNBMC); --; --	YES
California spotted owl	<i>Strix occidentalis occidentalis</i>	SC (MNBMC); CSC; --	YES
Little willow flycatcher	<i>Empidonax traillii brewsteri</i>	--; CSC; --	NO
Northern goshawk	<i>Accipiter gentilis</i>	SC (MNBMC); CSC (sensitive); --	YES
Tricolored blackbird	<i>Agelaius tricolor</i>	SC; CSC; --	YES
Western burrowing owl	<i>Athene cunicularia hypugea</i>	SC; CSC; --	YES

Scientific Name	Common Name	Regulatory Status (Federal, State, CNPS)	Potential for Occurrence
White-faced ibis	<i>Plegadis chihi</i>	SC;CSC;--	NO
<b>Mammals</b>			
Fringed myotis bat	<i>Myotis thysanodes</i>	SC;--;--	YES
Greater western mastiff bat	<i>Eumops perotis californicus</i>	SC; CSC;--	YES
Long-eared myotis bat	<i>Myotis evotis</i>	SC;--;--	YES
Long-legged myotis bat	<i>Myotis volans</i>	SC;--;--	YES
Pacific fisher	<i>Martes pennanti pacifica</i>	SC; CSC (full species); --	YES
Pine marten	<i>Martes americana</i>	SC; --; --	YES
San Joaquin pocket mouse	<i>Perognathus inornatus</i>	SC;--;--	NO
Sierra Nevada red fox	<i>Vulpes vulpes necator</i>	SC; CT; --	YES
Sierra Nevada snowshoe hare	<i>Lepus americanus tahoensis</i>	SC; CSC; --	YES
Small-footed myotis bat	<i>Myotis ciliolabrum</i>	SC;--;--	YES
Spotted bat	<i>Euderma maculatum</i>	SC; CSC;--	YES
Yuma myotis bat	<i>Myotis yumanensis</i>	SC; CSC;--	YES

FE = federal endangered FT = federal threatened SC = federal species of concern D = delisted PX = critical habitat

C = candidate for listing MNBMC = Migratory Nongame Birds of Management Concern

CE = state endangered CT = state threatened CR = state rare CSC = California species of special concern

1B = CNPS list plants rare, threatened, or endangered in California or elsewhere 2 = CNPS lists plants rare, threatened, or endangered in California, but more numerous elsewhere

\*Not enough information is available to accurately address the potential for this species to occur within the planning.

\*\* Information pertaining to anadromous fishes based on communication with the CDFG.<sup>19</sup>

Source: Foothill Associates, 2000.

**Table 4.A-3 Listed and Special-Status Species Potentially Occurring Within the Plan Area or Vicinity**

Common Name	Scientific Name	Habitat Requirements	Potential for Occurrence
<b>Plants</b>			
Butte County fritillary	<i>Fritillaria eastwoodiae</i>	Chaparral, cismontane woodland, and lower montane coniferous forest habitats.	Species could occur in suitable habitats within the planning area.
Layne's ragwort	<i>Senecio layneae</i>	Chaparral and cismontane woodland habitats on serpentinite or gabbroic soil conditions	Suitable habitats occur within the planning area.
Nissenan manzanita	<i>Arctostaphylos nissenana</i>	Closed cone coniferous forest and chaparral habitats	Suitable habitats occur within the planning area.
Stebbins's phacelia	<i>Phacelia stebbinsii</i>	Cismontane woodland, lower coniferous forest, and meadow habitats	Suitable habitats occur within the planning area.
Saw-toothed lewisia	<i>Lewisia serrata</i>	Lower coniferous forest, broadleafed upland forest, and riparian forest habitats	Suitable habitats occur within the planning area.
Woolly violet	<i>Viola tomentosa</i>	Lower montane coniferous forest, subalpine coniferous forest, and upper montane coniferous forest habitats on gravelly soil conditions	Suitable habitats occur within the planning area.

Common Name	Scientific Name	Habitat Requirements	Potential for Occurrence
Red hills soaproot	<i>Chlorogalum grandiflorum</i>	Cismontane woodland, chaparral, and lower montane coniferous forest habitats on serpentinite or gabbroic soil conditions	Suitable habitats occur within the planning area.
Pine Hill flannelbush	<i>Fremontodendron decumbens</i>	Chaparral and cosmontane habitats on gabbroic or serpentinite soil conditions	Species could occur in suitable habitats within the planning area.
Stebbins's morning-glory	<i>Calystegia stebbinsii</i>	Open chaparral and cismontane woodland habitats on serpentinite or gabbroic soil conditions	Species could occur in suitable habitats within the planning area.
Wildlife			
Invertebrates			
Yates' snail	<i>Ammonitella yatesi</i>	Limestone caves and outcroppings, typically on northfacing slopes	Species could occur in suitable habitats within the planning area.
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	Elderberry shrubs (host plant)	No shrubs found onsite during field reconnaissance; however, elderberry shrubs may occur within the planning area.
Spiny rhyacophilan caddisfly	<i>Rhyacophila spinata</i>	Cool, running water	Species could occur in the streams within the planning area.
Amphibians			
California red-legged frog	<i>Rana aurora draytonii</i>	Requires slow moving streams, ponds, or marsh habitat with emergent vegetation	Species could occur in and along the streams and open water within the planning area.
Mountain yellow-legged frog	<i>Rana muscosa</i>	Lakes, streams, and ponds in elevations ranging from 1,370 to 3,650 meters in the Sierra Nevada	Species could occur in the streams and open water habitats within the planning area.
California horned lizard	<i>Phrynosoma coronatum frontale</i>	Requires friable soils; occupies a wide variety of habitats	Species may be associated with friable soils in chaparral, montane hardwood, blue oak woodland, annual grassland, barren, or coniferous forest habitats within the planning area.
Foothill yellow-legged frog	<i>Rana boylei</i>	Requires shallow flowing water supporting cobble sized substrate	Species could occur within the streams located within the planning area.
Western spadefoot toad	<i>Scaphiopus hammondi</i>	Require shallow temporary pools with adjacent grassland habitat	Species could occur in seasonal wetlands associated with annual grassland habitats within the planning area.
Northwestern pond turtle	<i>Clemmys marmorata marmorata</i>	Requires permanent water source with nearby basking sites	Species could occur along slower reaches of streams within the planning area or in the open water habitats onsite.

Common Name	Scientific Name	Habitat Requirements	Potential for Occurrence
Birds			
Northern goshawk	<i>Accipiter gentilis</i>	Middle to high elevation mixed coniferous forest habitats	Species could forage and nest in woodlands, montane hardwood, and coniferous forest habitats within the planning area.
Western burrowing owl	<i>Athene cunicularia hypugea</i>	Open grassland habitat; often nests in abandoned ground squirrel burrows within grasslands	Potential habitat for this species occurs in the annual grassland habitats within the planning area.
American peregrine falcon	<i>Falco peregrinus anatum</i>	Nests in a wide variety of habitats including woodlands, dense coniferous forests, and coastal habitats	Species could forage and nest in woodlands, montane hardwood, and coniferous forest habitats within the planning area.
Black swift	<i>Cypseloides niger</i>	Nests on cliffs in the central and southern Sierra Nevada; also known from coastal Santa Cruz and Monterey Counties and the San Bernadino and San Jacinto mountains	Species could occur in suitable habitats within the planning area.
California spotted owl	<i>Strix occidentalis occidentalis</i>	Old growth forests with multiple layered canopies; associated with mixed coniferous, redwood, and Douglas fir forest habitats	Species could forage and nest in the mixed coniferous forest and montane hardwood habitats within the planning area.
Bald eagle	<i>Haliaeetus leucocephalus</i>	Nests in the northernmost counties of California within dense conifer stands and woodlands	Suitable wintering habitat for this species occurs in the montane hardwood and coniferous forest habitats within the planning area.
Tricolored blackbird	<i>Agelaius tricolor</i>	Nests in emergent wetlands in dense cattails, blackberry, and willows throughout the Central Valley and California coast	This species could occur in seasonal wetlands within the annual grassland habitats in the planning area.
Mammals			
Greater western mastiff bat	<i>Eumops perotis californicus</i>	Occurs in open coniferous forests, deciduous woodlands, annual grassland, chaparral, and scrub habitats	Potential habitat for this species occurs in the blue oak woodland, coniferous forest, annual grassland, chaparral, and montane hardwood habitats within the planning area.
Spotted bat	<i>Euderma maculatum</i>	Occurs in wide variety of habitats including arid deserts, grasslands, mixed coniferous forests; roosts in rock crevices, cliffs, caves	Potential habitat for this species occurs in the blue oak woodland, coniferous forest, annual grassland, chaparral, and montane hardwood habitats within the planning area.
Sierra Nevada snowshoe hare	<i>Lepus americanus tahoensis</i>	Found only in the Sierra Nevada in mixed conifer, subalpine conifer, red fir, Jeffrey pine, lodgepole pine, and aspen forests	Potential habitat for this species occurs in the coniferous forest and montane hardwood habitats within the planning area.



Common Name	Scientific Name	Habitat Requirements	Potential for Occurrence
Small-footed myotis bat	<i>Myotis ciliolabrum</i>	Occurs in a wide variety of habitats; roosts in caves, crevices, and buildings	Potential habitat for this species occurs in the blue oak woodland, coniferous forest, annual grassland, chaparral, and montane hardwood habitats within the planning area.
Long-eared myotis bat	<i>Myotis evotis</i>	Woodland and forest habitats; known to roost in rock crevices, under bark, and tree snags	Potential habitat for this species occurs in the blue oak woodland, coniferous forest, annual grassland, chaparral, and montane hardwood habitats within the planning area.
Fringed myotis bat	<i>Myotis thysanodes</i>	Known to roost in caves, mines, and rock crevices within a variety of habitats	Potential habitat for this species occurs in the blue oak woodland, coniferous forest, annual grassland, chaparral, and montane hardwood habitats within the planning area.
Long-legged myotis bat	<i>Myotis volans</i>	Occurs in woodlands and forest habitats generally over 4,000 feet; roosts in rock crevices, under bark, in tree snags, and cliffs	Potential habitat for this species occurs in the blue oak woodland, coniferous forest, annual grassland, chaparral, and montane hardwood habitats within the planning area.
Yuma myotis bat	<i>Myotis yumanensis</i>	Occurs in a wide variety of habitats; roosts in caves and rock crevices	Potential habitat for this species occurs in the blue oak woodland, coniferous forest, annual grassland, chaparral, and montane hardwood habitats within the planning area.
Sierra Nevada red fox	<i>Vulpes vulpes necator</i>	Lodgepole pine, mixed conifer, montane riparian, and ponderosa pine forests within the Sierra Nevada	Potential habitat for this species occurs in the coniferous forest and montane hardwood habitats within the planning area.
Pacific fisher	<i>Martes pennanti pacifica</i>	Dense, closed canopy coniferous forests and riparian habitats in the Sierra Nevada, Cascades, and Klamath Mountains	Potential habitat for this species occurs in the coniferous forest and montane hardwood habitats within the planning area.
Pine marten	<i>Martes americana</i>	Various habitats along the north coast and within the Sierra Nevada, Klamath, and Cascades mountain ranges	Potential habitat for this species occurs in the coniferous forest and montane hardwood habitats within the planning area.

Source: Foothill Associates, 2000.

**Woolly violet.** Woolly violet, a CNPS 1B listed species, occurs in lower montane coniferous forest, subalpine coniferous forest, and upper montane coniferous forest habitats. This species is known from elevations ranging from 3,300 to 6,500 feet above MSL, and is associated with

gravelly soils within open canopy forests. Three occurrences of this species are listed with the CNDDDB within the 5-mile radius of the Plan area. Due to the presence of suitable habitat, woolly violet could occur within the Plan area.

**Red Hills soaproot.** Red Hills soaproot is a federal species of concern and is a CNPS 1B listed species. This species occurs in chaparral, lower montane coniferous forest, and cismontane woodland habitats within 540 to 2,500 feet above MSL. This species requires serpentinite and gabbro derived soil conditions. One record of Red Hills soaproot is listed with the CNDDDB within the five-mile radius of the Plan area. The chaparral, blue oak woodland, montane hardwood, and coniferous forest habitats within the Plan area represent suitable habitat for Red Hills soaproot, and this species could occur, within suitable soil conditions, in these habitats in the Plan area.

**Pine Hill flannelbush.** Pine Hill flannelbush is federally listed as endangered and is a state listed rare species. This species is also listed by the CNPS as a 1B species. Pine Hill flannelbush occurs in chaparral and cismontane woodland habitats on gabbroic or serpentinite soils. This species is known from ten occurrences within El Dorado County and one record in Nevada County. Two records of this species are listed with the CNDDDB in El Dorado County within the 5-mile radius of the Plan area. Because this species is extremely rare, it is unlikely that it occurs within the Plan area. However, without conducting focused surveys for this species, the possibility that Pine Hill flannelbush may occur within the Plan area cannot be ruled out.



**Stebbins's morning glory.** Stebbins's morning glory is federally and state listed as endangered. This species is also listed by the CNPS as a 1B species. Open chaparral and cismontane woodlands represent suitable habitat for this species; however, Stebbins's morning glory is restricted to serpentinite or gabbroic soil conditions within these habitats. This species is known from El Dorado and Nevada counties and is listed with the CNDDDB as occurring within the 5-mile radius of the Plan area. Because suitable habitat exists in the

chaparral and blue oak woodland habitats in the Plan area, and suitable soil conditions are present, this species could occur here.

## **Geology**

The geologic units in the Foresthill Divide Community Plan area consist predominantly of metamorphic rocks common to the Sierra Nevada foothills. Metamorphic rocks in the area originally were deposited as volcanic lava flows, volcanic ash falls (tuffs), and sedimentary rocks. They were compressed, hardened, and tilted on edge due to great forces in the earth acting over long periods of time to create the present metavolcanic and metasedimentary rock units.

The majority of the developed areas along the Foresthill Divide and in the northeastern portion of the Plan area are composed of Mehrten Formations, including undifferentiated Tertiary

andesitic mudflows, volcanic breccias, pyroclastic deposits, lava flows, and sedimentary fluvial deposits composed almost entirely of andesitic material.



Metavolcanic rock of the Calaveras complex occurs under thin soils on steep canyon slopes, and includes serpentine. These units are dark green, hard, mostly massive, and some are highly schistose. The rock is iron-rich and produces thin, dark red, iron rich soil.

Metasedimentary rocks of the Calaveras Complex are dark gray and highly fissile, and contain lenticular masses of greenstone, limestone, chert, and graywacke. Mostly the rocks are soft, intensely jointed metashales and metasandstones with scattered hard ribs of black slate. Soil thickness and nature vary with the underlying parent rock. The units are susceptible to raveling and shallow slips along fracture planes in open cuts. This complex is located on steep canyon slopes on the Foresthill Divide, on either side of the ridge from the Foresthill townsite.

Areas of the Foresthill Divide, and the Sierra Nevada in general, have a rich history of gold and mineral mining. Historically, chromium was mined for steel alloy for use during wartime. However, mining of chromium, iron, and nickel are no longer financially feasible. Mining of silver and gold continues to be a viable livelihood for a small number of miners on the Divide. Approximately 20 to 30 individuals are involved in hard rock mining on private claims, some of which are located on National Forest Service lands. The Michigan Bluff area has several company gold mines that have been active since the late 1980's. Mining is highly restricted and regulated by State and federal law, and requires permits from County, State, regional and federal agencies. Operations involving the diversion of water are regulated and monitored by the Department of Fish and Game and the Regional Water Quality Control Board. There are many risks associated with mining, such as exposure to gases, standing water, and mining equipment; for this reason, the general public has little involvement with mining on the Foresthill Divide.

### **Topography and Slope**

Slope is a term used to describe the degree of vertical rise or fall of a hill or mountain. It is a major factor in the planning process as it relates to access and suitability of building sites. Elevations range from approximately 590 to 4,790 feet above mean sea level (MSL).

The Foresthill Divide Community Plan area, located in the Sierra Nevada foothills, has a significant percentage of lands with steep slopes. The Plan area is characterized by a



relatively flat ridge (0-9 percent slope) with steep sloping hillsides (in excess of 30 percent) that slope to the North and Middle Fork American River.

The majority of existing residential development in the Plan area has taken place on the flat or gently sloping areas of the terrain. Development on steep slopes (in excess of 30 percent) should be discouraged as much as possible so as to prevent excessive road grades, erosion, cuts and fills and attendant environmental problems.

### **Paleontology**

The Placer County General Plan Background Report states that fossilized plant and animal remains could be found in nearly all of Placer County, although no inventory or other information source exists that characterizes the extent, sensitivity, or significance of paleontological resources. The Background Report states:

*Fossil remains of prehistoric plant and animal life could be found in the sedimentary rocks and volcanic rock sedimentary materials that are present throughout western Placer County. Sediments associated with the Mehrten Formation in the Roseville [and Foresthill Divide] area have been found to contain fossils of terrestrial vertebrates. Fossilized animal remains also may be present in caves associated with the limestone geology that can be found in the central part of the Sierra Nevada foothills.*

Large paleo-botanical fossil beds have been found in the Sierra Nevada foothills just north of the Plan area in Nevada County. They are world class deposits, estimated to be 10 million years old. Similarly, there has been a mastodon finding on Forest Service land near Truckee. While no such fossil beds or remains have been discovered within the Plan area, there is a likelihood that some may be exposed as a result of hardrock mining or development projects.

### **Hydrology and Surface Flows**



According to the Placer County General Plan Background Report, the Foresthill Divide is located within the North Fork American River and Middle Fork American River surface water drainage basins. The basins are separated by the ridge line of the Foresthill Divide, and are comprised of 11 smaller watersheds.

The North and Middle Fork American River are major surface flows that define the area and have their confluence near Lake Clementine, in the western-most portion of the Plan area. From the confluence, the American River feeds Folsom Lake and ultimately the Sacramento River. The Plan area includes numerous important tributaries to the American River, many of which are spring-fed.



According to the Placer County General Plan Background Report, the North Fork American River has its headwaters in the Granite Chief area, and has a relatively narrow drainage basin above Folsom Lake. Federal legislation has designated the North Fork above the Auburn State Recreation Area as a National Wild and Scenic River, precluding motorized river access or activities on the river, but permitting access on foot.

The Middle Fork American River begins in the Picayune Valley and the river forms part of the southern boundary of Placer County and the Foresthill Divide Community Plan area. According to the Background Report, the Middle Fork American River (near Foresthill) has a 20-year average flow of 66 cubic feet per second (cfs).

Placer County contains approximately 700 miles of rivers and 97,000 acres of lakes (General Plan Background Report). Two of the eight major reservoirs in the county are located within the Plan area. Lake Clementine is fed by the North Fork American River and is located in the far western portion of the Plan area. Lake Clementine has a 12,800 acre-foot storage capacity and is operated by the Army Corps of Engineers. Lake Clementine is used for power production and recreational purposes. Sugar Pine Reservoir is located in the northeastern portion of the Plan area and is fed by North Shirttail Creek, Pagge Creek and Forbes Creek. The reservoir has a 7,000 acre-foot capacity and supplies a maximum 3,000 acre-feet to the Foresthill Public Utility District (PUD). It is owned by the U.S. Bureau of Land Management, and is operated by the Foresthill PUD.

Water quality trend studies have never been done for the American River basin; however, waters above Folsom Lake are typically of good quality and are suitable for all beneficial uses as specified by the California Department of Health Services. Increased urbanization and recreation on Folsom Lake have resulted in the degradation of water quality downstream from Folsom Dam. The Foresthill Divide Community Plan area remains above these affected areas, and is the source for many of the surface flow origins. However, as stated in the Placer County General Plan Background Report:

*A review of available data from monitoring locations within the American River basin above Folsom Dam indicates that dissolved oxygen and temperature levels have all been above the specified water quality limit. All measured specific conductance values are below suggested limits. Acidity levels outside the water quality objective range have been observed on the Middle Fork of the American River and are probably attributable to the photosynthetic activity of aquatic plants that absorb dissolved carbon dioxide during daylight. The specified concentration for nitrate has not been exceeded; however, the concentrations of phosphorus have been exceeded at all observation sites in the upper American River basin but these observations infrequently approached the suggested limits.*

Overall, water quality within the Plan area is of excellent quality and is considered one of the area's primary assets.

## **Water Resources**

The Plan area is rich with water resources, including relatively intact watersheds that provide the Foresthill Divide with an excellent source of drinking water, groundwater supplies that support private well systems on the Divide, and surface waters that provide for fishing, recreation, and drinking water.

### **Watersheds**

A watershed is an area drained by a river or river system. It is an essential ecological unit, upon which the health of the overall landscape depends. Watersheds left undisturbed by road building, logging, construction, agriculture, and mining operations will serve the greatest ecological function by preventing mudflows, water contamination, flooding, and personal property loss, while greatly enhancing regional water quality. Unlike the human-built environment, watersheds do not conform to geo-political boundaries. Watersheds form their own boundaries based on regional drainage basins and river systems, and often extend over multiple county and state lines.

The American River Watershed is a vast and precious resource in the northern Sierra Nevada mountains. It begins near the Sierra crest, and its waters carry trout, provide water for numerous wildlife species, contain gold, and irrigate the Sacramento Valley and Delta. The American River Watershed Group is an affiliation of interested groups and private landowners, as well as local, state, and federal agencies committed to enhancing and maintaining the health of the American River watershed. According to the Group:

*A watershed is made up of more than vegetation, trees and brush, which can provide fuel for catastrophic fire. It also includes the land, minerals & soils, animals, creeks, rivers, & water bodies—and the water therein, air, communities and business enterprises situated on the lands which drain to the American River.*

*Located in Placer, El Dorado, and Nevada Counties in the Sierra Nevada mountains of California, the [American River] watershed, which comprises 616,541 acres (963 square miles) is an important source of water, wildlife habitat, forest vegetation, clean air, and recreation opportunities.*

The American River Watershed Group has undertaken a Coordinated Resource Management Plan (CRMP) for the watershed. The Plan area includes 222,360 acres along the North Fork American River and 394,181 acres along the Middle Fork American River. The CRMP focuses on reduction of the fuel load and improvement of the forest ecosystem. The Watershed Group 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 Water District provides domestic water supply for the existing mobile home park. Michigan Bluff Water District supplies the Michigan Bluff community. In addition, many individual parcels are supplied with pumped groundwater by individual wells.

Foresthill PUD supplies 2,800 acre-feet of water from BLM-owned Sugar Pine Reservoir, and supplements the supply with an additional 200 acre-feet from 2 domestic wells. According to the District, current supply is more than adequate to serve existing development and a buildout population of 13,500. 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, 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. Foresthill PUD is pursuing the purchase of Sugar Pine Reservoir from the BLM.

## Fish and Wildlife

The Foresthill Divide Community Plan area supports the habitats described. The dominant wildlife species associated with these habitats are described below, and the habitats are shown in Figures IV-1 and IV-2.

### Coniferous Forest

Coniferous forest habitats provide cover, foraging, and breeding habitat for a large diversity of resident and migratory wildlife. Wildlife species expected to occur in this habitat include western tanager (*Piranga ludoviciana*), brown-headed cowbird (*Molothrus ater*), chipping sparrow (*Spizella passerina*), and Steller's jay (*Cyanocitta stelleri*). Additional species associated with coniferous forest habitats include mule deer (*Odocoileus hemionus californicus*), white-breasted nuthatch (*Sitta carolinensis*), black bear (*Ursus americanus*), raccoon (*Procyon lotor*), mountain lion (*Felis concolor*), western gray squirrel (*Sciurus griseus*), Oregon junco (*Junco hyemalis thurberi*), yellow-rumped warbler (*Dendroica coronata*), and northern flicker (*Colaptes auratus*).

### Montane Hardwood

Wildlife species utilize montane hardwood habitats for shelter, foraging, and breeding habitat. Numerous common and migratory wildlife species are found in this habitat including mule deer, western bluebird (*Sialia mexicana*), western tanager, scrub jay (*Aphelocoma californica*), red-tailed hawk (*Buteo jamaicensis*), opossum (*Didelphis marsupialis*), and turkey vulture (*Cathartes aura*). Additional species expected to utilize this habitat include American crow (*Corvus brachyrhynchos*), California ground squirrel (*Spermophilus beecheyi*), Nuttall's woodpecker (*Picoides nuttallii*), northern flicker, Anna's hummingbird (*Calypte anna*), coyote (*Canis latrans*), great horned owl (*Bubo virginianus*), raccoon, porcupine (*Erethizon dorsatum*), blacktail jackrabbit (*Lepus californicus*), wild turkey (*Meleagris gallopavo*), and red-shouldered hawk (*Buteo lineatus*).

### Chaparral

Chaparral habitats found within the Plan area support suitable shelter, foraging, and breeding habitat for numerous species of wildlife. Species commonly associated with these habitats include ash-throated flycatcher (*Myiarchus cinerascens*), mule deer, spotted towhee (*Pipilo erythrophthalmus*), blacktail jackrabbit, California quail (*Callipepla californica*), Bewick's wren (*Thryomanes bewickii*), and turkey vulture.

### Blue Oak Woodland

Blue oak woodland provides suitable breeding and foraging habitat for common and migratory wildlife species, and also provides a source of shelter for these species. Wildlife expected to utilize this habitat include mule deer, northern flicker, red-tailed hawk, scrub jay, western bluebird, western tanager, blacktail jackrabbit, and wild turkey.

### Annual Grassland

Annual grassland habitats support low wildlife species diversity; however, common and migratory species utilize this habitat. Typical species that occur in grasslands on the site include house finch, savannah sparrow (*Passerculus sandwichensis*), red-tailed hawk, western kingbird

(*Tyrannus verticalis*), western meadowlark (*Sturnella neglecta*), lesser goldfinch (*Carduelis psaltria*), blacktail jackrabbit, coyote, and California ground squirrel.

### Urban

Predominantly common and some migratory species are found in urban regions within the Plan area. Species typically associated with this habitat type include rock dove (*Columba livia*), scrub jay, yellow-billed magpie (*Pica nuttalli*), American crow, turkey vulture, and California ground squirrel.

### Ruderal/Barren

Ruderal/barren habitat provides marginal foraging and breeding habitat for wildlife species. Species expected to occur within this habitat include American robin (*Turdus migratorius*), mourning dove, turkey vulture, and killdeer (*Charadrius vociferus*).

### River/Stream

Wildlife utilizing stream habitats include mostly aquatic species such as bullfrog (*Rana catesbeiana*), Pacific chorus frog (*Pseudacris regilla*), and fish species. However, numerous wildlife species forage in stream habitats, including northern flicker, mule deer, raccoon and belted kingfisher (*Ceryle alcyon*).



### Open Water

Numerous aquatic species utilize open water habitats, including fish species, bullfrog, and Pacific chorus frog, as well as mammals and avian species (for foraging habitat). Additional wildlife species expected to occur in association with these habitats include belted kingfisher, raccoon, and mule deer. Additionally, unconfirmed western pond turtle (*Clemmys marmorata*) sightings are known from the Foresthill Divide Community Plan area, and this species likely utilized open water habitats in this region.

No listed anadromous fish species in Table 4.A-2 are likely to occur within the Plan area due to obstructions (e.g., Folsom Dam, Nimbus Dam) in the southern reaches of the American River. Additionally, the remaining special-status fish species listed are not likely to occur within the Plan area due to obstructions in the southern reaches of the American River and habitat/range limitations.

### Special-Status Animal Species

Special-status animal species are species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Definitions of listed and special-status species are provided above. In addition to the regulatory agencies and

status listed in that section, raptors (birds of prey), migratory birds, and other avian species are protected by a number of state and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior. Section 3503.5 of the California Fish and Game Code states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.”

### **Special-Status Animal Species Presence in the Community Plan Area**

Table 4.A-2 identifies the animal species listed in the USFWS species list for the Auburn, Colfax, Dutch Flat, Foresthill, Georgetown, Greenwood, Michigan Bluff, and Westville 7.5-minute USGS quadrangles, all of which have once occurred in the vicinity of the Plan area. Additionally, animal species listed in the CNDDDB as occurring within a 5-mile radius of the Plan area are included in Table 4.A-2. Species listed as having no potential for occurrence are species either not expected to occur within the Plan area based on the known range of the species, or not expected to occur due to lack of suitable habitat within the Plan area. Listed and special-status animal species that are known to occur, or may potentially occur, within the Plan area are listed in Table 4.A-3 and described below. The animal species described below were considered for this analysis based on field surveys and review of the CNDDDB database, USFWS species lists for the Placer County vicinity, and existing documentation for the Foresthill Divide vicinity.

### **Listed and Special-Status Animals**

The CNDDDB lists nine special-status wildlife species as occurring within the 5-mile radius of the Plan area. Potential habitat is present within the Plan area for all nine species: spiny rhyacophilan caddisfly (*Rhyacophila spinata*), Yates’ snail (*Ammonitella yatesi*), California horned lizard (*Phrynosoma coronatum frontale*), California red-legged frog (*Rana aurora draytonii*), mountain yellow-legged frog (*Rana muscosa*), northwestern pond turtle (*Clemmys marmorata marmorata*), black swift (*Cypseloides niger*), Pacific fisher (*Martes pennanti pacifica*), and northern goshawk (*Accipiter gentillis*). Eleven additional special-status species recorded in the USFWS species lists for the Auburn, Colfax, Dutch Flat, Foresthill, Georgetown, Greenwood, Michigan Bluff, and Westville quadrangles have the potential to occur within the Plan area. These species include Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), foothill yellow-legged frog (*Rana boylei*), western spadefoot toad (*Scaphiopus hammondi*), western burrowing owl (*Athene cunicularia hypugea*), American peregrine falcon (*Falco peregrinus anatum*), California spotted owl (*Strix occidentalis occidentalis*), bald eagle (*Haliaeetus leucocephalus*), tricolored blackbird (*Agelaius tricolor*), Sierra Nevada showshoe hare (*Lepus americanus tahoensis*), Sierra Nevada red fox (*Vulpes vulpes necator*), and pine marten (*Martes americana*). Additionally, numerous species of bats listed in the USFWS species list, including spotted bat (*Euderma maculatum*), long-eared myotis (*Myotis evotis*), fringed myotis (*Myotis thysanodes*), long-legged myotis (*Myotis volans*), Yuma myotis (*Myotis yumanensis*), small-footed bat (*Myotis ciliolabrum*), and greater western mastiff bat (*Eumops perotis*), are known from the vicinity of the Plan area and are described below. Raptors and other migratory birds are protected by state and/or federal resource agencies and are also described below.

**Spiny rhyacophilan caddisfly.** The spiny rhyacophilan caddisfly is a federal species of concern. This species occupies streams and rivers and is associated with reaches supporting a continually flowing current and cool temperature conditions. One record of this species is listed with the CNDDDB from Ladys Canyon, which is located within the southeastern boundary of the Plan area. Suitable habitat for this species is present in the Plan area, and consequently additional populations of this species may occur here.

**Yates' snail.** Yates' snail is a federal species of concern. This species occupies caves and outcroppings derived from limestone and is commonly found on north-facing slopes. One record of this species is listed with the CNDDDB approximately one mile from the southwestern boundary of the Plan area. Several locations within the Plan area support rock outcroppings and depending whether these locations are derived from limestone, these areas could support suitable habitat for this species.

**California horned lizard.** California horned lizard is a species of special concern to the USFWS and the CDFG. In northern California, this species occurs in loose friable soils within grassland, woodland, and coniferous forest habitats below 2000 feet. This species was not observed during field reconnaissance; however, this species is listed with the USFWS as having once occurred in the Plan area vicinity, and four records are listed within the 5-mile radius of the Plan area. Suitable habitat for this species exists in the Plan area, and consequently this species could occur here.



**California red-legged frog.** The California red-legged frog is federally listed as threatened and is a species of concern to the CDFG. This species is found primarily in slow moving streams, marshes, and ponds in elevations below 4,000 feet. California red-legged frog is extremely rare and declining within the Sierra Nevada. Recent surveys have found this species at only two locations in the Sierra, one population in Butte County and one population in El Dorado County. However, this species historically occurred throughout lower elevations in the Sierra, and isolated populations may still be extant. This species was not observed during field reconnaissance; however, suitable habitat for this species occurs in the intermittent drainages and streams within the Plan area. This species is listed with the CNDDDB in the Michigan Bluff vicinity, which is located within the Plan area; however, this observance is a historical occurrence, recorded prior to 1951. This species is also listed with the USFWS as having once occurred in the Foresthill Divide vicinity. Due to the presence of suitable habitat within the Plan area, California red-legged frog may occur here.



**Mountain yellow-legged frog.** Mountain yellow-legged frogs are a species of concern to federal and state resource agencies. This species is found associated with lakes, streams, and ponds in elevations ranging from 1,200 to 7,500 feet above MSL. Historically, this species' range spanned the Sierra Nevada and portions of Los Angeles and San Bernardino Counties; however, currently the southern populations of this species are limited to the San Jacinto and San Gabriel Mountains. In northern California, this species is currently found throughout the Sierra Nevada from Plumas County southward to Tulare County. The USFWS lists this species as once occurring in the vicinity of the Foresthill Divide, and one record of mountain yellow-legged frog is recorded with the CNDDDB within approximately one mile of the Plan area. Given this species' current distribution, habitat requirements, and known occurrences in the Foresthill Divide vicinity, mountain yellow-legged frog likely utilize the streams and/or lakes within the Plan area.

**Northwestern pond turtle.** The northwestern pond turtle is a species of concern to the USFWS and is also a California Species of Special Concern. This species is typically found along quiet streams and ponds, and feeds on aquatic plants, fish, and invertebrates. Four records of this species are listed within the 5-mile radius of the Plan area. Although not observed, this species could occur in slower reaches of the intermittent drainages and streams and in the open water habitats within the Plan area.

**Black swift.** Black swifts are a species of concern to federal resource agencies. This species nests in the Sierra Nevada and Cascade Range, and is also known to nest in the San Gabriel, San Bernardino, and San Jacinto mountains. Black swifts occupy these locations in California during the breeding season. Suitable nesting habitat for this species includes crevices on sea cliffs and on cliffs adjacent to waterfalls. A water source is required at the nest location. One occurrence of this species is recorded in the Plan area. As a result, this species may nest and forage here.

**Pacific fisher.** Pacific fishers are a species of concern to state and federal resource agencies. This species is found in dense, closed canopy coniferous forests and riparian habitats in the Sierra Nevada, Cascades, and Klamath mountains. This species dens in hollow logs, trees, and snags within dense closed canopy forests. The CNDDDB lists this species as occurring within the 5-mile radius of the Plan area, and this species was identified on the USFWS species list as having once occurred in the Plan area vicinity. Consequently, suitable habitat for this species exists in the Plan area, and this species may occur here.

**Valley elderberry longhorn beetle.** Valley elderberry longhorn beetle is a federally listed threatened species. This species is commonly found near riparian habitats within the Central Valley; however, its range spans the Sierra foothills, and may reach elevations of 3,000 feet. This species is dependent on elderberry shrubs for the larval stage of its life cycle. For this reason, elderberry shrubs are considered habitat for this species. This species is listed with the USFWS as having once occurred in the Foresthill Divide vicinity. No elderberry shrubs were found in the Plan area during field reconnaissance. However, a focused survey for elderberry shrubs has not been conducted for the Plan area vicinity, and elderberry shrubs may occur within the Plan area boundary. As a result, Valley elderberry longhorn beetle may occur within the Plan area.



**Northern goshawk.** Northern goshawks are a species of concern to federal and state resource agencies. This species frequents middle to high elevation mixed coniferous forest habitats, although it prefers dense stands of lodgepole pines on north-facing slopes near water for nesting. Northern goshawk foraging habitats are widespread, consisting of mixed coniferous forest habitats. Five records of this species are listed with the CNDDDB in the Foresthill



Divide vicinity, and this species is also known to historically occupy this region. Suitable nesting, foraging, and wintering habitat for this species occurs within the Plan area, and this species likely utilizes these habitats.

**Foothill yellow-legged frog.** The foothill yellow-legged frog is of concern to federal resource agencies and is a California Species of Special Concern. This species occurs in the foothills of the Sierra Nevada up to 6,000 feet. Foothill yellow-legged frogs require shallow, flowing water with cobble-sized substrate. While this species is not listed in the CNDDDB within the 5-mile radius of the Plan area, it is listed as having once occurred in the Plan area vicinity. Suitable habitat for this species is present in the streams and intermittent drainages within the Plan area, and this species could occupy these habitats.

**Western spadefoot toad.** Western spadefoot toad is a federal and California species of concern that occurs in grassland habitats near seasonal water sources, such as vernal pools or seasonal wetlands. Habitat for this species is in rapid decline, and as a result this species is of special concern to the CDFG and the USFWS. This species was not observed within the Plan area during field reconnaissance; however, western spadefoot toad is listed with the USFWS as having once occurred in the Foresthill Divide vicinity. Consequently, this species could occur in the Plan area in seasonal wetlands associated with annual grassland habitats.

**Western burrowing owl.** The Western burrowing owl is a species of concern to the USFWS and CDFG. Burrowing owls inhabit open grasslands of the Central Valley. Typically, they nest in small colonies in abandoned ground squirrel burrows. This species may also be found along canal banks. No records of this species are listed with the CNDDDB within the 5-mile radius of the Plan area, and no burrows or evidence (pellets, white wash, feathers, etc.) of this species was observed during field reconnaissance. However, suitable grassland habitat for this species is present within the Plan area, and this species is historically known from the Foresthill Divide vicinity. Consequently, this species may utilize grassland habitats within the Plan area.

**American peregrine falcon.** American peregrine falcon is currently state-listed as endangered, and was recently removed from the federal endangered species list. This species nests in a wide variety of habitats, including woodlands, dense coniferous forests, and coastal habitats. Nests are typically located in close proximity to a water source on cliffs, banks, or dunes. California populations of the peregrine falcon declined in the 1970s due to DDT contamination; however, numbers are increasing statewide. This species is recorded in the USFWS species list as having once occurred in the Foresthill Divide vicinity; however, the CNDDDB lists no recent records of this species within the Plan area. Suitable nesting, foraging, and wintering habitat for this species is present within the Foresthill Divide Community Plan area, and as a result this species could occur here.

**California spotted owl.** California spotted owl is a species of concern to state and federal resource agencies. This species occurs in old growth forests with multi-layered canopies, and is associated with mixed coniferous, redwood, and Douglas fir forest habitats. This species' range spans habitats up to 7,600 feet above MSL. Suitable nesting habitat includes cavities in trees or snags; however, this species is known to nest in abandoned raptor nests, mistletoe clusters, caves, and cliffs. California spotted owl is a year-round resident of California. However, in mountainous regions such as the Sierra Nevada, this species may move to lower elevations during winter months. According to the USFWS species list, historically this species is known from the Foresthill Divide vicinity. Although no recent occurrences of this species in the Foresthill Divide vicinity are recorded with the CNDDDB, suitable foraging and nesting habitat for California spotted owl occurs within the Plan area, and this species may occur here.

**Bald eagle.** The bald eagle is federally listed as threatened and state listed as endangered. This species nests in the northernmost counties of California within dense conifer stands and woodlands and in scattered small populations at reservoirs in the central portion of the state. Nest locations are restricted to areas within close proximity to permanent water sources. Historically, this species was known from the Foresthill Divide vicinity, and suitable wintering habitat for this species is located within the Plan area. Consequently, bald eagles may utilize coniferous forest and montane hardwood habitat within the Plan area during the winter months.

**Tricolored blackbird.** Tricolored blackbirds are a species of concern to federal and state resource agencies. This species nests colonially in dense stands of cattails or within blackberry thickets, and requires a source of fresh water. Consequently, this species typically occurs in fresh emergent wetlands. While no records of this species are recorded with the CNDDDB within the 5-mile radius of the planning area, this species is known historically from the Foresthill Divide vicinity. This species was not observed during field reconnaissance; however, suitable habitat may occur within the Plan area. Consequently, this species could occur here.

**Sierra Nevada showshoe hare.** The Sierra Nevada showshoe hare is a species of concern to state and federal resource agencies. This species, a subspecies of *Lepus americanus*, is restricted to the Sierra Nevada mountain range, and population numbers are thought to be low. Sierra Nevada showshoe hares occupy young growth mixed conifer, subalpine conifer, red fir, Jeffrey pine, lodgepole pine, and aspen forests, and often utilize habitats characterized with dense understory growth located along forest edges in close proximity to meadows. The USFWS species list records this species historically in the Foresthill Divide vicinity. Although no recent

records of the Sierra Nevada showshoe hare are listed with the CNDDDB, suitable habitat for this species is present within the Plan area, and this species may occur here.

**Sierra Nevada red fox.** The Sierra Nevada red fox is a federal species of concern, and is listed in California as threatened. This species is typically found in higher elevations (above 7,000 feet MSL), but is known to occur in elevations as low as 3,900 feet above MSL. Sierra Nevada red fox occurs in a variety of habitats, including lodgepole pine, mixed conifer, montane riparian, and Ponderosa pine forests within the Sierra Nevada mountain range. This species requires dense vegetation for cover, and prefers habitats adjacent to meadows for hunting. The Sierra Nevada red fox dens in rock outcrops and hollow logs, and is known to burrow in friable soils. Population numbers of this species are declining, and this species is rare throughout its range. Historically, this species occurred throughout the Foresthill Divide vicinity, although no recent records of the Sierra Nevada red fox are listed with the CNDDDB in the Plan area or the surrounding vicinity. While suitable habitat for this species occurs within the Plan area, no recent occurrences of this species are listed, and it is unlikely that this species utilizes the area. However, without conducting focused surveys for this species in the Plan area, the possibility that this species could occur here cannot be ruled out.



**Pine marten.** Pine martens are a federal species of concern. This species occurs in various habitats along the north coast and within the Sierra Nevada, Klamath, and Cascades mountain ranges. This species prefers habitats exhibiting over 40 percent canopy closure, and is associated with red fir, lodgepole pine, subalpine conifer, mixed conifer, Jeffrey pine, and eastside pine habitats. This species dens in log, tree, or stump cavities, and sometimes burrows under snow adjacent to logs or stumps. Pine martens are sensitive to human disturbance and require habitat with limited human interaction. This species is listed in the USFWS species list historically within the Foresthill Divide vicinity. Suitable habitat for this species is present within the Plan area, and this species could utilize these habitats.

**Bats.** Bat species including spotted bat, long-eared myotis, fringed myotis, long-legged myotis, Yuma myotis, small-footed bat, and greater western mastiff bat are species of special concern to state and federal resource agencies. Habitat ranges for these bat species are widespread throughout California; however, many of these species are rare within these habitats. Habitat for bat species consists of foraging habitat, night roosting cover, maternity roost sites, and winter hibernacula. These bat species may forage within montane hardwood, coniferous forest, and blue oak woodland habitats within the Plan area. Suitable roosting sites within these habitats include caves, rock crevices, cliffs, buildings and snags. Because potentially suitable day, night, maternity, and winter roosting habitat exists in these habitats within the Plan area, some or all of these bat species likely utilize the Foresthill Divide and the surrounding vicinity.

**Raptors.** Numerous raptor species, including red-tailed hawk (*Buteo jamaicensis*), Coopers hawk (*Accipiter cooperii*), and sharp-shinned hawk (*Accipiter striatus*), forage and nest in the Sierra Nevada and surrounding foothills. Raptor nests are protected under the Migratory Bird Treaty Act (MBTA) and Section 3503.5 of the California Fish and Game Code. The blue oak

woodland, montane hardwood, and coniferous forest habitats within the Plan area support potential nesting habitat for numerous raptor species. Consequently, raptor species likely forage and nest within the Foresthill Divide Plan area.

**Other migratory birds.** Migratory birds forage and nest in multiple habitats such as oak woodlands, grasslands, riparian woodlands, and coniferous forests. The nests of all migratory birds are protected under the MBTA, which makes it illegal to destroy any active migratory bird nest. Numerous migratory bird species have the potential to nest within the Plan area.

### **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± 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. Special water rates are available for agricultural irrigation water. However, there has been some recent interest shown in limited wine grape production in the Plan area.

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. 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.

Since 1995, CDF has 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 4.A-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 has 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.

**Table 4.A-4**  
**Timber Harvest Documents**  
**for Foresthill Community Plan Area**  
**1995-2000**

No. of Docs.	Harvest Doc.	Acres	Section	Township	Range
1	2-00-094-Pla3	17	35	14N	10E
	2-00-094-Pla3		34	14N	10E
2	2-00-093-Pla3	253	32	14N	10E
	2-00-093-Pla3		31	14N	10E
3	2-00-089-Pla3	110	13	14N	10E
	2-00-089-Pla3		14	14N	10E
4	2-98-360-Pla3	168	24	14N	10E
	2-98-360-Pla3		23	14N	10E
	2-98-360-Pla3		14	14N	10E
	2-98-360-Pla3		13	14N	10E
5	2-98-145-Pla3	56	33	14N	10E
	2-98-145-Pla3		32	14N	10E
6	2-98-130-Pla3	35	23	14N	10E
7	2-98-085-Pla3	17	32	14N	10E
8	2-98-043-Pla3	376	20	14N	10E
9	2-98-039-Pla3	11	25	14N	10E
10	2-98-035-Pla3	37	33	14N	10E
11	2-97-403-Pla3	64	25	14N	10E
12	2-97-218-Pla3	196	25	14N	10E
	2-97-218-Pla3		24	14N	10E
	2-97-218-Pla3		13	14N	10E
	2-97-218-Pla3		12	14N	10E
13	2-97-070-Pla3	2,067	35	14N	10E
	2-97-070-Pla3		34	14N	10E
	2-97-070-Pla3		27	14N	10E
	2-97-070-Pla3		26	14N	10E
	2-97-070-Pla3		25	14N	10E
	2-97-070-Pla3		24	14N	10E
	2-97-070-Pla3		23	14N	10E
	2-97-070-Pla3		22	14N	10E
14	2-97-066-Pla3	22	24	14N	10E
	2-97-066-Pla3		13	14N	10E
15	2-97-062-Pla3	120	33	14N	10E
	2-97-062-Pla3		32	14N	10E



No. of Docs.	Harvest Doc.	Acres	Section	Township	Range
16	2-96-339-Pla3	5	28	14N	10E
17	2-96-074-Pla3	319	31	14N	10E
18	2-96-044-Pla3	201	29	14N	10E
	2-96-044-Pla3		19	14N	10E
19	2-95-363-Pla3	44	23	14N	10E
20	2-95-139-Pla3	19	24	14N	10E
	2-95-139-Pla3		13	14N	10E
21	2-99-268-Pla3	25	17	14N	11E
	2-99-268-Pla3		16	14N	11E
22	2-99-220-Pla3	144	22	14N	11E
	2-99-220-Pla3		21	14N	11E
	2-99-220-Pla3		16	14N	11E
	2-99-220-Pla3		15	14N	11E
23	2-99-092-Pla3	119	17	14N	11E
24	2-98-360-Pla3	168	17	14N	11E
25	2-99-235-Pla3	14	21	14N	11E
26	2-97-403-Pla3	64	9	14N	11E
27	2-97-228-Pla3	31	27	14N	11E
	2-97-228-Pla3		22	14N	11E
28	2-97-218-Pla3	196	30	14N	11E
	2-97-218-Pla3		19	14N	11E
	2-97-218-Pla3		18	14N	11E
29	2-97-209-Pla3	80	7	14N	11E
	2-97-209-Pla3		6	14N	11E
30	2-97-070-Pla3	2,067	30	14N	11E
<b>Total Acreage</b>		<b>7,045</b>			

Note: Since the California Department of Forestry and Fire Protection tracks Timber Harvest Plans by Township, Range, and Section, some of the above acreage may lie in sections that are not wholly within the Foresthill Community Plan area.

Source: California Department of Forestry and Fire Protection, 1995-2000.

## **Geologic Hazards**

### **Seismicity**

Seismicity refers to an area's propensity for earthquakes. Seismicity can be evaluated based on the occurrence of faults, both active and inactive. According to the 1977 Placer County Seismic and Safety Element, "the fault history of Placer County began about 140 million years ago with the folding, crushing, and faulting of marine sedimentary and volcanic deposits". Placer County is not known to possess active faults.

The Plan area is within the Melones fault zone; however, it is noted in the 1977 County Seismic and Safety Element that the central county area, which includes the Plan area, is the most stable area, formed on ancient granitic and metamorphic rock that contains no historically active faults.

Western Placer County is more susceptible to seismic events, and eastern Placer County is historically earthquake-prone because the main frontal fault of the Sierra Nevada occurs about 6 miles east of Lake Tahoe. The Plan area has the potential to be affected by shock waves that would result from earthquakes in these areas.

### **Rockfall and Landslide**

As defined by the California Division of Mines and Geology, a landslide is the downslope movement of soil and rock material under the influence of gravity. The formation of landslides under natural conditions depends on several factors including the type of materials, structural properties of the materials, steepness of slopes, water and rainfall, vegetation type, proximity to areas undergoing active erosion, and earthquake-generated ground shaking.

The canyon sides of the American River watershed are prone to sliding or slumping due to slopes in excess of 30 percent. There are several rock units within the Plan area that have active deposits. The units most likely to experience rockfalls and landslides include Valley Springs Tuff, Metavolcanic Flows, Mehrtren Mudflow Breccia (weathered), Serpentine, and Metasedimentary Rocks. Table 4.A-5 summarizes potentially unstable rock units and the landslide deposit classification.

**Table 4.A-5 Potentially Unstable Rock Units**

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

Source: Livingston 1976.

### **Shallow and Serpentine Soils**

Shallow and serpentine soils are a limiting factor to development. Serpentine soils surround Todd's Valley and are located east of Foresthill, on Forest Service lands, and along McKeon-Ponderosa Road. Portions of the Plan area are located over areas with shallow soils, especially the slopes of the North and Middle Fork American River. Testing is now required by Placer County Environmental Health Services (HHS) for projects that would disturb serpentine soils.

### **Other Geologic Constraints and Hazards**

The Foresthill Divide is subject to avalanches, soil erosion and resulting sedimentation of nearby streams and rivers.

The combination of steep slopes, abundant snow, weather, snowpack, and an impetus to cause movement may create an avalanching episode. The Plan area has not been identified as a

moderate or high avalanche hazard zone; however, avalanching episodes may occur. Placer County's avalanche management program works to identify Potential Avalanche Hazard Areas (PAHAs) in order to minimize risk.

Soils within the Plan area are subject to moderate to very high erosion hazard. Erosion can lead to other hazards including slope instability and sedimentation of nearby streams and rivers. Table 4.A-6 lists and describes soils prone to erosion.

**Table 4.A-6 Soil Erosion Hazards**

Soil	Erosion Hazard	Occurrence in Plan Area	Description
Andregg-Caperton-Sierra	Moderate to high		Undulating to steep, well drained and somewhat excessively drained soils that are deep to shallow over granitic rock
Auburn-Sobranite	Mod. to very high	X	Undulating to very steep, well-drained soils that are shallow or moderately deep over metamorphic rock
Cohasset-Aiken-McCarthy	Moderate to high	X	Undulating to steep, well-drained soils that are moderately deep to very deep over volcanic rock
Cohasset-Jocal-Holland	Mod. to very high		Very deep, nearly level to very steep, well-drained soils on ridgetops and mountainsides
Dubakella-Rock outcrop	Moderate to high	X	Rolling to steep, well-drained soils that are moderately deep over serpentine; also located on rock outcrop
Exchequer-Inks	Moderate to high		Undulating to steep, well-drained and somewhat excessively drained soils that are shallow over volcanic rock
Fugawee-Waca-Ahart	Moderate to high		Moderately deep, nearly level to very steep, well-drained, soils on mountainsides
Hurlbut-Deadwood-Putt	Moderate to high		Moderately deep and shallow, nearly level to very steep, well-drained soils on mountainsides
Mariposa-Josephine-Sites	Mod. to very high	X	Undulating to steep, well-drained soils that are shallow to deep over metamorphic rock
Maymen-Mariposa	Mod. to very high	X	Hilly to very steep, well-drained and somewhat excessively drained soils that are shallow or moderately deep over metamorphic rock
McCarthy-Crozier-Ledmount	Moderate to high	X	Moderately deep, nearly level to very steep, well-drained soils on ridgetops and mountainsides
Meeks-Tallac	Moderate to high		Nearly level to steep, well-drained to somewhat excessively drained soils that are deep to very deep over a pan
Tahoma-Jorge	Moderate to high		Gently sloping to steep, well-drained soils that are deep to very deep over latite and andesitic conglomerate
Tallac-Smokey-Meiss	Moderate to high		Deep and moderately deep and shallow, nearly level to very steep, moderately

Soil	Erosion Hazard	Occurrence in Plan Area	Description
			well-drained to somewhat excessively drained soils on moraines, outwash terraces, and mountainsides
Trojan-Kyburz-Portola	Moderate to high		Deep and moderately deep, level to very steep, well-drained soils on mountainsides
Umpa-Fugawee	Moderate to high		Gently sloping to steep, well-drained soils that are moderately deep over andesite and andesitic conglomerate
Waca-Meiss	Moderate to high		Strongly sloping to steep, well-drained and excessively drained soils that are moderately deep to shallow over andesite or andesitic tuff

Source: U.S. Natural Resource Conservation Service.

#### 4. IMPLEMENTATION

- Review development projects for compliance with the goals and policies of the Natural Resources section and throughout the FDCP.

**Responsible Agency/Department:** Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors

**Time Frame:** Ongoing

**Funding:** Application Fees

- A mitigation monitoring plan shall be required for heritage tree and native tree replacement areas proposed as part of land development projects for a minimum of two years to ensure an 80% success ratio of all new plantings. Landscaping and revegetation plans shall focus on creating habitat and use of native species in addition to replacing trees.

**Responsible Agency/Department:** Planning Department

**Time Frame:** Ongoing

**Funding:** Application Fees

- Reconnaissance-level biological surveys shall be required for all new development proposals on undeveloped land. Protocol surveys and mitigation shall be required if indicated by the survey results. Said surveys should be conducted by qualified professionals and a report prepared evaluating the site's vegetation and wildlife values.

**Responsible Agency/Department:** Planning Department/Trustee Agencies

**Time Frame:** Ongoing

**Funding:** Application Fees

- If indicated by reconnaissance surveys, site-specific wetland delineations utilizing the U.S. Army Corps of Engineers' criteria shall be required for new development proposals. All development proposals involving wetlands shall be coordinated with the California Department of Fish and Game, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service to ensure that a no-net-loss policy is maintained.

**Responsible Agency/Department:** Planning Department/Trustee Agencies

**Time Frame:** Ongoing

**Funding:** Application Fees

5. If indicated by reconnaissance surveys, site-specific evaluations shall be performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measure(s) to mitigate such impacts. In approving any such discretionary development permits, the decision making body shall determine the feasibility of the identified mitigation measure(s).

**Responsible Agency/Department:** Planning Department/Trustee Agencies

**Time Frame:** Ongoing

**Funding:** Application Fees

6. A minimum 100 foot non-development setback from the centerline of all perennial streams, and a minimum 50 foot setback from the centerline of intermittent streams, or the outermost limits of the future, fully developed 100-year floodplain (whichever is greater) are required for all new development projects. These areas shall include all riparian vegetation and shall preclude all structures, including pools, spas, gazebos, decks, etc., non-native landscaping, tree removal, night lighting, fencing interfering with significant wildlife corridors, and grading. Deed restrictions in the form of easements shall be placed on these setback areas to protect them in perpetuity, and easements shall be shown on project exhibits.

**Responsible Agency/Department:** Planning Department

**Time Frame:** Ongoing

**Funding:** Application Fees

7. Implement the Placer County Stream Management Guidelines (1992) and wetland banking program in the Plan area.

**Responsible Agency/Department:** Department of Public Works/Planning Department/Department of Fish and Game/U.S. Army Corps of Engineers

**Time Frame:** Ongoing

**Funding:** General Fund/Mitigation Fees

8. Implement the County's guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily in the Plan area.

**Responsible Agency/Department:** Placer County Flood Control and Water Conservation District/Resource Conservation District/Planning Department

**Time Frame:** Ongoing

**Funding:** General Fund

9. As funding permits, Placer County Environmental Health Services (HHS) will work with water well drilling contractors and others with useful information to study the quality of groundwater in the Plan area. This information will be used to develop and implement a formal groundwater quality management plan with emphasis upon such pollutants as elevated nitrate and coliform bacteria levels and the cause of any elevated levels discovered.

**Responsible Agency/Department:** Environmental Health Services (HHS)

**Time Frame:** As funding permits

**Funding:** Permit Fees

10. Modify existing ordinances regulating land development activities to incorporate and formalize policies related to land use, grading operations, and vegetation removal adjacent to all drainageways, canals and significant water features.

**Responsible Agency/Department:** Planning Department/Department of Public Works/Environmental Health Services (HHS)/Board of Supervisors

**Time Frame:** Ongoing

**Funding:** General Fund

11. Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels, and a forest management plan for non-state and federal lands to protect and enhance the health of the natural forest while providing for fire safety.

**Responsible Agency/Department:** Planning Department/Resource Conservation District/Department of Public Works/Placer County Flood Control and Water Conservation District  
**Time Frame:** Fiscal Year 2003-2004  
**Funding:** General Fund

12. Develop brochures for distribution with building permits and as part of project review, and make information available on the County website to educate the public and developers regarding potential impacts of development and individual property modifications on drainage, flooding and water quality. Include information regarding the sections of the State Fish and Game Code which apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material.

**Responsible Agency/Department:** Planning Department/Department of Public Works/Placer County Flood Control and Water Conservation District/Environmental Health Services (HHS)  
**Time Frame:** Ongoing  
**Funding:** General Fund

13. Include mitigation measures for new development projects adopted pursuant to the Department of Fish and Game's Streambed Alteration Agreements and permits issued under Section 404 of the federal Clean Water Act.

**Responsible Agency/Department:** Development Review Committee  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

14. During environmental review of private development projects, site-specific studies shall be prepared including soil reports, slope analysis, grading plans, and erosion control and rehabilitation plans, as needed.

**Responsible Agency/Department:** Development Review Committee  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

15. Through environmental review and project approval, avoid development on highly erosive soils and slopes over 15% if possible. Where development does occur in these areas, require application of Best Management Practices (BMPs).

**Responsible Agency/Department:** Development Review Committee  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

16. Continue monitoring mitigation measures that relate to accelerated erosion and attendant problems. Arrange with public agencies and/or acceptable consultants to assist in implementing the mitigation monitoring program.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Permit Fees



17. Require BMPs of the Placer County Resource Conservation District and the U.S. Department of Agriculture Natural Resources Conservation District through developer participation, discretionary fees, general fund monies, etc.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/General Fund

18. Require preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils).

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Plan Review Fees

19. Continue to enforce the Placer County Grading Ordinance to ensure that areas of slope instability are adequately investigated and that any development incorporates appropriate design provisions to prevent landsliding.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Plan Review Fees

20. Require preparation of drainage plans that direct runoff and drainage away from unstable slopes for construction in hillside areas.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Plan Review Fees

21. Encourage the use of Williamson Act agricultural preserves within the Plan area.

**Responsible Agency/Department:** Planning Department/Agricultural Commissioner  
**Time Frame:** Ongoing  
**Funding:** State Subventions to County

22. Maintain regulations that exempt certain agricultural buildings from the construction requirements of the Uniform Building Code, subject to limitations on the size, occupancy, location, and use of such structures.

**Responsible Agency/Department:** Building Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

23. Continued enforcement of the provisions of the Right-to-Farm Ordinance and existing State nuisance laws.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Ongoing  
**Funding:** General Fund

24. Review development projects for compliance with the goals and policies contained in the Open Space section and throughout the FDCP.

**Responsible Agency/Department:** Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors  
**Time Frame:** Ongoing

**Funding:** Application Fees

25. Use specific zoning classifications/combining zones to implement appropriate land use development criteria, including minimum parcel size, setbacks, height restrictions, maximum lot coverage and limitations on the use of land.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Concurrently with FDCP adoption  
**Funding:** General Fund

26. Require conditions of approval to provide open space where appropriate as a component of the land development review procedure.

**Responsible Agency/Department:** Development Review Committee  
**Time Frame:** Ongoing  
**Funding:** General Fund

27. Require dedication of open space easements or encourage participation in the Placer Legacy program as appropriate for development projects to preserve and protect open space resources.

**Responsible Agency/Department:** Development Review Committee  
**Time Frame:** Ongoing  
**Funding:** Permit Fees

28. Adopt a “dark sky” ordinance to protect important nighttime visual resources in the Plan area.

**Responsible Agency/Department:** Planning Department  
**Time Frame:** Fiscal Year 2003-2004  
**Funding:** General Fund

## **B. CULTURAL RESOURCES**

### **I. PURPOSE**



The purpose of the Cultural Resources section is the identification and, to the extent possible, preservation of archaeological and historical resources in the Plan area. The Foresthill Divide Community Plan area contains a rich heritage that is marked by numerous archaeological and cultural properties. Heritage resources are being lost to natural deterioration and to development-related impacts. Heritage resources are especially at risk as the Plan area assumes an increasing role as a “bedroom” community for Auburn and Sacramento. Incoming residents and visitors, and the new construction designed to accommodate them, may compromise the rich sense of heritage and unique historical identity of the Plan area. An appreciation of the heritage of the Foresthill Divide will engender the preservation and rejuvenation of old Foresthill and its surroundings and insure that both

long-term and incoming residents and visitors to Foresthill can appreciate the area where they have chosen to live and visit. Historic structures are also an important visual element of the Foresthill Divide. The goals and policies which follow are intended to assure that future

generations will have the opportunity to form a sense of community pride and identity from the achievements of the people that lived before them.

## 2. GOALS AND POLICIES

**Goal 4.B.1. Identify, protect, record and enhance the Divide’s important historical, archaeological, and cultural sites and their contributing environment.**

### Policies

- 4.B.1-1 Assist the residents of Foresthill in becoming active guardians of their community's cultural resources.
- 4.B.1-2 The County and the community shall preserve the historical character of the Core Area of Foresthill.
- 4.B.1-3 Encourage all agencies and groups (USFS, Placer County, Historical Society) to preserve, record and mark sites and artifacts of local importance (such as Startown, Damascus, Sunny South, Red Star, Miller’s Defeat).
- 4.B.1-4 Solicit the cooperation of the owners of cultural resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources.
- 4.B.1-5 Solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- 4.B.1-6 Use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.
- 4.B.1-7 Require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums.
- 4.B.1-8 Existing large trees or groves of historic and/or cultural significance (i.e., weather tree in Michigan Bluff, cork oaks on Todd Valley Road, Finning Tree off Finning Mill Road, Fork’s House Grove, Harold T. “Bizz” Johnson Tree) should be identified and protected to the best of the County’s ability. Trees so identified should only be removed as a last resort.
- 4.B.1-9 Areas of potential archaeological sensitivity shall be identified and catalogued by Placer County. Proposed development or public works projects within this area shall be required to undertake an archaeological survey prior to project approval. Proposed projects outside this area, in locations that have not been significantly disturbed, shall be referred to the California Archaeological Inventory, Northern Information Center, California State University, Sacramento for review and comment, and shall be required to undertake an archaeological survey prior to project approval upon recommendation by the Center.
- 4.B.1-10 The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.
- 4.B.1-11 The County shall use the State *Historic Building Code* to encourage the preservation of historic structures.

- 4.B.1-12 The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property.
- 4.B.1-13 The County shall consider acquisition programs as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, The Nature Conservancy and the Placer Land Trust.
- 4.B.1-14 The County shall require that the subdivision of property containing existing features of cultural or aesthetic merit be carefully designed to preserve these structures and, where appropriate, utilize them as a focal point of neighborhood design.
- 4.B.1-15 The County shall make the protection of significant cultural resources a priority over recordation and/or destruction.
- Goal 4.B.2. Encourage the continued provision of a wide variety of cultural activities that contribute to the appeal of the Foresthill area.**

#### **Policies**

- 4.B.2-1 The County shall encourage the development of multipurpose facilities which can function as recreational sites, open space areas and for historic, cultural, and archaeological preservation.
- 4.B.2-2 The use of the Foresthill Museum as a repository of historical artifacts on the Divide shall be encouraged.

### **3. DISCUSSION**

The following physical and cultural background draws heavily from contexts presented in the “Historical, Architectural, and Archaeological Resources of Placer County, California” (Terhorst and Gerike 1992) and in work by Baker (2000), Baker and Shoup (1992), and Baker, Shoup and Brack (1993) associated with the Highway 124 Project. Further information is taken from Carlson’s (1986) ethnographic overview and Markley and Henton’s (1985) prehistoric overview of the Tahoe National Forest. Details regarding the physical and cultural setting of the Foresthill Divide are found in these sources and will not be repeated here. References cited in this section are listed in Appendix D of this Plan.

#### **Physical Setting**

The Foresthill Divide is a long northeast-trending ridge system separating the North and Middle Forks of the American River. The ridge ranges in width from two to ten miles. As one of the major east-west ridge systems of the north-central Sierra Nevada, the Divide would have provided relatively easy access for prehistoric populations moving east and west over the crest. However, the steep canyons and rugged terrain to the north and south of the Divide may have been a barrier to travel and trade, and ultimately contributed to cultural conservatism and the development of local identities and differences, which included basic technology and economic and settlement patterns (Baker 2000:281). The Foresthill Divide has been sculpted by tectonic forces and stream erosion. During times of glacial advances, Sierran streams steepened their channels, creating steep slopes and tributary canyons and destabilizing riverside banks. It is during these times that ridgetop village

sites may have been preferable to village locales along streams. Ridges were also the preferred locales for Euroamerican settlements and ranchlands.

Rocks in the Foresthill region represent a geologic history spanning nearly 300 million years. The rocks underlying the Divide are part of the Mother Lode Belt and include slates and shales of the Mariposa Formation. The Mariposa Formation is composed of ancient seafloor sediments. These sedimentary rocks are associated with underlying volcanic rocks of the Logtown Ridge Formation. The flat ridge of the Foresthill Divide is formed by a complex system of Tertiary channels capped by lavas that are included within the Mehrten Formation and categorized as andesite mud-flows. The underlying ancient Tertiary river channels contain auriferous deposits that were the focus of hydraulic and drift mining for gold by incoming Euroamericans. Prehistoric populations also appear to have had detailed knowledge of these geological deposits (Baker 2000:10). For example, the complex geology of the Foresthill Divide region provided a variety of stone for tool manufacture, including slate and schist, chert, and igneous and metamorphic materials. In addition, basalt and obsidian were brought or traded into the area from source locations as far as the Truckee-Tahoe Basin, Bodie Hills, Napa, and locales in northeast California and northwest Nevada. Also, prehistoric populations visited salt marshes near Cool and salt springs near Lincoln and mined quartz crystal quarries in the Middle Fork Canyon for toolstone and ceremonial use, and red and yellow ochre near Clipper gap for ornamentation and rock art.

The Mediterranean climate of the Plan area is characterized by hot summers and cool winters, with most precipitation falling during the winter. The Plan area receives little snow, as the winter snow line on the Divide is around 3,000 feet in elevation. The North and Middle Forks of the American River form the major hydrological features; fresh water sources are relatively abundant on top of the Divide. Rivers cut steep canyons up to 1,000 feet below the top of the Divide that presented major obstacles for both prehistoric and historic populations traveling off of the Divide.

The Plan area spans an elevation range roughly between 600 and 4,800 feet and encompasses several major life zones that gradually change with increasing altitude. Mountain ridges are colonized by mixed forests, oaks, shrubs, grasslands, and meadows--habitat for diverse faunal resources. The rich array of plants and animals were of subsistence and economic importance to both aboriginal inhabitants and incoming Euroamericans.

### **Prehistory and the Native American Period**

Clear boundary determinations for Native American residents along the Foresthill Divide are confounded by the complete disruption of aboriginal cultures by early Euroamericans and of traditional practices involving inter-group trade, politics, marriage, and ritual. The Foresthill Divide lies firmly within the traditional territory of the Hill Nisenan (or Southern Maidu), a Penutian speaking group that inhabited the west-central Sierra Nevada. The Divide is peripheral land used by the Washoe, Hokan language speakers who chiefly occupied the west-central Great Basin along the eastern Sierran flank and its crest (Beales 1933; d'Azevedo 1966; Levey 1978; Littlejohn 1928). After historic contact, Northern Miwok, also Penutian speakers, may have resided here; Northern Miwok currently reside in the Plan area. The Hill Nisenan held territory in the foothill and mountainous portions of the Yuba, Bear and American rivers, and the lower drainages of the Feather River. The Hill Nisenan recognized three divisions within their group based on slight

linguistic and cultural differences. The Foresthill people belonged to one of the subgroups with its “center of influence” at Auburn (Littlejohn 1928:15). Nuclear Washoe tribal lands were about 2,000 square miles surrounding Lake Tahoe, with much larger peripheral lands having flexible, undefended boundaries. The area between snowline on the west Sierra slope and the Sierran crest was shared between the Nisenan and Washoe. Tradition holds that the Washoe and Nisenan had contact at Westville, east and upslope of the Plan area, and that encounters were not always friendly.

Environmental phenomena such as springs and drainages, unique geological outcrops, and different land surface exposures with variable slopes created extreme variety in the accompanying plant and animal communities upon which aboriginal populations depended. Like most hunters and gatherers, vegetable foods formed the subsistence baseline, although they used a wide range of plant and animal species. Generally, the least productive time of the year for both the Hill Nisenan and Washoe was late winter-early spring. Hill Nisenan caught salmon during spring runs up the North and Middle Forks of the American Rivers and their tributaries. Throughout the summer, both groups gathered nuts and seeds, roots, berries, fungi, and greens. Expeditions to hunt large game took place within the higher elevations during the fall. Acorns became available in massive quantities in the autumn. Acorn eating is the hallmark of California Indians and they were the primary staple for those groups who inhabited the western foothills of the Sierra. The Washoe went to great lengths to obtain acorns in trade from their western neighbors.

Lower elevations encompassed by the Plan area were occupied on a permanent or semi-permanent basis, with higher elevations inhabited at various times of the year by smaller groups that made seasonal movements in order to procure economic resources as they became available. The archaeological imprint of these ancient subsistence activities are distinctive, with diverse environmental zones closely corresponding to a variety of specific site types, such as villages, multi-task camps, task-specific locales, and special use areas.

Hill Nisenan villages and year-round encampments were clustered in the lower elevations of the Plan area. Villages were usually placed on ridge tops and on large flats along major streams. Permanent villages are represented archaeologically by culturally enriched and darkened soils (or “midden”) which contain artifacts, charcoal, organic debris, and/or house pit and dance house depressions. Villages hosted important social gatherings and religious ceremonies. Dances to celebrate seasonal events and honor ancestors and deities were held in large semi-subterranean dance houses (the Todd’s Valley Miwok-Maidu Cultural Foundation is currently planning construction of a new dance house near Foresthill.) Hill Nisenan villages consisted of from 4 to 12 separate dwellings, housing a nuclear or polygamous family. Larger social organizations, called “tribelets”, were formed by several villages uniting under a single chief. Tribelet boundaries were marked by natural ridges between streams. No permanent Nisenan winter village occupation is reported above approximately 4,000 feet elevation on the western slope.

The Washoe generally wintered in the Truckee Meadows area on the east slope of the Sierra and spent summers in the higher elevations in and around the Truckee-Tahoe Basin and west of the crest. Compared to the Hill Nisenan, the Washoe were a relatively informal and flexible political collectivity. While semi-permanent villages were maintained along the eastern Sierran front, the Washoe as a whole were more mobile than the Nisenan, and the Washoe have a tradition of making



long treks across the Sierran passes to hunt and gather acorns and to trade with Maidu and Miwok neighbors.

At seasonal base camps, the occupation by fewer people for briefer periods of time precluded the buildup of deep midden deposits. Such seasonal camps are manifest archaeologically by a wide range of cultural items (including stone tools, waste flakes from the manufacture of stone tools, and milling equipment such as bedrock mortars and pestles and hand stones and portable milling slabs). This artifact inventory indicates that multiple tasks were pursued.

Single-task specific sites were located throughout Washoe and Nisenan territory and were used at variable times of the year as satellite locales aimed at a specific function. Task sites were often located away from camps or villages and near concentrations of plant, animal or fish resources. For example, bedrock mortar stations were positioned in oak groves, fishing stations were established near productive spawning streams, and hunting stations were placed in proximity to deer migration routes. Aboriginal trek routes were patterned after game trails, were later used by the emigrants, and are often the precursors of our modern transportation systems.

Special use sites were often isolated from living areas and comprise petroglyphs (or rock writings), cemeteries, and quarries where toolstone such as chert or basalt was mined and roughly fashioned into tools.

These land use patterns, known from Washoe and Nisenan protohistoric times, are generally consistent with interpretations derived from numerous archaeological investigations within Placer County (and a few excavations on the Foresthill Divide). The archaeological record indicates a shift from sparsely populated hunting-based societies in earlier times to growing populations with increasing reliance on plant foods by the time of historic contact. Also, paleoclimates may have been warmer and drier in the past, allowing for year-round occupation of the higher elevations. Occupation along the Divide may extend earlier than 5000 years ago and continue up to the time of historic contact. Between about 7000 and 5000 years ago, during the Early Archaic Period, climates were warmer and drier and drying lowlands may have prompted human populations to travel to upland resource zones where prehistoric economies incorporated seed processing and fishing, as well as hunting. During the Middle Archaic period, dating from about 5000 to 1300 years ago, climates became moister and, with a return to more optimal living conditions, population densities increased. More intensive prehistoric use of the Foresthill Divide by mixed-mode foragers/collectors began during this period. The Late Archaic period, about 1300 years ago to historic contact, has been equated with the Nisenan and Washoe cultures, as described in ethnographic accounts written by early anthropologists. This period is marked by an overall drying trend, with cool and moist episodes alternating with extended severe drought. Throughout the Late Archaic, prehistoric populations continued to increase.

The largest available body of ethnographic data on the Nisenan and Washoe was collected between the 1890s to the 1930s. Most of this information was gathered after aboriginal populations had been substantially reduced and the process of acculturation was well underway. The Washoe and the Nisenan inhabited the heart of two of the most important mineral resource zones in the western United States, the Sierra Nevada Mother Lode and the Comstock Lode of Nevada, respectively. By the 1850s Euroamericans had permanently occupied their territories and changed traditional

lifeways. Mining, lumbering, grazing, commercial fishing, tourism, and the growth of settlements disrupted traditional Indian relationships to the land. As hunting, fishing, and gathering wild foods were no longer possible, they were forced into dependency upon the Euroamerican settlers.

Little is known about the period of initial contact on the Divide between Indians and Euroamericans. Resistance to white incursions occurred, mostly in the form of Indian raids upon the stock and camps in desperate attempts to find food. Disruption of subsistence patterns, starvation, disease, and violence resulted in a severe decline in Native populations and abandonment of villages. The Federal Government's Indian "relocation" policies in California were set in motion during the 1850s with the creation of rancherias and reservations. Nisenan either stayed on reservations or rancherias and married into their own or into other Indian tribes, or became assimilated into the dominant Euroamerican society. Nonetheless, reports of early anthropologists and census records indicate that some Nisenan remained in their home places. Nisenan recall place names for several village locations on the Divide (Littlejohn n.d.; 1928): Pow'o to at Damascus, To I mom at Red Point, Kil' im yan at Westville, Om'lam (meaning "tall rocks") at Mile Hill Toll House, Hem'hem near Yankee Jim's, Wa'tas near Spring Garden, O'pok pok at Todd's Valley, etc. A Nisenan cemetery located in the Spring Garden/Todd's Valley area continues to be used and maintained. Today, significant numbers of Nisenan are dispersed throughout many Sierran foothill communities. On the Foresthill Divide, interest in maintaining traditional ways is reflected in the revival of dances, basketry skills and new construction for a ceremonial roundhouse near Todd's Valley. The Todd's Valley Miwok-Maidu Cultural Foundation has been established within the last five years and the group is in the process of gaining official tribal recognition from the U.S. government (Brown and Suehead, pers. comm., 2000). Members conduct monthly meetings. The group is committed to preserving their heritage and reestablishing their presence and traditional practices on the Divide. Plans are underway to build a roundhouse on BLM land near Foresthill. Miwok-Maidu plant managers are actively involved in harvesting plants of traditional importance and are concerned about the disappearance of oak stands with their prized acorn crop.

The Washoe remain as a recognized tribe by the U.S. government and have maintained an established land base. Its 1,200 tribal members are governed by a tribal council that consists of members of the Carson, Dresslerville, Woodfords, and Reno-Sparks Indian colonies, as well as members from non-reservation areas.

## **Historic Period**

### **Gold Rush Period (1848-1859)**

Earliest exploration during the Spanish and Mexican periods was limited in Placer County. It was not until later, with the growing American interest in the Trans-Mississippi West and California, that the U.S. government dispatched expeditions, such as those led by John C. Fremont, to explore the region, produce accurate maps, and report back on the region's inhabitants and resources. Fremont's expedition of 1845-1846 traversed portions of Placer County over Donner Pass.

A similar route to that taken by Fremont, ascending the Truckee River out of Nevada, over Donner Pass, and down the west slope into the Central Valley, was opened in 1844 by members of the Stephens-Townsend-Murphy Party, the first emigrant group to cross the Sierra Nevada by wagon.

Hundreds of emigrant trains soon followed, the most notable being the Donner Party. The ordeal of starvation and cannibalism, endured by their members in the winter of 1846-1847, is a well-known and tragic episode in the American settlement of the West and is now memorialized at Donner State Historic Park in adjacent Nevada County.

A few months after John Marshall's gold discovery in January of 1848 at Sutter's Mill in Coloma, Claude Chana found gold in Placer County in Auburn Ravine near Ophir. Thousands of gold seekers soon arrived, and within a few years settlements were permanently established in Placer County. The first prospecting along the Foresthill Divide was confined to the shallow placers along gravel bars and the beds of running streams where younger Quaternary stream deposits eroded the gold-bearing gravels laid down in earlier times. These shallow deposits were initially mined by a variety of simple surface hand mining techniques that involved the basic principle of agitating gold-bearing gravel in water-filled containers. Early gold extraction devices include gold pan, rocker, long tom, and sluice box. These early techniques were ultimately phased out in favor of ones that processed higher volumes of gravel. However, the sluice box continued as the standard means for extracting gold from gravels. The shallower pits and excavations and mounds of hand-piled rocks associated with these old surface washings are now largely infilled by erosion and are sometimes difficult to distinguish from natural features.

Older Tertiary Gravels, such as those formed by the ancestral American River that drained the Foresthill Divide, were laid down by slower Sierra Nevada rivers with gradual slopes. These huge deposits of ancient, loosely cemented gold-bearing gravels are more deeply buried and required more sophisticated techniques in their extraction. One method, ground sluicing, employed gravity flows of water aided by pick and shovel to break up deposits. Hydraulicking was a more powerful form of ground sluicing, using water under pressure to dislodge and direct gold-bearing deposits into sluices where gold was trapped. "Coyoting" and later, more elaborate drift mining techniques, both employed horizontal or vertical excavations sunk into the ground to reach the gold bearing gravels. The majority of mining on the Foresthill Divide was accomplished by drift mining (a type of placer mining), using an adit and/or a shaft to reach the gold-rich ancient river channel lying deep under the ridge.

To accommodate simple mining techniques and to keep pace with the innovations of increasingly more sophisticated and powerful hydraulic methods, which demanded enormous volumes of water, an elaborate system of ditches, flumes and storage reservoirs was put in place. Financial backing requiring larger capital reserves prompted the development of ditch companies that directed their water delivery and storage facilities to major diggings. Ditches and flumes headed in high elevation reservoirs and wound their way down mountainsides.

Placer mines far outnumbered lode mines on the Foresthill Divide. In California, quartz lode mining was a less important mining technique than placer mining until after the discovery and development of the Comstock silver mines in Nevada in 1859. The "Mother Lode" is the popular name for the main quartz vein that is associated with the intrusion of the Sierra Nevada batholith. This single lode is split into a number of seams that underlie the quartz lode region within western and central Placer County. These gold-quartz veins occur along contacts between granite and metamorphosed sedimentary rocks, volcanics and deeply weathered serpentinite. These and other hardrock sources were tapped by excavating tunnels with drills and dynamite in order to follow gold

bearing quartz veins. Rock was transported out of the tunnels on ore carts and then transferred to stamp mills where the rock was crushed to release the gold ores from the surrounding material. The pulverized ore was then treated to remove impurities.

After the discovery of gold along the Foresthill Divide at Birds' Store in 1850, communities quickly sprang up around the mines. Yankee Jim's, Todd's Valley, Michigan Bluff, Foresthill, and the numerous river bars along the North and Middle Forks of the American River were active mining communities during the early 1850s. By 1850, wagons traveled up onto the Divide, following old Indian trails, and pioneered the main travelway that became today's Foresthill Road (Forest Highway 124). In the early 1850s, Foresthill became the business and transportation center of the Divide and the town survives as the only viable community.

Yankee Jim's (California Historical Landmark 398) is important as the site of Placer County's first hydraulic mining operation in 1853 and the site of the first mining ditch in the county (and perhaps the state) cut in 1851. The town takes its name from Yankee Jim (whose real name was reportedly Robinson), an infamous horse thief who built a corral here in 1849 to keep his horses. Yankee Jim is credited with the first gold discovery in the area. A post office was established at Yankee Jim's in 1852. Yankee Jim's is also renowned as the site of the first commercial orchards in Placer County. The town became an important local supplier of fruits on the Foresthill Divide. The town declined as a commercial center with the growth of nearby Foresthill and Todd's Valley on the ridge. By 1882, with the passage of the 1882-Anti-Debris Act that curtailed hydraulic mining, the town's populace of 3,000 had dwindled to only 150 permanent residents.

Michigan Bluff, another one of the region's earliest mining towns, was established in 1850 (California Historical Landmark No. 402). By 1853, miners were hydraulicking the area. The mining ditches supplied water for the mines and provided the town with a reliable water supply, and the town soon became a supply center for other mining camps farther up the Divide. Leland Stanford (later to become one of the Central Pacific Railroad's "Big Four" and subsequently Governor of California) operated a clothing store at Michigan Bluff from 1853 to 1855. The town fell into decline in 1882 when hydraulic mining was restricted.



Foresthill (California Historical Landmark No. 399) was established in the fall of 1850 by M. Fannan, James Fannan and R.S. Johnson as a small trading post. The trading post later became the town's first "Forest House." A post office was established here in 1859. Located on the main route along the Divide, Foresthill quickly became a center for trade and traffic to and from Michigan Bluff, Yankee Jim's, Deadwood, Last Chance, and Westville. Gold was "accidentally" discovered within the deep river gravels below Foresthill after a landslide exposed nuggets of gold in the debris. By 1857, there were 25 drift operations in the area, most tunnels entering into the gravel deposits from the east side of the Divide. Prosperous mining companies around Foresthill included:

the Dardanelles, Jenny Lind, Northwood & Fast, the Rough and Ready, the Jersey, the Alabama, the Eagle, and the India Rubber.

Throughout this early gold rush period, logging, agriculture, and transportation were adjuncts in support of the mining industry. Many migrants who flocked to the county had no intention of working the mines, but rather of working the miners, an equally lucrative prospect with burgeoning populations needing shops and services, food and clothing, transportation and building materials. California was almost completely dependent on imported food, most coming from Oregon, Hawaii, Chile, and other Pacific-rim countries. To fill this subsistence need, disenchanted or opportunistic ex-miners secured the best farming lands in the lower foothills in Placer County to produce food for miners. Ranching of both sheep and cattle was encouraged by the increased demand for meat during the gold rush.

Sawmills immediately sprang up around mining camps to supply lumber for mine timbering and building materials for the growing settlements. The mills at Foresthill and Todd's Valley were in operation in the 1850s.

The growth of gold rush era camps and towns stimulated the development of transportation systems based on supplying mines and camps with needed mail, express and provisions. Mining camps located along the present-day Foresthill Divide were difficult to reach by foot or by wagon. Miners traveled early roads to the mines using crude wagons, pack animals, or backpacks. Freightage with wagons or transport by major express companies out of valley supply centers was not undertaken until larger-scale hydraulic mining developed in the late 1850s. With the permanence of the mining settlements insured, heavy expenditures commonly required for road building were justified. As government was unable or unwilling to finance road building, individuals or companies undertook the task and operated the thoroughfares as toll roads for profit and as a means to attract freight business into a community. As teaming became more important, the number and permanency of roadside inns increased. By the 1850s, the route along the current Forest Highway 124 was established as the main travelway between Auburn and the Foresthill Divide. The original road undoubtedly followed an earlier Native American trail.

A heterogeneous population composed of people from every corner of the world crowded into the Sierra mining districts, as reflected in the ethnic names assigned to some of the earliest camps in and along the Foresthill Divide. Native Americans played an important and little acknowledged part in the earliest period of the gold rush. Immigrants from Hawaii, Latin America, Europe, Asia, and elsewhere were initially welcomed because of their knowledge of mining techniques, but anti-foreign feelings hampered their economic opportunities in Placer County, and many groups were gradually forced out of the mines altogether into other economic pursuits. The mingling of these different ethnic groups and nationalities has produced a unique cultural collage from which the heritage of the Foresthill Divide is drawn.

### **Post-Gold Rush Period (1859-present)**

The years following 1859 are marked by technological changes that prompted a shift in the organization and financial arrangements of the mines. Lode mining and large-scale placer mining within the county required considerable technical skill, which was dependent upon scientific



knowledge and a trained work force. The era of the self-sufficient, itinerant prospector with pick and shovel gave way to a system based increasingly on cooperation between groups of miners, and ultimately to the miner as wage earner employed by large multidivisional corporations tied to the national and world economy. National and foreign capitalists, initially investing only in mining, now poured their money into logging, transportation and water development, enterprises that paralleled mining interests. The period after 1859 can also be characterized by a change in settlement patterns, away from the “boom-bust” camp structure common to the early mining frontier, and the growth of a more mature, stable, and diversified economy and social structure that was not based on mining alone.

The beginning of this period was heralded by a downturn in the county's mining economy, as mining in the American River basins was curtailed by the exodus of miners and capitalists to the Comstock rush of 1859-1865. By the late 1860s, the Placer County mines were again productive. Until 1884, when the hydraulic mines were restrained from dumping their tailings into the streams, the largest hydraulic mines in the world were operated here, providing the county's largest source of gold.

From the turn of the century to 1917, statewide gold production rose. With the restrictions imposed on hydraulic mining, lode mining, drift mining and gold dredging supplied the principal sources of gold. Inflation following World War I caused the continual decline of gold production until the early 1930s, when the prices increased during the depression years; gold output in the state was nearly as high as it had been during the gold rush. Thousands of urban unemployed rushed to the Sierran gold fields to prospect with pan and rocker. The revival of mining infused communities along the Foresthill Divide with new life and stimulated non-mining industries such as logging and agriculture. Many mines were shut down during World War II and reopened soon afterward, but with decreasing productivity. Gradually, outside investment capital was funneled away from mining into California agriculture and real estate. The Placer County gold mining industry has not since recovered. Cement mining operations during the 1920s revived the local economy.

After the discovery of gold and silver in the Comstock in 1859, traffic was sufficiently heavy to warrant major improvements on the trans-Sierra routes. Towns in the western part of the county, in an effort to position themselves at trans-mountain road termini and obtain a share of the rapidly growing Comstock trade, established connecting roads to the major trans-Sierran routes through Placer County. The present route of Highway 124 emerged as the main travelway connecting the Foresthill Divide to Auburn and beyond. By the 1860s, Butcher Ranch became an important stage and wagon stop along this road. The community grew, with a school being established in 1878. Other way stations/ranching communities within this main travelway are the Grizzly Bear House and the 1853 United States Ranch/U.S. House (also called the “Mile Hill Toll House” and “North Star Toll House” and currently near the site of the Monte Verde Inn). These communities ceased to exist as way stations, as the automobile and truck gradually replaced the stagecoach and freight wagon.

Lumbermen commenced cutting pine to meet the needs of the western mines for timbering and flume construction. On the Foresthill Divide, sawmills date back to the early gold rush period. They tended to be smaller, generally produced for local consumption, and usually operated on a seasonal basis. The men who worked in the mill and forest were usually settled members of the community



in nearby towns. Foresthill's timber industry sustained the community after the decline of mining operations. However, the local timber industry was unable to compete with similar operations along the route of the transcontinental railroad. The onset of World War II prompted an increase in lumber production on the Foresthill Divide, as wartime demand stimulated the harvest of remaining large stands along the Divide. After the war, stands on nearby Mosquito Ridge were opened for harvest, with logs being milled in Foresthill.

As with lumber and other county industries, farm production for outside markets came after 1859 and was dependent on the development of better transportation systems. During the 1860s, settled agriculture continued in the western part of the county on farms of varying sizes. Along the Foresthill Divide, agriculture/ranching centered on the ridge tops and on orchard crops and the production of hay and seasonal stocking of cattle.

The late 19th century brought a surge of interest and appreciation of wilderness recreation, and forest lands increasingly became the relocation focus for retirees during the 20th century. The Tahoe National Forest promoted the recreational potential of its lands, which were enhanced by Civilian Conservation Corps crews between 1933 and 1943. Within the last few decades, recreational interest in the region has dramatically increased. This interest is accompanied by a rise in incoming residents who desire to live in an aesthetically pleasing and historically rich area. The enhancement and interpretation of selected historic sites and buildings have boosted community economies throughout Placer County and the Foresthill Divide in the form of recreational tourism.

The Foresthill Divide Historical Society is committed to preserving the history of the Foresthill Divide, which it believes to be a strong point for the community (Moffet, pers. comm., 2000). The unique history of the Divide, along with its recreational potential, are viewed as critical elements in the economic well being of the community and quality of life for its residents. In so doing, there is concern that future developments on the Divide are careful not to alter the historic "flavor" of old townsites. The group wishes to be consulted regarding future development issues on the Divide in order to insure preservation of remaining heritage resources and monitor new development (Percival, pers. comm., 2000). The group has an active membership and conducts regular meetings and has established an Internet web site ([HTTP://mmoffet.newworld.net](http://mmoffet.newworld.net)). Their web site averages from 20 to 40 "hits" a day, with inquiries throughout the U.S. and the world, especially from school districts. Greatest interest lies in topics involving gold mining, the gold rush, mining history, and Miwok-Maidu heritage. The society has a collection of over 800 historic photos, which are variously shown on their web site. The society is committed to sharing information regarding Foresthill Divide's past within the medium of the future, the Internet, and in so doing they provide a model for other local historical organizations to also go on-line.

The "Foresthill Divide Historic Resources Survey" (4/20/1991) was a volunteer project sponsored in part by the Foresthill Divide Historical Society. The group compiled the survey of pre-1945 structures, objects and sites as part of a community awareness program and necessary first step for the economic rejuvenation of the old commercial core of Foresthill, and to assist the County Planning Department in drafting a historic preservation component for the General Plan update. The survey compiles the major historic sites and structures located on publicly owned lands of the Foresthill Divide, with a focus on the historic townsites of Foresthill, Michigan Bluff and Yankee Jim's. Historic properties were evaluated for architectural, historical and/or cultural

significance according to the guidelines set forth in the “California Historic Resources Inventory Survey Workbook.” The Historical Society is prepared to take a position involving the preservation of certain historic structures, and may consider expanding the current historic designations within the Foresthill townsite (Percival, pers. comm., 2000).

## **Regulatory Framework**

### **Summary of California Laws and Local Ordinances Protecting Heritage Resources**

The integrity of the unique and varied heritage resources of Foresthill Divide is being diminished daily by natural deterioration and the processes and the pressures of growth. A variety of California laws and local ordinances have been passed in the last few decades that are designed to protect archaeological resources. Key legislation is summarized below. Several California public resource codes make it illegal to damage objects of historical or archaeological interest on public or private lands or to disturb human remains, including those in archaeological sites. It is illegal to possess remains or artifacts taken from Native American graves, and the Native American Heritage Commission must be consulted whenever Native American graves are found.

#### **California Environmental Quality Act ("CEQA")**

CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources

#### **Health and Safety Code, Section 7052 (Stats. 1939, C.60:672)**

This code section establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

#### **Penal Code, Section 622.5 (Stats. 1939, D.90:1605, 5.1)**

This code provides misdemeanor penalties for injuring or destroying objects of historical or archaeological interest located on public or private lands. It specifically excludes the landowner.

#### **Public Resources Code, Section 5097.5 (Stats. 1965, C.11362792)**

An additional code defines as a misdemeanor the unauthorized disturbance or removal of archaeological, historical, or paleontological resources located on public lands.

#### **Public Resources Code, Section 5097.9**

It is contrary to the free expression and exercise of Native American religion to interfere with or cause severe or irreparable damage to any Native American cemetery, place of worship, religious or ceremonial site or sacred shrine.

### **Health and Safety Code, Ch. 1492 (SB 297)**

The Health and Safety Code requires that the Governor's Native American Heritage Commission be consulted whenever Native American graves are found. It makes it illegal to possess remains or artifacts taken from Native American graves. If human remains are discovered, all work should stop in the immediate vicinity of the find and the county coroner must be notified, according to Section 7050.5 of the Health and Safety Code. If the remains are Native American, the coroner should notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains.

### **Public Resources Code, Sections 5024 and 5024.5**

These code sections require State agencies to inventory and protect historical structures and objects under their jurisdiction. The State Historic Preservation Officer must be consulted before any such structure or object is altered or sold.

### **Confidentiality**

In order to prevent vandalism and unauthorized artifact collecting and to protect landowners from trespass, the locations of cultural resources are kept confidential. California Government Code Section 6254.10 exempts archaeological site information from the California Public Records Act, which requires that public records be open to public inspection. Location information is restricted and is not circulated as part of public documents, but is used for planning purposes only.

### **Data Sources**

Research entailed a general literature review of prehistoric and historic sources concerning the Plan area. A windshield survey of portions of the Plan area was conducted. No on-the-ground archaeological field survey was performed.

In order to obtain a sense of the heritage resource for the Plan area, archaeological site records, held at the Archaeological Inventory, North Central Information Center (NCIC), California State University at Sacramento (CSUS) were reviewed. The NCIC maintains records of archaeological sites inventoried in Placer County, including the Foresthill Divide. Records are available to qualified researchers for use during the land development process. Basic heritage resource inventories reviewed at this facility include: the National Register of Historic Places (through current volume); the State of California Historic Landmarks and Points of Historic Interest (through current listings); Historical, Architectural and Archaeological Resources of Placer County (12/1992); Foresthill Divide Historic Resources Survey (4/20/1991); Directory of Properties in the Historic Property Data File for Placer County (1/13/00); Survey of Surveys-A Summary of California Historical and Archaeological Research Surveys (California Department of Parks and Recreation 1989); California Office of Historic Preservation Archaeological Determinations of Eligibility for Placer County (1/28/00); and Caltrans Bridge Survey (10/31/89). Other local histories and secondary sources consulted are listed in the references cited section of Appendix D.

To complete this survey of archaeological site records, contacts with a variety of public and private agencies were also initiated. These included the Tahoe National Forest, U.S. Bureau of Land Management, California Department of Forestry and Fire Protection, Placer County Historical Society/Museums/Archives, Foresthill Divide Historical Society, and Placer County Planning Department. The counsel of representatives of the local Todd's Valley Miwok-Maidu Cultural Foundation and the Washoe Tribe of Nevada and California was sought, in order to determine known areas of Native American cultural ecology and history and management concerns over traditional tribal lands on the Divide. Field record reviews and telephone consultations with agency heritage resource personnel and local contacts for information regarding cultural/historical issues are listed below.

### **Prior Heritage Resource Investigations**

Archaeological investigations on the Foresthill Divide, or in western Placer County in general, are limited. Important archaeological sites have been studied within the Highway 124 corridor and the proposed Auburn Dam Project Area. Other minor excavations have been conducted in the Tahoe National Forest at elevations generally above 3,500 feet. Recorded sites on the Divide indicate a long time sequence of use; however, there have been few excavations to provide details and in-depth information. Work by Ritter (1970) in Spring Garden Ravine for the Auburn Dam Project and by Baker (2000), Baker and Shoup (1992), and Baker et al. (1993) along Highway 124 provide important archaeological references, as they are the only excavations conducted within the Plan area.

While numerous prehistoric sites were recorded during the series of archaeological surveys for the Auburn Dam during the 1960s-1970s, all that remains are bedrock milling features, with more portable prehistoric artifacts being obliterated by gold-mining activities and natural flooding of the river canyon. A review and reorganization of the Cultural Resource Inventory for the Auburn Dam Project was undertaken for the Army Corps of Engineers, Sacramento District, in response to the newly proposed Auburn Dam alternatives requiring reassessment of the database (McCarthy 1989). Previous research efforts by Rackerby (1965), Ritter (1971), and True (1975-1980) disclosed 493 sites, of which 460 are historic and 33 are prehistoric. Findings suggest that the most important site types are ones that represent a cluster of activities and are found at settlements or named locations. Sites have been heavily impacted by flooding and mining activities. The Spring Garden Ravine site (4-Pla-S101, as referenced by Baker 2000) was investigated in 1970 as part of the heritage resource studies for the Auburn Dam. Here, a rich artifact assemblage was radiocarbon dated to approximately 3500 years ago. Middle Archaic populations may have used the site as a base camp for embarking eastward into the higher Sierra, with Late Archaic populations using the site as a seasonal hunting camp.



The California Forest Highway 124 Project, located on the Foresthill Divide between Auburn Ravine and the community of Foresthill, generated a protracted period of archaeological fieldwork conducted intermittently between 1991 and 1997 (Baker and Shoup 1992; Baker et al. 1993). The work included archaeological excavations at two sites, CA-Pla-695/H, the Monte Verde site, and CA-Pla-728/H, the Old Joe site (Baker 2000). The project provided an opportunity for some of the first in-depth archaeological investigations on the Foresthill Divide. CA-Pla-725H is the location of the 1936 Monte Verde Inn and the former site of the 1875 Mile Hill Toll House (also known as the North Star Toll House and the U.S. Ranch). Site CA-Pla-728/H is the location of a historic marker at the south side of Foresthill Road, commemorating the location of the grave of “Old Joe,” a stage horse killed during a robbery in 1901. Excavations at the Monte Verde site, CA-Pla-695/H, revealed a well-developed midden deposit that contained numerous artifacts. Site use dates from the Early Archaic Period (prior to 3000 B.C.), but the bulk of the evidence suggests that most intensive site use occurred during the Middle Archaic Period, beginning about 2500 B.C. to 2000 B.C. and continuing to sometime between 500 B.C. and 100 B.C. The site was probably a small, permanent or semi-permanent village occupied by 40 to 70 people. Site occupation ended about A.D. 600. Excavations at CA-Pla-728/H disclosed human remains, which were removed with the approval of a Native American observer.

The Tahoe National Forest tested three prehistoric archaeological sites farther up on the Divide and outside the Plan area: the Sailor Flat Site (CA-Pla-500, Wohlgemuth 1984), the Sunflower Timber Sale Site (CA-Pla-664, Waechter 1989), and the Robinson’s Flat site (USFS 05-17-54-176, Smith 1995). These sites are located in close proximity at the 6,200 to 6,500 foot elevation, and appear to be seasonal base camps from which occasional hunting and gathering forays were made into nearby parts of the region during the Middle and Late Archaic periods.

Other excavations of relevance to the Plan area are at Bullards Bar Reservoir (Humphreys 1969), approximately 30 miles north of the Foresthill Divide, which yielded artifacts from the Middle Archaic Period. Large-scale excavations at CA-Nev-407, near Grass Valley, revealed site occupation from at least 1110 B.C. to A.D. 1500 (Clewlow et al. 1984:213).

### **Archaeological Coverage**

No exact information on archaeological coverage is currently available. Coverage strategies, which range from complete to cursory examinations, have not been consistently presented in archaeological reports. Beyond this, archaeological coverage figures are not always reported to the North Central Information Center, unless a report was prepared by a professional archaeologist. The Plan area contains 109 square miles, or approximately 69,760 acres, about half of which are public land. It appears that nearly 100 separate archaeological surveys have been conducted on land within the Plan area. Survey has been accomplished using mixed reconnaissance strategies. The total survey area is approximately 17,067 acres, or about 25 percent of the Plan area. This coverage figure does not include work done as part of the Auburn Dam Project, where coverage area is unclear. Most of the archaeological coverage occurs on the USGS 7.5’ Foresthill Quadrangle.



Number of Surveys	Acreage	USGS Quad
7	25	Auburn
5	800	Colfax
9 + UCD Sugar Pine Reservoir study	1600	Dutch Flat
5	212	Georgetown
8	560	Greenwood
49	7760	Foresthill
11	4590	Michigan Bluff
0	1520	Westville

The USFS has conducted archaeological surveys on approximately 50,000 acres; this comprises about one-third of the land under jurisdiction of the Foresthill Ranger District. Most of this coverage is outside the Plan area.

BLM manages large blocks of land in proximity to the North Fork American River. Here, archaeological coverage has been sparse. While dozens of small inventory surveys have been conducted, few large and comprehensive studies have been completed (Decker, pers. comm., 2000).

Most archaeological work within the Plan area has been accomplished by registered professional foresters (RPF) as part of timber harvest plans (THP). The California Department of Forestry and Fire Protection (CDF) forest practice rules require RPFs to submit archaeological reports within 30 days of a THP approval (D. Foster, pers. comm., 2000). These reports are then reviewed and field inspected by CDF archaeologists, and copies of the final report are filed with the appropriate information centers (e.g., NCIC-CSUS)). Prior to 1991, RPFs may not have fully complied with the rule. Between 1995 and 1999 compliance improved. After May 1999 compliance has been complete, as CDF archaeologists send copies of approved reports directly to the information centers. RPFs are para-professional archaeologists and conduct archaeological surveys during the course of their timber stand evaluations. Consequently, the thoroughness of the ground surface inspection and the quality of reporting are variable, and reports should be evaluated on an individual basis.

### **Known Heritage Resource Inventory**

#### **Heritage Resource Types**

The varied environmental zones, geological characteristics, and geographical position of the Foresthill Divide account for a heritage resource base that is exceedingly rich and complex. This explains the wide array of prehistoric and historic site types. Prehistoric site types that have been inventoried include villages, multi-task camps, single task-specific locales, and special use sites.

1. Village sites typically contain: (a) flaked stone tools; (b) portable milling implements such as mortars and pestles and manos and metates; (c) stationary features like bedrock mortars, which are sometimes accompanied by small-diameter pitted boulders (or “cupules”) that appear as miniature mortar cups; (d) discolored soil or “midden” which is usually deep and may contain animal bone, charcoal and organic residues; (e) house pit or dance house depressions; and (d) cemeteries.



2. Multi-task camps are not permanently occupied. They are characterized by: (a) both flaked stone and (b) ground stone tools and (c) sometimes bedrock mortars which may be associated with shallow middens or cupules.
3. Single task-specific locales are places where a single task is performed once or intermittently (seasonally) over successive years. They exhibit either flaked stone or ground stone tools. Isolated bedrock mortars with shallow middens and quarries, where rock sources were quarried and roughly fashioned into tool preforms, also fall into this category.
4. Special use sites involve: (a) petroglyphs (or rock writings); (b) hunting blinds; (c) cemeteries, (d) traditional plant collecting areas, etc.

Historic themes within the Plan area are manifest archaeologically by site types related to mining, water management, logging, transportation, and ranching/agriculture. Those sites containing evidence of habitation structures, but which cannot be directly related to any identifiable historic activity, are classed as settlement site types. These often occur in association with trash dumps and sometimes cemeteries. Historic site types that share multiple activities have been categorized according to their dominant historic theme. For example, a mining site that contains water ditches, dirt roads, remains of a habitation structure, livestock corral, garden, trash dump, and small cemetery is classified solely as a mining site.

### **Inventory of Heritage Resources**

Little of the Plan area has been subjected to systematic survey and many more sites are likely to exist than are summarized here. To best interpret the approximate tally of the numbers and types and statuses of sites recorded within the Plan area to date, certain limitations and problems inherent in the data base need clarification. While the inventory of National Register sites and State Landmark and Points of Historical Interest designations is complete and up to date, data on the total number of sites recorded and their breakdown according to site type represents only a rough estimate of the actual extent of heritage resources inventoried. Total site numbers presented below may be underestimated. No concise database exists for Placer County. The master archaeological site inventory for the County is housed with NCIC-CSUS. Only about half of the total number of archaeological site records have been processed and received official Smithsonian numbers. The many site records that are still assigned temporary site numbers have been recorded by a number of private and public archaeologists with varying philosophies regarding what constitutes a “site.” Consequently, some submitted site records may not ultimately qualify for site status. On the other hand, some resources, which should be considered sites, are treated as isolated artifacts or features, and are therefore never assigned a site number. There are a large number of informally reported isolated finds that fall into this latter category. Also, some sites, containing both a prehistoric and historic component, have not been uniformly assigned a single number, as is current practice. Consequently, some have been treated as two separate sites and have been counted twice in the tabulations presented here. Furthermore, for archaeological surveys completed decades ago, sites were not always formally reported. In addition, ground visibility on the Divide is often obscured by brush/slash, natural conditions of the landscape, fire, etc., and these physical changes can greatly hinder the detection of surface artifacts and features. For these and

other reasons, the figures presented below should be considered as very rough estimates for planning purposes.

About 85 archaeological sites recorded within the Plan area have been assigned formal state trinomials by the NCIC and/or USFS. This number does not necessarily include sites inventoried on lands under the jurisdiction of the BLM. In addition, sites inventoried as part of THPs have been assigned primary numbers, but most have not been formally entered into the NCIC inventory. Sites with state trinomials and their corresponding USGS quadrangles are listed below:

<b>Number of Sites</b>	<b>USGS Quad</b>
11	Auburn
6	Colfax
10	Dutch Flat
5	Foresthill
2	Georgetown
43	Greenwood
8	Michigan Bluff

These numbers do not include the 493 sites recorded as part of the Auburn Dam project, of which 460 are historic and 33 are prehistoric. Many of these sites are within the Plan area but have not been assigned state trinomial numbers.

On adjoining USFS land, 422 sites have been recorded within the Foresthill Ranger District; most of these sites are located outside the Plan area, with only 14 falling within the Plan area. Approximately one-third of the USFS site total is prehistoric and two-thirds are historic and, within the latter category, 95 percent are associated with mining. Sites recorded on USFS lands within the Plan area and their corresponding USGS quadrangles are listed below:

The following heritage resources located within the Plan area are included in federal, state and/or local listings and inventories. Source numbers 1 through 10 are keyed to heritage property status.

1. National Register of Historic Places,
2. Archaeological Sites Determined Eligible for Inclusion on the National Register of Historic Places-California Office of Historic Preservation,
3. California Historical Landmarks,
4. California Points of Historical Interest,
5. Historic American Buildings Survey/Historic American Engineering Record,
6. Historic Highway Bridges of California-California Department of Transportation,
7. Historic Properties Directory-California Office of Historic Preservation,
8. Historic Sites Listing of the Placer County General Plan Recreation Element,
9. Five Views-California Office of Historic Preservation,
10. National Historic Civil Engineering Landmarks-American Society for Civil Engineers Sacramento Chapter.

Yankee Jim's (3,4,9)  
 Town of Forest Hill (3,4,9)  
 Town of Michigan Bluff (3,4,9)  
 Butcher Ranch (3,4,9)  
 Grizzly Bear House (3,4,9)  
 Spring Garden School (3,4)  
 Todd's Valley (3,4,9)  
 U.S. Ranch (3,4,9)  
 Baker Ranch (9)  
 Bird's Valley  
 Sunny South (9)  
 Forks House (9)  
 National Historic Trail – Michigan Bluff to Last Chance (Western States Trail)

Bridges for historical consideration within or near the Plan area as evaluated by Caltrans (Caltrans Bridge Survey 1989) include:

Bridge No.	Features Intersected	Facility Carried	Historical Significance
19C0001	North Fork American River	Old Auburn Foresthill Rd	no
19C0002	North Fork American River	Yankee Jim's Rd	yes
19C0100	Shirtail Creek	Shirtail Cny Cr Rd	no
19C0175	Sugar Pine Dam Spillway	Iowa Hill Rd	no
19C0176	North Fork American River	Iowa Hill Rd	no

California Historical Landmarks (CHL) with the Plan area include:

Yankee Jim's Townsite	CHL No. 398
Foresthill Townsite	CHL No. 399
Michigan Bluff Townsite	CHL. No. 402

The Directory of Properties in the Historic Property Data File for Placer County within the Plan area (Office of Historic Preservation 1/13/00) lists the following properties for consideration of eligibility to the National Register. Most of the properties have not been formally evaluated.

Address	Name	City	Date	*Status
Auburn Foresthill	Luster House	Foresthill	-	7
6120 Church St	Finning House	Foresthill	1860	7
Foresthill Rd	Town of Forest Hill	Foresthill	1850	7J
24469 Foresthill Rd		Foresthill	1880	7J/6Y2
24707 Foresthill Rd		Foresthill	1936	7J/6Y2
24825 Foresthill Rd		Foresthill	1900	7J
24442 Lowe St		Foresthill	1935	7J
24160 Main St		Foresthill	-	7J
24260 Main St	Red & White Store	Foresthill	1910	7J

24406 Main St	Schuyler House	Foresthill	1863	7J
24490 Main St		Foresthill	1910	7J
24500 Main St		Foresthill	1930	7J
24560 Main St	Foresthill Grocery	Foresthill	1860	7
24580 Main St	Foresthill Community Center	Foresthill	1910	7J
24590 Main St	Forest Hill Lodge	Foresthill	1947	7J
24640 Main St		Foresthill	1940	7J
24650 Main St		Foresthill	1890	7J
24680 Main St		Foresthill	1860	7J
24690 Main St		Foresthill	1890	7J
24708 Main St		Foresthill	-	7J
24750 Main St	Albrecht Store	Foresthill	1860	7J
SR49	Old Forest Hill Ranger Station	Foresthill	1934	6Y2
Yankee Jim's Rd	Yankee Jim's Rd	Foresthill	1867	7J/7L
5865 Church St		**Foresthill	-	7J
6040 Church St		**Foresthill	1930	7J
6055 Church St		**Foresthill	1901	7J
6070 Church St		**Foresthill	1930	7J
6121 Church St		**Foresthill	1900	7J
23801 Foresthill Rd		**Foresthill	1900	7J
24225 Foresthill Rd		**Foresthill	1880	7J
24245 Foresthill Rd		**Foresthill	1870	7J
24271 Foresthill Rd		**Foresthill	1870	7J
24281 Foresthill Rd		**Foresthill	1870	7J
24345 Foresthill Rd		**Foresthill	1930	7J
24407 Foresthill Rd		**Foresthill	1860	7J
24495 Foresthill Rd		**Foresthill	1920	7J
24515 Foresthill Rd		**Foresthill	1880	7J
24625 Foresthill Rd		**Foresthill	1900	7J
24645 Foresthill Rd		**Foresthill	1900	7J
24655 Foresthill Rd		**Foresthill	1900	7J
24675 Foresthill Rd		**Foresthill	1900	7J
24741 Foresthill Rd		**Foresthill	1900	7J
24781 Foresthill Rd		**Foresthill	1900	7J
24791 Foresthill Rd		**Foresthill	1900	7J
6060 Gold St		**Foresthill	1870	7J
24390 Lowe St		**Foresthill	1860	7J
24522 Lowe St		**Foresthill	1900	7J
24523 Lowe St		**Foresthill	1930	7J
8200 Michigan Bluff Rd	Michigan Bluff	**Foresthill	1850	7L
24370 Race Track St		**Foresthill	1950	7J
Yankee Jim's Rd	Suspension Bridge	**Foresthill	1930	7J
5765 Yankee Jim's Rd		**Foresthill	1880	7J
5781 Yankee Jim's Rd		**Foresthill	1920	7J
5840 Yankee Jim's Rd	Ford House	**Foresthill	1890	7J
5850 Yankee Jim's Rd		**Foresthill	1860	7J

\* 6Y = determined ineligible for listing in the National Register through a consensus determination of a federal agency and the State Historic Preservation Officer; 7 = not evaluated; some properties on the above list also appear in the inventory presented in the “Historical, Architectural, and Archaeological Resources of Placer County, Volume 3” December 1992]

\* 7J,7L = Unevaluated properties.

\*\* = vicinity of Foresthill

### **Expected Heritage Resource Sensitivity**

Some idea of expected heritage resource sensitivity can serve as a general guide to advanced planning by providing a means of estimating the probable likelihood of sites occurring within a given area proposed for development. Sensitivity ratings indicate the degree of probability of finding sites in a specific project area and the relative number and types of sites expected. In this way, project sponsors can anticipate, at the outset, the extent to which heritage resources may become an issue for consideration later on.

Heritage resource sensitivity predictions for the Plan area are derived from the collective results of many archaeological surveys in similar environments throughout the region and incorporate the obvious correlation between archaeological site locations and basic environmental variables (water, level ground, etc.). In a study undertaken by the Tahoe National Forest, significant correlation was found for the major types of sites and basic environmental variables (Markley and Henton 1985). Lindström (1991) also incorporated these variables into her archaeological sensitivity model for the Nevada County General Plan Update. An assessment of archaeological sensitivity for the Plan area draws directly from these two examples.

A checklist of environmental variables influencing heritage resource sensitivity assessment is presented below. Correlation with specific environmental variables is better for prehistoric site types than for historic sites. Historic activities, particularly mining, involved intensive use of specific locations with little reliance or dependence on local resources for subsistence or other economic needs.

#### **I. Environmental Variables**

##### **A. Topography**

1. Elevation (600 to 4800 feet)
2. Percent slope (0-30%; 30-50%; 50+%)
3. Aspect (north; south; east; west)
4. Proximity to water (less than 1/4 mile; greater than 1/4 mile)
5. Water Type
  - a. Stream (intermittent, permanent)
  - b. Spring
6. Soils (agriculture/timber productive)/Geology (mineral deposits; quarry sources)

##### **B. Flora (oak-grassland; hardwood/conifer; conifer; meadow; community ecotone)**

##### **C. Fauna**

1. Deer Range
2. Fishery

## II. Other Considerations

- A. Ethnographic/historic data that document past land use
- B. Previously recorded sites
- C. Recent/historic land modifications and disturbance

### **Native American Prehistory and History**

For both the Nisenan and Washoe, territories encompassed wide-ranging elevations and varied environmental zones. Intense gathering was most effectively carried out in the grassland and oak woodland zone below 3,000 feet, where winter villages were located. Single task-specific locales, from which a multitude of plant and animal resources were procured, are found in higher numbers in proximity to winter villages. Cemeteries are generally restricted to the winter village area. Elevations above 3,000 feet on the west slope are beyond the range of permanent occupation but are moderately to highly sensitive to contain seasonal multi-task camps, single task-specific locales, petroglyphs and hunting blinds. Level ground is a basic determinant for any prehistoric habitation. Areas with greater than 30 percent slope may accommodate some specific short-term tasks and hunting blinds. Petroglyphs generally occur on large horizontal bedrock outcrops.

Southern and eastern exposure was generally advantageous for warmth and protection from storms.

Villages are dependent upon a permanent water source. Seasonal multi-task camps occur around springs and along intermittent streams during their periods of flow. Camps along streams are most likely to occur at the confluence of a major creek flowing down from the ridge, thereby providing an access corridor up to the ridge.

Geological variables are centered upon rock sources used in fashioning stone tools; namely, metasediments that contain chert outcrops and volcanic flows which are comprised of basalt. Granite was favored for milling equipment. Horizontal smooth surfaces of granite or metasediments were preferred for petroglyphs.

The floral component is important in the prediction of prehistoric site locations, in that plant resources made up a significant percentage of the subsistence base of the aboriginal inhabitants of the county. Elevation and microenvironmental diversity enhanced the rich and varied seasonal resources that were regularly available for human use. However, past plant and animal communities were different both in make-up and distribution than those found today. Changes are due to historic impacts associated with mining, logging and grazing, to the introduction of non-native plant species, and to the cessation of regular aboriginal burning, which was practiced to improve the vigor of plant resources. The pine forests, particularly in the purely coniferous areas, were not as productive for aboriginal exploitation as were areas containing hardwoods (especially oaks) and a wide variety of brush and grass species. Ecotones, where plants were procured from the junctions of two or more vegetation communities, were the most productive and efficient zones. Areas corresponding to more diversified plant species are designated as highly sensitive.

Animal resources, including large and small mammals, a variety of avifauna, large anadromous fish (salmon and steelhead trout), and smaller suckers and minnows, were significant food items. Deer herds are migratory, wintering in the major river canyons and moving upslope in elevation in the



spring (a pattern not unlike that practiced by the Nisenan and Washoe). Zones that accommodate deer migration routes and winter ranges or support productive fisheries are highly sensitive.

Disturbed areas are less likely to contain sites that are intact and may be less sensitive. Areas containing known heritage resources for which there is some type of formal record are, of course, extremely sensitive. Heritage resource sensitivity goes beyond the archaeological record. Both the Maidu/Miwok and the Washoe have expressed a concerted interest in maintaining access to traditional lands upon which important medicinal and food plants continue to thrive.

A checklist of variables influencing prehistoric resource sensitivity is presented below. Prehistoric site types are abbreviated: V=village; MT=multi-task site; ST=single task-specific site; SU=special use; C=cemetery; HB=hunting blind; and P=petroglyph.

<b>Variable</b>	<b>Predicted Site Type</b>	<b>Sensitivity Level</b>
Elevation:		
600-3000	V/MT/ST/SU-C	high
3000-4800	MT/ST/SU-P,HB	moderate
Percent slope:		
0-30%	V/MT/ST/SU-C,P	high
30-50%	ST/SU-HB	moderate
50%+	ST/SU-HB	high-low
Aspect:		
Southern	V/MT/ST	high
Eastern	V/MT/ST	high
Western	V/MT/ST	moderate
Northern	MT/ST	high-low
Proximity to water:		
less than 1/4 mile	V/MT/ST	high
greater than 1/4 mile	ST	high-low
Water type:		
Stream – permanent	V/MT/ST	high
Stream – intermittent	MT/ST	moderate
Spring	V/MT/ST	high
Geology:		
Chert/metasediment outcrops	ST	high
Large, flat granite/ metasedimentary surface	SU-P	high
Flora:		
Oak grassland	V/MT/ST/SU-C	high

Hardwood/conifer	MT/ST	high
Conifer	ST	mod-low
Meadow	V/MT/ST	high
Ecotone	V/MT/ST	high
Fauna:		
Deer range	V/MT/ST/SU-HB, P	high-mod
Fishery	V/MT/ST	high-mod
Other:		
Ethnographic/historic documented land use	V/MT/ST/SU-C, HB, P	high
Previously recorded sites	V/MT/ST/SU-C, HB, P	high
Recent land modifications		
Undisturbed	V/MT/ST/SU-C, HB, P	high
Disturbed	V/MT/ST/SU-C, HB, P	mod-low

### Euroamerican History

Historic site locations are much less dependent upon environmental variables and correlation is less direct. Prehistoric and historic sites tend to be distributed differently, at least with regards to elevation. Lower elevations have a consistently higher than average density of historic sites, with mining sites generally located below 5,000 feet.

Geological data are key to predicting historic mining sites. All areas which fall within zones containing: (1) deposits formed by hydrothermal processes, e.g. gold, silver, copper, zinc; (2) placer gold deposits; (3) industrial mineral deposits, e.g. barite, clay, and silica; (4) sand and gravel resources of alluvial and glacial origin; and (5) crushed stone resources consisting of metamorphic and volcanic rocks are highly sensitive. Other important independent variables include steep slopes and the presence of water. The positive correlation with water is to be expected, since many of the placer deposits are located near streams and rivers. The correlation with steeper slopes is also not surprising, as many of the mining sites are either located in the bottom of steep drainages or on canyon sides where rivers have cut through the gold-bearing deposits. Water management activities are initially tied to water, with sources generally at higher elevations. The correlations between ditches and flumes and environmental variables ends there, however, except for a preference for slopes with southern exposure.

Transportation routes are relatively free of environmental constraints. While more moderate terrain was favored, steep slopes were still traversed. The main road along the ridge of the Divide, along with intersecting road systems, is considered to be the major sensitive transportation corridor within the Plan area.

Logging is tied to a forest vegetation type and the productivity of soils. More moderate slopes, sunny exposures and the presence of water are important considerations in historic logging camp locations.

Ranching/grazing activities are tied to elevation and soil productivity. The main constraints on historic agricultural activities were elevations below the frost zone and relatively level terrain. Although the Foresthill Divide is not considered a major agricultural area, ranches along the ridge supported localized crops of fruits, and vegetables and hay. Ranching activities required water and sufficient feed for livestock and somewhat level terrain. Associated archaeological sites most closely conform to the combination of environmental variables requisite for prehistoric sites (level spots near water, etc.). Historic settlement is less dependent upon environmental variables than is prehistoric settlement. The need for level ground for habitation was overcome by artificial terracing. Water was brought in by ditch or flume and foodstuffs and supplies were transported to the living site.

Disturbed areas are less likely to contain sites that are intact and may be less sensitive. Areas containing known heritage resources for which there is some type of formal record are, of course, extremely sensitive.

A checklist of variables influencing historic resource sensitivity follows. Historic site types and their abbreviations include: M=mining; S-D=settlement site with dump; W=water management; L=logging; T=transportation; C=cemetery, R-A=ranching and agriculture; and G=grazing.

<b>Variable</b>	<b>Predicted Site Type</b>	<b>Sensitivity Level</b>
Elevation:		
600-4800	M/S-D/W/T/C	high
600-3000	M/S-D/W/T/C/R-A	high
3000-4800	M/S-D/W/L/T/C/G	high
Percent slope:		
0-30%	M/S-D/W/L/T/C/R-A/G	high
30-50%	M/W/L/T	high
50%+	M	high
50%+	W/L/T	moderate
Aspect:		
Southern	S-D/W	high
Proximity to water:		
less than 1/4 mile	M/S-D/W/L/R-A/G	high
greater than 1/4 mile	M/S-D/R-A/G	mod-low
Water type:		
Stream – permanent	M/S-D/W/R-A/G	high
Stream – intermittent	M/S-D/W/R-A/G	mod
Spring	S-D/R-A/G	high
Geology/soils:		
Mineral bearing deposits	M/S-D/W	high

Productive soils	L/S-D/R-A/G	high
Flora/Fauna:		
Oak-grassland	S-D/W/R-A/G	high
Hardwood/conifer	L	moderate
Conifer	L	high
Meadow	R-A/G	high
Other:		
Historic documentation of land use	M/S-D/W/L/T/C/R-A/G	high
Previously recorded sites	M/S-D/W/L/T/C/R-A/G	high
Recent land modifications		
Undisturbed	M/S-D/W/L/T/C/R-A/G	high
Disturbed	M/S-D/W/L/T/C/R-A/G	mod-low

#### 4. IMPLEMENTATION

- Review development projects for compliance with the goals and policies contained in the Cultural Resources Section, throughout the FDCP, and the criteria in the Foresthill Community Design Guidelines.

**Responsible Agency/Department:** Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors

**Time Frame:** Ongoing

**Funding:** Application Fees

- The County shall prepare, adopt and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 45 years or older. As appropriate, project applications shall be distributed to the Foresthill Divide Historical Society and the Todd's Valley Miwok-Maidu Cultural Foundation for review and comment.

**Responsible Agency/Department:** Planning Department/Department of Museums/Board of Supervisors

**Time Frame:** Fiscal Year 2003-2004; Ongoing

**Funding:** Mitigation Fees/Permit Fees

- The County shall develop preservation incentive programs for owners of important cultural resources, especially in the Core Area and Historic Outlying Commercial Areas, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.

**Responsible Agency/Department:** Planning Department/Department of Museums/County Assessor

**Time Frame:** Fiscal Year 2003-2004; Ongoing

**Funding:** General Fund/Grants

- The County shall establish a formal Placer County Register of Historical Properties to facilitate preservation of the locally-significant historical properties that do not qualify for State or federal listings.

**Responsible Agency/Department:** Department of Museums

**Time Frame:** Fiscal Year 2004-2005; Ongoing

**Funding:** General Fund/Grants

5. The County shall consider pursuing the following cultural resource management programs and explore possible funding sources to support these programs:

- a. Pursuit of status as a Certified Local Government to facilitate state funding and technical assistance from the State Office of Historic Preservation;
- b. Preparation, adoption, and implementation of a cultural resources ordinance that provides definitions and standards for identification and protection of cultural resources and provides penalties for their disturbance; and
- c. Establishment of the staff position of cultural resources coordinator. The coordinator would provide archaeological and architectural historian expertise to the activities outlined above and would maintain a countywide cultural resource database. The coordinator would also provide assistance to the public in understanding cultural resource concerns and in fulfilling cultural resource legislative requirements.

**Responsible Agency/Department:** Department of Museums  
**Time Frame:** As funds become available  
**Funding:** Grants/Permit Fees/General Fund

6. Because of the moderate to high sensitivity rating for most of the Plan area, it is prudent that all future projects which will involve potential ground disturbance be required to provide a project specific record search as part of the environmental review process. Based on the results of the record search, specific recommendations for archaeological or historical field survey, archival research, architectural evaluations, etc. could be made.

**Responsible Agency/Department:** Department of Museums/Planning Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Mitigation Fees

7. Require site-specific studies for archaeological or historical sites within the federal government's definition of "historical context" in all instances where land development has the potential to have a detrimental impact on these sites.

**Responsible Agency/Department:** Department of Museums/Planning Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Mitigation Fees

8. If, as a result of an archaeological or historical field survey, sites of significance are discovered, the sites should be made known to the Placer County Department of Museums and Placer County Historical Advisory Board. The Board may support and recommend a listing of the site with the State of California as a National Register nomination, a State Landmark nomination or a Point of Historical Interest. All known sites should be brought to the attention of the Department of Museums' office for incorporation in a cultural resource inventory.

**Responsible Agency/Department:** Department of Museums/Planning Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Mitigation Fees

9. In the event that Native American remains and/or associated grave goods are discovered at any time during project review or construction, the project proponent should stop work (if during construction or excavation) and notify the County Coroner, the Native American Heritage Commission, and the Department of Museums.

**Responsible Agency/Department:** Department of Museums/Planning Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Mitigation Fees

10. Except for extremely sensitive archaeological sites, all sites not recognized and identified by signs or monuments as part of a State or federal program should be identified and nominated for appropriate historical designation by the Placer County Historical Advisory Board.

**Responsible Agency/Department:** Department of Museums/Planning Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Mitigation Fees

11. Historical sites, including heritage trees and groves of historic and/or cultural significance, should be protected from destruction or demolition. Avoidance/protection is preferred over recordation and destruction. The remaining significant structures in the area should be protected by the existing owners or purchased by the appropriate public or nonprofit agencies.

**Responsible Agency/Department:** Department of Museums/Planning Department  
**Time Frame:** Ongoing  
**Funding:** Permit Fees/Mitigation Fees

## **C. AIR QUALITY**

### **I. PURPOSE**

Air quality is an important resource in the Foresthill Divide Community Plan area. Clean, fresh air is one of the features that attracts people to live in rural areas such as the Foresthill Divide. The Plan area is less subject to severe inversion conditions in the winter months than other Placer County communities. The ridgetop location of most development avoids the effects of strong inversions in winter that affect communities located in valleys. The Plan area is adversely affected by the transport of ozone into the local air basin from areas to the west into an area that would otherwise be fairly pristine. The purpose of the Air Quality section is to underscore the importance of air quality to Plan area residents, and to assure that all feasible actions are taken in the Plan area to maintain and improve air quality. Improving air quality in other regions is outside the jurisdiction of Placer County.

### **2. GOALS AND POLICIES**

- Goal 4.C.1. Accurately determine and fairly mitigate the local and regional air quality impacts of projects proposed in the county.**

#### **Policies**

- 4.C.1-1 The County shall determine project air quality impacts using analysis methods and significance thresholds recommended by the PCAPCD.

*Note: The District is preparing guidelines that will provide standard criteria for determining significant environmental effects, that will provide a uniform method of calculating project emissions, and that will provide standard mitigation measures to reduce air quality impacts. The District now has interim thresholds of significance (10 tons ROG or NO<sub>x</sub> per year) and recommends analysis methods on a project by project basis.*

*Projects analyzed in sufficient detail to determine air quality impacts in an EIR or negative declaration could be exempt from further analysis during subsequent discretionary approvals such as zone changes or subdivision maps. For projects where insufficient details were known at the time the EIR was prepared, the analysis should be focused on specific impacts not previously addressed.*



- 4.C.1-2 The County shall ensure that air quality impacts identified during CEQA review are consistently and fairly mitigated.
- 4.C.1-3 The County shall ensure all air quality mitigation measures are feasible, implementable and cost effective.
- 4.C.1-4 The County shall reduce the air quality impacts of development projects that may be insignificant by themselves, but cumulatively are significant.
- 4.C.1-5 The County shall encourage innovative measures to reduce air quality impacts.

**Goal 4.C.2. Educate the public on the impact of individual transportation, lifestyle, and land use decisions on air quality.**

**Policies**

- 4.C.2-1 The County shall work to improve the public's understanding of the land use, transportation, and air quality link.
- 4.C.2-2 The County shall encourage local public and private groups that provide air quality education programs.

**Goal 4.C.3. Ensure that new development provides the facilities and programs that improve the effectiveness of transportation control measures and congestion management programs.**

**Policies**

- 4.C.3-1 The County shall work with employers and developers to provide employees and residents with attractive, affordable transportation alternatives.
- 4.C.3-2 The County shall work to establish public/private partnerships to develop satellite and neighborhood work centers for telecommuting.

*Note: This policy is intended for communities with significant numbers of information based workers who are now commuting long distances for employment.*

**Goal 4.C.4. Provide adequate sites for industrial development while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.**

**Policies**

- 4.C.4-1 The County shall require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites and hazardous material locations.

*Note: This policy is intended to protect existing residential development and other sensitive receptors from conflicts with new industrial development. The types of businesses that are categorized as point sources are often incompatible with residential uses for a number of reasons including noise, truck traffic, visual concerns, and air quality. These are not the types of businesses encouraged for mixed-use developments or for commercial/office activity centers where we would expect more people to walk to work. The policy recognizes that businesses that are point sources are vital to the economy of Placer County and will be built, but that cities and counties must use care in planning their sites to avoid conflicts.*

- 4.C.4-2 The County shall require new air pollution point sources such as, but not limited to, industrial, manufacturing, and processing facilities to be located an adequate distance from residential areas and other sensitive receptors.

**Goal 4.C.5. Reduce emissions of PM<sub>10</sub> and other particulates with local control potential.**

**Policies**

- 4.C.5-1 The County shall work with the PCAPCD to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.
- 4.C.5-2 The County shall reduce PM<sub>10</sub> emissions from County-maintained roads to the maximum extent feasible.

**Goal 4.C.6. Develop local programs to minimize emissions from residential woodburning.**

**Policies**

- 4.C.6-1 The County shall encourage developers to limit fireplace installations in new developments.
- 4.C.6-2 The County shall encourage developers to install low emitting, EPA certified fireplace inserts and/or wood stoves, pellet stoves or natural gas fireplaces.
- 4.C.6-3 The County shall encourage the Air Pollution Control District to establish a buy-back program for older, non-certified wood burning stoves.

**Goal 4.C.7. Employ land use utilization strategies as a means of reducing mobile emissions.**

**Policies**

- 4.C.7-1 The County shall encourage the Mixed-Use areas to provide commercial services such as day care centers, restaurants, banks, and stores near employment centers.
- 4.C.7-2 The County shall work closely with school districts to help them choose school site locations that allow students to safely walk or bicycle from their homes.
- 4.C.7-3 The County shall plan park and ride lots at suitable locations serving long distance and local commuters.
- 4.C.7-4 The County shall encourage infill of vacant parcels.
- 4.C.7-5 The County shall encourage project sites designed to increase the convenience, safety and comfort of people using transit, walking or cycling.
- 4.C.7-6 The County shall require an air quality/transportation design analysis for projects exceeding District CEQA significance thresholds (interim thresholds are 10 tons/year for ROG and NO<sub>x</sub>).

*Note: The design analysis should be prepared by a civil engineer, architect, or urban designer familiar with design measures that can reduce trips. It could be part of the traffic study normally required for large development projects. This policy is intended to apply to large projects such as regional shopping centers and large subdivisions. Projects consistent with adopted County Design Guidelines or with a previously reviewed specific plan or community plan could be exempt.*

- 4.C.7-7 The County shall ensure that upgrades to existing roads (widening, curb and gutter, etc.) include bicycle and pedestrian improvements in their plans and implementation where appropriate.

- 4.C.7-8            The County shall discourage open outdoor burning in new residential development with densities greater than two dwelling units per acre.
- 4.C.7-9            The County shall require new large residential development proposals to reduce project air quality impacts below the significant level.

### **3.        DISCUSSION**

#### **Climate/Air Quality**

This section examines the climatic influences that affect air quality of the Foresthill Divide Community Plan area and describes available data on measured contaminant levels near the Plan area. It outlines the regulatory and planning agencies and programs that must be reflected in the Foresthill Divide Community Plan.

#### **Climate and Meteorology**

The Foresthill Divide Community Plan area is located within the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The Placer County APCD is subdivided into three different air basins: the Lake Tahoe Air Basin, the Mountain Counties Air Basin, and the Sacramento Valley Air Basin. The Plan area is located at the west end of the Mountain Counties Air Basin portion of the county, and is very close to the boundary with the Sacramento Valley Air Basin.

Climatic factors that affect air quality near the Plan area are wind and atmospheric stability. The daytime wind direction is generally westerly, which is the result of up-river breezes typical in mountainous terrain. During the nighttime, down-river “drainage” flows are frequent, particularly in winter. These nighttime winds are generally light, and follow the watercourse in a downstream direction.

Atmospheric stability is a measure of the atmosphere’s ability to vertically dilute pollutants. When the atmosphere is very stable (i.e., inversion conditions), pollutants may accumulate within a shallow layer near the ground, with resulting poor air quality. In the Plan area, these conditions are most likely to occur in winter.

Potential air quality problems near the Plan area are directly related to climatic factors. During the summer months, the general wind circulation has the potential to transport ozone from the adjacent Sacramento Valley Air Basin into the Plan area, and Particulate Matter 10 microns or less in diameter (PM10) concentrations can be elevated by local burning, controlled burns and forest fires. During the winter months, more localized problems can arise when PM10 emissions from wood burning have the potential to accumulate under inversion conditions.

## Existing Air Quality

### Criteria Air Pollutants

Both the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants that represent safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called “criteria” pollutants because the health and other effects of each pollutant are described in criteria documents. Table 4.C-1 identifies the major criteria pollutants, characteristics, health effects and typical sources.

**Table 4.C-1 Major Criteria Pollutants**

Pollutant	Characteristics	Health Effects	Major Sources
Ozone	A highly reactive photochemical pollutant created by the action of sunshine on ozone precursors (primarily reactive hydrocarbons and oxides of nitrogen.) Often called photochemical smog.	<ul style="list-style-type: none"> <li>• Eye Irritation</li> <li>• Respiratory function impairment</li> </ul>	The major sources of ozone precursors are combustion sources such as factories and automobiles, and evaporation of solvents and fuels.
Carbon Monoxide	Carbon monoxide is an odorless, colorless gas that is highly toxic. It is formed by the incomplete combustion of fuels.	<ul style="list-style-type: none"> <li>• Impairment of oxygen transport in the bloodstream.</li> <li>• Aggravation of cardiovascular disease.</li> <li>• Fatigue, headache, confusion, dizziness.</li> <li>• Can be fatal in the case of very high concentrations</li> </ul>	Automobile exhaust, combustion of fuels, combustion of wood in woodstoves and fireplaces.
Nitrogen Dioxide	Reddish-brown gas that discolors the air, formed during combustion.	<ul style="list-style-type: none"> <li>• Increased risk of acute and chronic respiratory disease.</li> </ul>	Automobile and diesel truck exhaust, industrial processes, fossil-fueled power plants.
Sulfur Dioxide	Sulfur dioxide is a colorless gas with a pungent, irritating odor.	<ul style="list-style-type: none"> <li>• Aggravation of chronic obstruction lung disease.</li> <li>• Increased risk of acute and chronic respiratory disease.</li> </ul>	Diesel vehicle exhaust, oil-powered power plants, industrial processes.
PM <sub>10</sub>	Solid and liquid particles of dust, soot, aerosols and other matter which are small enough to remain suspended in the air for a long period of time.	<ul style="list-style-type: none"> <li>• Aggravation of chronic disease and heart/lung disease symptoms.</li> </ul>	Combustion, automobiles, field burning, factories and unpaved roads. Also a result of photochemical processes.

Source: Donald Ballanti, Certified Consulting Meteorologist, 2000.

The federal and California state ambient air quality standards are summarized in Table 4.C-2 for important pollutants. The federal and state ambient standards were developed independently with different purposes and methods, although both processes attempted to avoid health-related effects. As a result, the federal and state standards differ in some cases. In general, the California state standards are more stringent. This is particularly true for ozone and PM<sub>10</sub>.

**Table 4.C-2 Federal and State Ambient Air Quality Standards**

Pollutant	Averaging Time	Federal Primary Standard	State Standard
Ozone	1-Hour	0.12 PPM	0.09 PPM
	8-Hour	0.08 PPM	--
Carbon Monoxide	8-Hour	9.0 PPM	9.0 PPM
	1-Hour	35.0 PPM	20.0 PPM
Nitrogen Dioxide	Annual	0.05 PPM	--
	1-Hour	--	0.25 PPM
Sulfur Dioxide	Annual	0.03 PPM	--
	24-Hour	0.14 PPM	0.05 PPM
	1-Hour	--	0.5 PPM
PM <sub>10</sub>	Annual	50 Fg/m <sup>3</sup>	30 Fg/m <sup>3</sup>
	24-Hour	150 Fg/m <sup>3</sup>	50 Fg/m <sup>3</sup>
PM <sub>2.5</sub>	Annual	15 Fg/m <sup>3</sup>	--
	24-Hour	65 Fg/m <sup>3</sup>	--
Lead	30-Day Avg.	--	1.5 Fg/m <sup>3</sup>
	Month Avg.	1.5 Fg/m <sup>3</sup>	--

PPM = Parts per Million

Fg/m<sup>3</sup> = Micrograms per Cubic Meter

Source: Donald Ballanti, Certified Consulting Meteorologist, 2000.

The USEPA in 1997 adopted new national air quality standards for ground-level ozone and for fine Particulate Matter. The existing 1-hour ozone standards of 0.12 parts per million (PPM) will be phased out and replaced by an 8-hour standard of 0.08 PPM. New national standards for fine Particulate Matter (diameter 2.5 microns or less) have also been established for 24-hour and annual averaging periods. The current PM<sub>10</sub> standards were retained, but the method and form for determining compliance with the standards were revised.

Implementation of the new ozone and Particulate Matter standards was further complicated by litigation (*American Trucking Association, Inc., et al. v. United States Environmental Protection Agency*; No. 97-1440 and 97-1441). On May 14, 1999 the Court of Appeal for the District of Columbia Circuit issued a decision ruling that the Clean Air Act, as applied in setting the new public health standards for ozone and particulate matter, was unconstitutional as an improper delegation of legislative authority to the USEPA. The decision was appealed to the U.S. Supreme Court, which when deciding the case in February 2001 made no rulings regarding the PM<sub>2.5</sub> standards, so that rulings made in the Court of Appeal stand. The Court of Appeal remanded the case to EPA for further consideration of all standards at issue.

### Ambient Air Quality

The Placer County APCD operates air quality monitoring sites in nearby Colfax and Auburn measuring ozone and PM<sub>10</sub>. Data from these monitoring sites is summarized in Table 4.C-3. Table 4.C-3 shows that the state and federal ozone standards are not met in the vicinity of the

Plan area, primarily due to transport of ozone into the area from the greater Sacramento area. PM<sub>10</sub> air quality meets federal standards, but the Plan area (like most of California) does not meet the state standard for PM<sub>10</sub>.

**Table 4.C-3 Summary of Air Quality Data for Colfax and Auburn, 1995-1997**

Pollutant	Standard	Year	Days Exceeding Standard in Colfax	Days Exceeding Standard in Auburn
Ozone	1-Hour State	1997	2	4
		1996	4	22
		1995	16	26
Ozone	1- Hour Federal	1997	0	0
		1996	0	1
		1995	1	2
Ozone	8-Hour Federal	1997	2	1
		1996	5	17
		1995	11	18
PM <sub>10</sub>	24-Hour State	1997	10	2
		1996	2	4
		1995	0	0
PM <sub>10</sub>	24-Hour Federal	1997	0	0
		1996	0	0
		1995	0	0

Source: Nishikawa, Todd's, Acting Air Pollution Control Officer, Placer County APCD, 2000.

### Existing Emission Sources

The Plan area contains few industrial sources of pollution. Major emission sources in the Plan area are motor vehicles, open burning, and residential wood burning. Unpaved roads, lumbering operations and construction activities contribute to the level of PM<sub>10</sub>.

### Regulatory Framework for Air Quality

#### Local APCD Jurisdiction

The Placer County APCD is responsible for regulation and permitting of stationary sources and some area sources of pollution. The District monitors air quality and is responsible for preparation of regional air quality plans.

#### Regional Air Quality Planning

Both the federal and state governments have enacted laws mandating the identification of areas not meeting the ambient air quality standards and development of regional air quality plans to eventually attain the standards. Under the federal Clean Air Act, Placer County is considered "unclassified" or "attainment" for all pollutants except ozone. For the state standards, Placer County is "non-attainment" for PM<sub>10</sub> and ozone, and either "attainment" or "unclassified" for other pollutants. The designation with respect to ozone stipulates that the Mountain Counties Air Basin portion of Placer County is affected by ozone transported from upwind air basins.



#### 4. IMPLEMENTATION

1. Review development projects, including projects in Mixed-Use areas, for compliance with the goals and policies contained in the Air Quality Section and throughout the FDCP.

**Responsible Agency/Department:** Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors

**Time Frame:** Ongoing

**Funding:** Application Fees

2. Opportunities exist during discretionary project review to analyze air quality impacts and apply appropriate mitigation measures in compliance with Placer County APCD's Air Quality Attainment Plan. To ensure that the requirement of an air quality analysis and application of mitigation measures are consistently applied to projects with significant air quality impacts, PCAPCD has established project size/type thresholds. Development projects with air quality impacts below the thresholds will not be required to produce an air quality analysis; however, the project will be subject to APCD's standard project conditions.

**Responsible Department/Agency:** Planning Department/PCAPCD

**Time Frame:** Ongoing

**Funding:** Permit Fees

3. Apply mitigation measures as applicable during the environmental review of projects from a list developed by the APCD. The list includes measures related to project design/construction, traffic flow improvements, public/private trip reduction programs, parking, ridesharing, telecommunications, alternative transportation, transit, and bicycle/pedestrian use.

**Responsible Agency/Department:** Planning Department/PCAPCD

**Time Frame:** Ongoing

**Funding:** Permit Fees

4. Review development proposals for compliance with the County's Trip Reduction Ordinance.

**Responsible Agency/Department:** Department of Public Works

**Time Frame:** Ongoing

**Funding:** Permit Fees

## V. TRANSPORTATION AND CIRCULATION ELEMENT

### A. PURPOSE

The Transportation and Circulation Element of the Foresthill Divide Community Plan is intended to serve the following purposes:

- Establish goals and policies to guide the development and operation of the transportation system
- Describe existing transportation conditions and circulation features within the Plan area
- Describe future transportation conditions resulting from development of the Plan area in accordance with proposed land uses
- Identify improvements to, and development of, the transportation system to ensure the provision of a safe, efficient and multi-modal transportation system consistent with the established goals and policies, and
- Identify a method for financing the identified transportation needs in the Plan area.

The Circulation Element is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a Circulation Element by State law are covered in the Placer County General Plan. The purpose of the Transportation and Circulation Element of the Foresthill Divide Community Plan is to address topics specific to the Plan area, which are of particular interest to residents of the Foresthill Divide.

The future circulation system is also presented in map form, as Figure V-1 of the Foresthill Divide Community Plan.

All highways and roadways serving the Plan area are two-lane rural facilities. Existing traffic volumes are low to very low, and all roads operate at LOS “C” or better. All of the major roadways intersect with Foresthill Road, which serves as the backbone of the roadway system in the Plan area. The need to maintain an acceptable LOS “C” on Foresthill Road is a major constraint to future development in the Plan area. The dependence on this roadway also raises concerns regarding emergency response and the potential need to evacuate the Plan area.



Because of the rural low density nature, topography and size of the Plan area, bicycle and pedestrian facilities and transit service are limited. However, many trails are located in the Plan

area. This trail system offers the potential for future extensions and linkages to better serve Plan area residents as well as tourists/recreationists.

## **B. EXISTING TRANSPORTATION SYSTEM**

An inventory and evaluation of the operating characteristics of the existing circulation system within the Foresthill Divide Community Plan area is the initial task required to develop a comprehensive plan to guide transportation planning in the Plan area in the future. To understand existing travel characteristics and conditions, all major aspects of transportation in the Plan area have been inventoried and analyzed. The following sections discuss existing roadway functions, traffic volumes, and traffic Level of Service, as well as transit, rail service, airports and bicycle routes.

### **STREETS AND HIGHWAYS**

#### **Functional Classification**

The Plan area is served by a system of County roads. The existing roadways in the Plan area are primarily comprised of two-lane rural facilities reflecting the rural nature of the county. A description of some of the study area roadways is presented below. Daily traffic counts were conducted during May 2000, and these counts are presented in the roadway descriptions.

The existing roadway system and current traffic volumes for the Plan area are illustrated in Figure V-2.

**Foresthill Road.** Foresthill Road is a two-lane rural roadway. This roadway provides the principal link between Auburn and Foresthill. This road also serves as the main route along the Divide, and continues easterly to Soda Springs.

Foresthill Road currently carries 6,650 average daily traffic (ADT) east of the two-lane Foresthill bridge of the North Fork of the American River. East of Happy Pines Drive, daily traffic volumes on Foresthill Road reach 4,876 ADT. West of Owl Hill Court, traffic volumes on Foresthill Road rise to 5,312 ADT. East of the community of Foresthill, daily traffic volumes on Foresthill Road drop significantly. West of Michigan Bluff Road, Foresthill Road currently carries 796 ADT, with daily traffic volumes on Foresthill Road dropping to 481 ADT east of Michigan Bluff Road.

Portions of Foresthill Road were reconstructed in 2000. This 2.4-mile stretch of road was the last of three phases to be completed under a Federal Highway Administration contract. This project added passing lanes and widened many of the stretches of Foresthill Road between Auburn and Foresthill.

**Yankee Jim's Road.** Yankee Jim's Road is a narrow two-lane roadway. This roadway connects the community of Foresthill to Canyon Way just south of Colfax. Currently, Yankee Jim's Road carries 186 ADT north of Race Track Street.

**Spring Garden Road.** Spring Garden Road is a two-lane roadway. This roadway extends between Foresthill Road in the south and Yankee Jim's Road in the north. Currently, Spring Garden Road carries 624 ADT.

**McKeon-Ponderosa Way.** McKeon-Ponderosa Way is a two-lane roadway. This roadway originates at Foresthill Road in the north. Extending to the south, McKeon-Ponderosa Way provides access to the west end of the Todd's Valley area before winding further south toward the Middle Fork American River Canyon. Currently, McKeon-Ponderosa Way carries 1,495 ADT just south of Foresthill Road.

**Happy Pines Drive.** Happy Pines Drive is a two-lane roadway that provides access to Todd's Valley. Originating at Foresthill Road, Happy Pines Drive extends to the south through Todd's Valley before terminating at Green Leaf Lane just south of Todd Creek. Currently, Happy Pines Drive carries 1,293 ADT.

**Todd Valley Road.** Todd Valley Road is also a two-lane roadway. Within the Todd's Valley area, Todd Valley Road originates at Foresthill Road. Extending to the south, Todd Valley Road loops to the east and then back to the north to terminate at Foresthill Road. Currently, Todd Valley Road carries 2,663 ADT on the eastern loop just south of Foresthill Road. The daily traffic on the west portion of the loop is substantially lower, with daily traffic volumes of 319 ADT just south of Foresthill Road.

**Mosquito Ridge Road.** Mosquito Ridge Road is a two-lane roadway in the vicinity of the community of Foresthill. Originating at Foresthill Road, Mosquito Ridge Road winds to the southeast into the Tahoe National Forest. Mosquito Ridge Road currently carries 230 ADT just east of Foresthill Road.

**Race Track Street.** Race Track Street is a two-lane roadway. Originating at Foresthill Road in the west, Race Track Street parallels the north side of Foresthill Road before terminating in the east at Yankee Jim's Road. Currently, Race Track Street carries 901 ADT east of Foresthill Road.

**Main Street.** Main Street is a two-lane roadway that parallels the south side of Foresthill Road within the community of Foresthill. Extending from Foresthill Road in the west, Main Street provides access to the local businesses before connecting to Foresthill Road at the east end of town. Currently, Main Street carries 691 ADT just east of Foresthill Road.

**Michigan Bluff Road.** Michigan Bluff Road is a two-lane roadway that provides access from the community of Michigan Bluff north to Foresthill Road. Michigan Bluff Road currently carries 200 ADT south of Foresthill Road.

**North Fork Ponderosa Way.** North Fork Ponderosa Way is a two-lane facility that originates at Foresthill Road west of Todd's Valley. Extending to the north, North Fork Ponderosa Way winds its way toward Weimar.

### **Scenic Corridors**

Because of the special scenic qualities of certain areas in the Plan area, those roads traversing these areas are recommended to be protected by special measures to enhance scenic view sheds.

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

### **ROADWAY OPERATIONS**

#### **Level of Service Methodology**

To assess the quality of existing traffic conditions in the Plan area, Levels of Service have been identified for arterial and collector facilities. “Level of Service” is a qualitative measure of traffic operating conditions whereby a letter grade “A” through “F”, corresponding to progressively worsening traffic conditions, is assigned to an intersection or roadway segment. Current evaluation methodology is dependent upon the physical characteristics of the roadway segment or intersection, and can additionally be categorized with respect to “urban” or “rural” conditions. Table 5-1 presents a description of the Levels of Service associated with two-lane rural highways.

The identified thresholds reflect information contained in the Placer County General Plan, as well as new information that reflects the character of Foresthill Road. Specifically, the effects of climbing lanes on average travel speed and resulting Levels of Service have been incorporated into these thresholds. Climbing lanes have the effect of raising Level of Service thresholds, although the overall capacity of the road remains constrained by the two lane sections.

**Table 5-1 Two-Lane Rural Highway Level of Service Descriptions**

<b>LOS</b>	<b>Description</b>
A	Free Flow: Almost no platoons of three or more cars. Driver delayed no more than 30 percent by slow moving vehicles.
B	Free Flow: Some platoons form. Driver delayed no more than 45 percent by slow moving vehicles.
C	Stable Flow: Noticeable increase in platoon formation and size. Drivers delayed more than 60 percent by slow moving vehicles.
D	Approaching Unstable Flow: Heavy platooning. Passing becomes difficult. Drivers delayed no more than 75 percent by slow moving vehicles.
E	Unstable Flow: Intense platooning. Passing is virtually impossible. Drivers delayed more than 75 percent by slow moving vehicles.
F	Forced Flow: Queues form behind breakdown points.

Source: Highway Capacity Manual, Transportation Research Board, 1985 and kdANDERSON Transportation Engineers, 2002.

The Level of Service characteristics of study roadways in the Plan area will vary in relation to terrain and passing opportunities. In order to utilize appropriate evaluation criteria, the Plan area roadway characteristics need to be determined. Toward this end, the roadways in the Plan area were classified based on the individual roadway characteristics. Roadways within the rural area of the county were either classified as “mountainous” if they had steep grades or as “rolling.” The “rolling” classification was further disaggregated based on the presence of passing/climbing lanes. The passing/climbing lane percentages were calculated based on field data. Roadways in the Plan area that comprise the local street system were classified as arterials based on operations.

Table 5-2 presents the evaluation criteria that were used to determine Level of Service operations on each of these roadways. The daily capacity thresholds account for roadway operating characteristics such as directionality, percentage of trucks and recreational vehicles, and the percentage of passing lanes. As shown, the presence of passing lanes on a two-lane roadway can substantially increase the Level of Service thresholds, as these passing lanes provide the opportunity to travel around slower moving trucks and vehicles. While these passing lanes do provide an increasing benefit as the percentage of passing lanes increases, there is a limit. Roadways with higher passing percentages reach this “capacity limit” but still provide a good Level of Service. As shown under the two-lane rolling criteria with 71% passing lanes, the maximum daily traffic threshold on this section increases quickly to a point that reaches the ultimate capacity of the roadway at LOS “C” operations. Once the maximum capacity of the roadway is reached, the two-lane section becomes the constraint and no more vehicles can physically be delivered by the roadway system, even with an increase in the percentage of passing lanes. Therefore, while motorists experience unimpeded operations on the two-lane uphill sections, the overall roadway capacity is still constrained by the two-lane sections.

**Table 5-2 Evaluation Criteria for Level of Service**

Roadway Capacity Class	Maximum Daily Traffic Volume Level of Service				
	A	B	C	D	E
1. Rural 2-lane – Rolling w/o Passing Lane	1,060	3,400	6,400	9,780	18,540
2. Rural 2-lane – Rolling w/39% Climbing Lanes	1,060	4,520	10,710	14,190	18,540
3. Rural 2-lane – Rolling w/40% Climbing Lanes	1,060	4,600	10,880	14,430	18,540
3. Rural 2-lane – Rolling w/43% Climbing Lanes	1,060	4,860	11,450	15,170	18,540
3. Rural 2-lane – Rolling w/71% Climbing Lanes	1,060	9,940	18,540	18,540	18,540
4. Rural 2-lane – Rolling (PCGP)	1,600	4,200	7,200	11,400	21,000
5. Rural 2-lane – Mountainous (PCGP)	800	2,400	4,200	7,200	14,000
6. Arterial – Low Access Control (PCGP)	7,000	10,500	12,000	13,740	15,000

Source: Placer County General Plan; kdANDERSON Transportation Engineers, based upon Highway Capacity Manual, Transportation Research Board, 1985.

Table 5-3 presents the operating Levels of Service for each of these study roadways. As shown, currently all of the study roadways operate at Level of Service “C” or better.

Foresthill Road is used for tourist travel between the Auburn area, the Tahoe National Forest and the Auburn State Recreation Area. Approximately 900,000 tourists visit the Foresthill area of the Tahoe National Forest annually (Rich Johnson, Tahoe National Forest, pers. comm., June 2002). Forest Service staff also indicated that the two main routes into the National Forest (i.e.,



Foresthill Road east of Foresthill and Mosquito Ridge Road) were utilized about equally, and while the summer tourist crowd is still larger than the winter tourist crowd, the number of patrons traveling during the winter is increasing rapidly. Based on information provided by Forest Service Staff, and accounting for such factors as carpooling and weekend vs. weekday traffic, it is estimated that tourist traffic accounts for a total of 570± weekday trips on Foresthill Road between Auburn and Foresthill. In the future, tourist traffic to the Tahoe National Forest is assumed to double, which equates to a 3.5% annual growth rate over the next 20 years.

**Table 5-3 Existing Daily Roadway Traffic Volumes and Levels of Service (Weekdays)**

Roadway	Location	Criteria	Daily Traffic	LOS
Foresthill Rd	Foresthill Bridge to Drivers Flat	Rural w/39% climbing	6,650	C
Foresthill Rd	Drivers Flat to Spring Garden	Rural w/40% climbing	4,876	C
Foresthill Rd	Todd Valley Rd (W) to Idle Wheels Mobile Home Park	Rural w/43% climbing	5,312	C
Foresthill Rd	Idle Wheels Mobile Home Park to Michigan Bluff Rd	Arterial	796	A
Foresthill Rd	E of Michigan Bluff Rd	Arterial	481	A
McKeon-Ponderosa	S of Foresthill Rd	Rural w/out passing	1,495	B
Spring Garden Rd	N of Foresthill Rd	Rural-Mountainous	624	A
Happy Pines Dr	S of Foresthill Rd	Rural w/out passing	1,293	B
Todd Valley Rd (W)	S of Foresthill Rd	Rural w/out passing	2,663	B
Todd Valley Rd (E)	S of Foresthill Rd	Rural w/out passing	319	A
Mosquito Ridge Rd	S of Foresthill Rd	Rural-Mountainous	230	A
Yankee Jim's Rd	N of Race Track St	Rural-Mountainous	186	A
Main St	S of Foresthill Rd	Arterial	691	A
Michigan Bluff Rd	S of Foresthill Rd	Rural w/out passing	200	A
Race Track St	N of Foresthill Rd	Arterial	901	A

Source: kdANDERSON Transportation Engineers, 2003.

## ALTERNATIVE TRANSPORTATION SYSTEMS

### Motorized

The Consolidated Transportation Service Agency (CTSA) provides public mass transportation service in the Plan area. CTSA operates one bus daily between Foresthill and Auburn. The bus makes five scheduled stops within the community of Foresthill. The first pickup is at Forest House at 7:45 a.m., with the last pickup at the Todd's Valley Mobile Home Park at 8:05 a.m. before the bus travels to Auburn. In Auburn, the bus drops off all riders at the Elders Transfer Station. In the afternoon, the route is reversed, and the bus leaves Auburn at 3:30 p.m. and travels back to Foresthill. The cost of a bus ride is \$2.50.

The Plan area is not served by freight or passenger rail service. The Plan area is not served by a public/commercial airport. The closest airports to Foresthill are the Georgetown Airport and Auburn Municipal Airport.

## **Non-Motorized**

Non-motorized, alternative transportation includes pedestrian, equestrian, and bicycle activity. Both bikeway and pedestrian facilities within the Plan area are limited. Limited sidewalks exist in the downtown Foresthill area, and bicyclists must share the roadways with motorists. This type of transportation is the most inexpensive to provide for and has the least impact on the environment. Non-motorized transportation can foster a built environment that is more accessible, livable, and interesting because it is scaled to the pedestrian and not the automobile.

Because of the rural nature and sparse population within the Plan area, the Foresthill Divide is reliant upon automobile usage. However, there is a community trail system that encourages pedestrian, equestrian, and bicycle use within the community for purposes of travel and recreation. Many of the Forest Service trails, BLM trails, community trails, and State Recreation Area trails accommodate equestrians and mountain bikers; the Foresthill Divide Loop trail serves as an alternative mode of non-motorized transportation along both sides of Foresthill Road, although it is not continuous.

Despite the inevitable dependence on automobiles, non-motorized transportation should be nurtured within the Plan area. The proposed equestrian staging area would provide support facilities for equestrians utilizing the community trails system. This type of facility would encourage non-motorized transportation and contribute to the rural character of the Plan area. Bicycling should be encouraged as well, especially within the townsite and developed areas. Bicycling, horseback riding, and walking are efficient, inexpensive, and fun means of transportation that are consistent with the character and direction of the community.

## **C. GOALS AND POLICIES**

**Goal 5.1. Provide for the safe and efficient movement of people and goods on the primary roadway serving the Foresthill Divide, i.e., Foresthill Road.**

### **Policies**

- 5.1-1 Establish and maintain a Level of Service (LOS) of "C" or better on Foresthill Road between Auburn and the Idle Wheels Mobile Home Park and "D" or better between the Idle Wheels Mobile Home Park and east of the Foresthill Elementary School.
- 5.1-2 The recent improvements to Foresthill Road should be extended to Mosquito Ridge Road. Placer County should continue to pursue all appropriate sources of funding for these improvements. An interim plan for improving Foresthill Road with County resources focusing on the most dangerous sections should be developed.
- 5.1-3 As roadway improvements are made, seek to reduce the number of access points in developed areas on Foresthill Road and provide left-turn lanes for frequently used access points, or a two-way left turn lane for dense-access areas.
- 5.1-4 Proponents of new development projects should analyze the project's contribution to increased traffic on Foresthill Road and implement improvements necessary to address the increase. Mitigation of significant project-related impacts may require improvements beyond those addressed by the Placer County traffic impact mitigation fee program.

- 5.1-5 Road improvements along Foresthill Road should include a Class I bikeway (off-street bike trail or path which is physically separated from the roadway) between major residential areas and downtown Foresthill, i.e., currently between the Spring Garden Road and Black Hawk Road. As new residential neighborhoods are developed, the Class I bikeway should be extended to reach them. New development projects that border Foresthill Road should include the bikeway as part of their development plans. The bikeway may utilize existing road, water, power line or fire access easements where appropriate. The bikeway may be developed along the edge of the proposed improved Foresthill roadway in advance of or in conjunction with Federal, State and/or County-funded improvements.
- 5.1-6 A Class II bikeway (on-street bike lanes with signs, striped lane markings, and pavement legends) or Class I bikeway should be implemented along the rest of Foresthill Road between Auburn and the intersection of Sugar Pine Road.
- 5.1-7 Community organizations, businesses and individuals are encouraged to sponsor sections of the proposed Class I bikeway, working with Placer County, community representation (Foresthill Forum) and nearby property owners to plan and develop their section. Placer County should pursue all appropriate sources of funding for development of the bikeway.
- 5.1-8 The County shall post notice of any non-emergency closures of Foresthill Bridge, or any section of Foresthill Road, at least 7 days before closure. Such notices shall be placed on road signs at the Foresthill Bridge, Foresthill Road at its intersection with Lincoln Way, Lower Clementine Road and Spring Garden Road. In addition, the County shall send notices of closure to local newspapers. The County shall examine requiring community compensation for closures for non-public purposes (e.g., filming).
- 5.1-9 The Foresthill Road right-of-way shall be maintained according to CDF “Shaded Fuel Break” standards in order to improve sight distance and reduce collisions between wildlife and vehicles.
- Goal 5.2. Provide for safe emergency access and alternative routes onto the Foresthill Divide and to provide river and canyon access for recreational purposes.**
- Policies**
- 5.2-1 Regular maintenance on Ponderosa Way, Yankee Jim’s Road, Iowa Hill Road, Old Foresthill Road, Mosquito Ridge Road, Lower and Upper Lake Clementine Road, Mammoth Bar Road and Driver’s Flat Road shall be performed by the County. Dirt roads should be graded regularly and drainage problems corrected. Bridges should also be inspected regularly and preventive maintenance performed by Placer County. Placer County, BLM, USFS, State Parks and Recreation, CDF, and local community groups and residents should coordinate efforts and funding to maintain these roads.
- 5.2-2 Opportunities to improve secondary access roads with all appropriate sources of funding, including traffic mitigation fees from new development and freight traffic mitigation fees, should be pursued.
- 5.2-3 Long-standing public access roadways (those used by the public for 5 years or more) such as McKeon-Ponderosa Way, Nugget Drive, Power Line Road, Indian Lane and Harrison Street shall be open and maintained (inspected annually and graded as needed) to provide emergency fire and recreational access to river canyon areas and other areas on the Divide. The County shall coordinate efforts with State Parks and Recreation, BLM and CDF to maintain these roads.
- Goal 5.3. Provide for efficient, safe and pleasant circulation on local and collector roads throughout the community.**

**Policies**

- 5.3-1 New development projects should incorporate collector or arterial road segments that connect to and take advantage of existing access to existing neighborhoods, if possible, and minimize the impact of egress and congestion on Foresthill Road.
- 5.3-2 Arterial and collector roads shall be protected from unrestricted driveway access in order to enhance secondary circulation. Possible candidates include Spring Garden Road, Happy Pines Drive, Cold Springs Road, Red Rock Drive, McKeon-Ponderosa Way, Todd Valley Road, Thomas Street, Power Line Road, Yankee Jim's Road and Michigan Bluff Road. These roads should have bike lanes or adjacent trails and safe bus stops that do not impede traffic.
- 5.3-3 Road easements in new developments shall include space for at least a five-foot multi-purpose roadside trail, or equivalent off-road trail network to enable children, equestrians, bicyclists, and pedestrians to safely circulate throughout the neighborhood.
- 5.3-4 Install traffic calming measures as appropriate within the Core Area to reduce speeds and create a bicycle - and pedestrian-friendly environment.

**Goal 5.4. Enhance circulation within the Core Area.****Policies**

- 5.4-1 The Streetscape Master Plan that has been developed should guide new development and enhancement efforts within this area.
- 5.4-2 New and existing businesses shall provide adequate parking for the patrons of their facilities in compliance with the Foresthill Mixed-Use Development Standards. The visual impact of parking lots shall be considered during design review.
- 5.4-3 The Core Area shall be a "pedestrian friendly" zone. The County right-of-way along Foresthill Road, Main Street and Soap Street shall provide space for at least a five-foot path on properties adjacent to roadways for pedestrians. This path may be such that it connects to the path on adjacent properties to provide a continuous route.
- 5.4-4 The Western States Trail through historic downtown is important as a historical asset and continues to provide circulation for equestrians, bicycles and pedestrians. This trail shall be preserved and incorporated into plans for enhancing circulation through Foresthill.
- 5.4-5 A bike and pedestrian path that connects Memorial Park to the Elementary School via Harrison and Church Streets and to the site for the proposed high school via Race Track Street should be constructed to provide safe circulation between these popular destinations.

**Goal 5.5. Encourage public and alternative transportation to alleviate pollution and congestion.****Policies**

- 5.5-1 Explore the possibility of expanding the transport of students to school to include the transport of the general public to the downtown district and to Auburn, possibly contracting out the transport to a private company.
- 5.5-2 New residential developments shall provide designated sites that can be used for transit stops, carpool lots and other centralized facilities.

- 5.5-3 New developments of 100 residential units or more shall provide public carpool parking facilities. These facilities should also be utilized for overflow parking and staging areas for community events.
- 5.5-4 Require developments of 100 residential units or more to provide sheltered public transit stops, with turnouts where appropriate. Consider development of turnouts in existing developed areas where roadway improvements are made or as deemed necessary for traffic flow and public safety.
- 5.5-5 Require that land use patterns and transportation systems in new growth areas be designed to provide residents and employees with the opportunity to accomplish many of their trips by walking, bicycling and using public transit.
- 5.5-6 Encourage opportunities in home-based businesses, telecommuting and local satellite offices, and more local employment opportunities as measures to reduce traffic. Investment in high-speed telephone, cable and satellite electronic transmission facilities should be encouraged, consistent with adopted design guidelines and land use limitations. Public education programs which focus on working from home also should be offered.

**Goal 5.6. Maintain a balanced freight transportation system to provide for the safe and efficient movement of goods and services while minimizing impact on commute traffic.**

**Policies**

- 5.6-1 If traffic signals become necessary on Foresthill Road, utilize control mechanisms that minimize the delay of through traffic, especially during non-commute hours.
- 5.6-2 Support Federal and State efforts to levy user charges which adequately mitigate truck traffic impacts to roadways and encourage a proportionate share to be returned for use on Divide roadways.

**Goal 5.7. Provide emergency and public access to public lands.**

**Policies**

- 5.7-1 New development projects which border public land shall provide emergency or public access to that public land utilizing existing roads or trails if possible. Access may be located along property lines. At least one access point shall be provided for each 5,000 feet of shared borders between private and public lands.

**Goal 5.8. Reduce congestion at the intersection of Foresthill Road/Lincoln Way/I-80 Overcrossing intersection.**

**Policies**

- 5.8-1 New development shall be evaluated as to its impact on the intersection.

**Goal 5.9. Maintain a safe traffic speed in the Core Area.**

**Policies**

- 5.9-1 The County shall explore and implement measures to control traffic speed on Foresthill Road in the Core Area, with the goal of maintaining the approved design speed in the area.

**D. IMPLEMENTATION**

1. Review development projects for compliance with the goals and policies of the Transportation and Circulation Element and throughout the FDCP, including reduction of access points, parking lot standards, bikeways and pedestrian trails, and transit stops.

**Responsible Agency/Department:** Land Development Departments/Department of Public Works/  
Foresthill Forum (MAC)/Planning Commission/Board of  
Supervisors  
**Time Frame:** Ongoing  
**Funding:** Application Fees

2. Coordinate transportation planning with Placer County Transportation Planning Agency, adjacent jurisdictions and Caltrans.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** General Fund/Road Fund

3. Coordinate with State and Federal agencies and the Placer County Transportation Planning Agency to obtain funding for planned FDCP roadway and bikeway improvements and road and bridge maintenance, including identification of new funding sources.

**Responsible Agency/Department:** Department of Public Works/PCTPA  
**Time Frame:** Ongoing  
**Funding:** Road Fund/Grants

4. Allocate capital improvement funds to planned FDCP roadway and bikeway improvements and road and bridge maintenance projects.

**Responsible Agency/Department:** Board of Supervisors/County Executive/Department of Public  
Works  
**Time Frame:** Ongoing throughout the planning period  
**Funding:** Road Fund

5. The County should prepare a capital improvement plan (CIP) or area facilities plan for the FDCP and update it annually, allocating capital funds to the FDCP area to construct and improve roadways and bikeways in accordance with the FDCP.

**Responsible Agency/Department:** County Executive/Department of Public Works  
**Time Frame:** Ongoing throughout the planning period  
**Funding:** General Fund/Road Fund/Grants

6. The County shall continue to require developers to pay their fair share of roadway and bikeway improvements within the Plan area necessitated by new development.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Application fees, developers

7. The County shall continue to collect traffic impact mitigation fees to pay for new and improved roadway facilities in the FDCP area.

**Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Ongoing



- Funding:** Traffic Impact Mitigation Fees
8. When new State or County road projects are planned, pedestrian and bicycle trail/path facilities shall be incorporated into the project to the extent feasible.
- Responsible Agency/Department:** Caltrans/Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Road Fund
9. During environmental review of private development projects and public works projects, traffic impact studies shall be prepared to analyze project effects on roadway Level of Service and prescribe mitigation measures as needed to maintain Level of Service standards established in the FDCP.
- Responsible Agency/Department:** Department of Public Works/Planning Department  
**Time Frame:** Ongoing  
**Funding:** Application Fees/General Fund or other funding sources (for public works projects)
10. Develop an interim plan for improving Foresthill Road to Mosquito Ridge Road, focusing on the most dangerous sections.
- Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Fiscal Year 2003-2004  
**Funding:** Road Fund
11. The Placer County Bikeway Master Plan shall be amended to be consistent with Policies V.1-5 and V.1-6 above. The Plan only mentions the section of Foresthill Road from Lincoln Way to Clementine Road and plans for that to be a Class III bikeway (on-street bike route marked by signs and shared with motor vehicles and pedestrians with optional edge lines painted on the pavement). The priority ranking specified is level 1, which is the highest priority. Because of the newly reconstructed Foresthill Road, and because the community survey showed very strong support for trails, the goal and priority for Foresthill Road described in the Master Plan should be changed.
- Responsible Agency/Department:** Planning Department/Department of Public Works  
**Time Frame:** Fiscal Year 2003-2004  
**Funding:** General Fund
12. Revise road improvement and right-of-way dedication requirements for land development projects within the Plan area.
- Responsible Agency/Department:** Department of Public Works  
**Time Frame:** Fiscal Year 2003-2004  
**Funding:** Road Fund
13. Identify and implement appropriate traffic calming measures within the Core Area.
- Responsible Agency/Department:** Department of Public Works/Foresthill Forum (MAC)  
**Time Frame:** Fiscal Year 2004-2005 and ongoing  
**Funding:** Road Fund
14. Study and consider adoption of fees to compensate the Foresthill community for closure of Foresthill Road for non-public purposes (examples of compensation include payments to the affected fire district, safety club, emergency services, etc.)
- Responsible Agency/Department:** County Executive/Board of Supervisors  
**Time Frame:** Fiscal Year 2004-2005

**Funding:**

Compensation Fees

**I. FUTURE CIRCULATION SYSTEM**

The future circulation system for the Foresthill Divide Community Plan area is comprised of both existing roadways and new streets. The existing roadways identified in the Plan include: Foresthill Road, Spring Garden Road, Yankee Jim's Road, Mosquito Ridge Road, Iowa Hill Road, McKeon-Ponderosa Way, Happy Pines Drive, Todd's Valley Road, Race Track Street, Main Street, Michigan Bluff Road, and North Fork Ponderosa Way. These existing roadways are described above in Section B, Existing Transportation System.

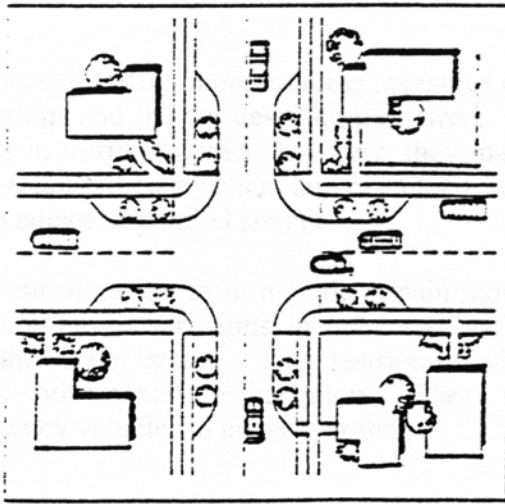
The 1996 Transportation Improvement Plan for Placer County identifies two improvements in the Plan area, both of which are located on Foresthill Road. One improvement is the widening and realignment of Foresthill Road from 2.5 miles west of Moshiron to Madrone. The second project is acquisition of additional right-of-way from Drivers Flat Road to Pond Avenue. The cost of these improvements is \$11.7 million, which is included in the County's most recent Capital Improvement Program.

The balance of the Community Plan circulation system is to be comprised of three new/upgraded facilities that will link the existing circulation system to existing/future development. Descriptions of each of these facilities are presented below. The future roadway extensions, in addition to providing linkages within the Plan area, will provide alternative parallel routes to Foresthill Road, decreasing traffic volumes on Foresthill Road within the Core Area. Some of the proposed roadway alignments will require acquisition of right-of-way by the County. The future circulation system is also presented in map form, as Figure V-1 of the Foresthill Divide Community Plan.

**Power Line Road.** Power Line Road, which is currently unimproved, is to be upgraded to a 32-foot rural secondary road along its current alignment. This facility will extend from Spring Garden Road in the west to ultimately connect with Foresthill Road in the east in the vicinity of the new high school site.

**Yankee Jim's Road connection to proposed new high school site.** A new connection is proposed to link Yankee Jim's Road to the new high school site. The exact alignment of this new connection has not been determined.

**Patent Road extension.** Patent Road will be extended from its current terminus just east of Todd's Valley Road to Mosquito Ridge Road in the east. While the exact alignment of this new facility has not been determined, it will likely be located just south of the planned development in the area, thereby forming a new east-west connection that parallels Foresthill Road to the south. The connection with Mosquito Ridge Road will most likely be located very close to Foresthill Road based on existing topography. In addition, the existing stretch of Todd's Valley Road from Patent Road westward to its existing upgraded section that lies just east of Green Ridge Drive is to be upgraded.



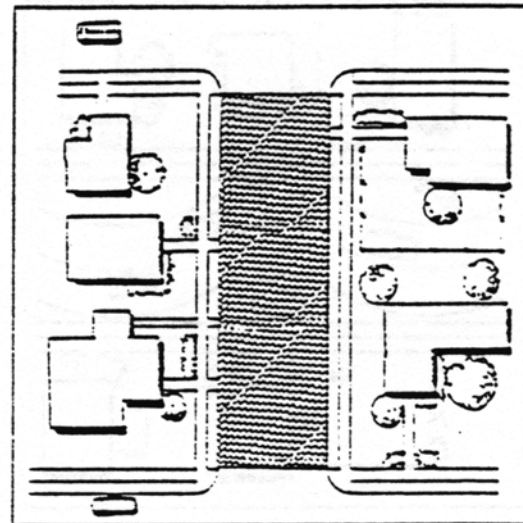
**Neckdowns**

vertical measures, horizontal measures and narrowings. Vertical controls use vertical acceleration forces to reduce vehicle speed. Horizontal measures use lateral acceleration forces to inhibit speed, while narrowings use the perceptive sense of enclosure to discourage speeding and inhibit through traffic. Aesthetics play an important role in the acceptance of traffic calming measures.

The use of traffic calming measures in the Core Area may pose difficulties for through truck traffic on Foresthill Road. Some of the traffic calming measures described below may be incompatible with the use of snowplows.

**Vertical Controls.** The most common form of vertical control is the speed hump or undulations. They are the most common form of traffic calming and are typically the least expensive to install and maintain, although they are not suitable in areas serviced by snowplows. Other types of vertical controls include raised intersections, raised crosswalks, and textured pavements.

**Horizontal Controls.** Horizontal measures achieve their desired results by forcing drivers around horizontal curves and blocking long views of the road ahead. The most common types of horizontal measures are traffic circles, chicanes, realigned intersections, lateral shifts, single lane slow point, two lane angled slow point, mid block road closures, and traffic islands. Roundabouts (traffic circles) are an alternative to traffic signals, and often minimize traffic delays resulting from signalization. Not all intersections are good candidates for signalization.



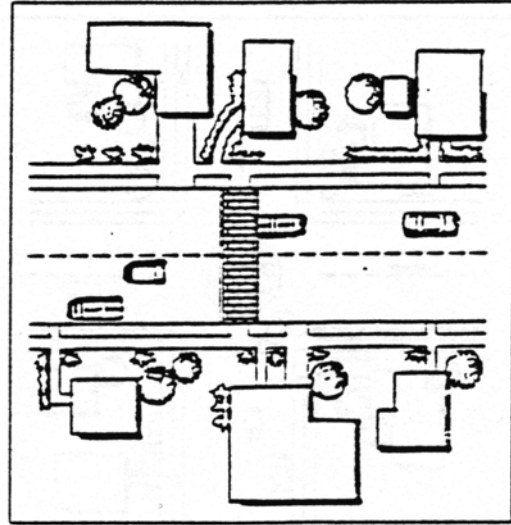
**Textured Pavements**

## 2. TRAFFIC CALMING MEASURES

The Foresthill Divide Community Plan incorporates policies that promote the use of traffic calming measures in the Core Area. Traffic calming measures will assist in the implementation of the Foresthill Community Design Guidelines, which focus on making a comfortable and safe environment for pedestrians, providing safe and convenient pedestrian connections, facilitating pedestrian circulation within and between commercial sites and nearby residential areas, and creating a “sense of arrival” at commercial entries. Three general types of traffic calming measures can be used to control speed and inhibit cut-through traffic. These can be characterized as

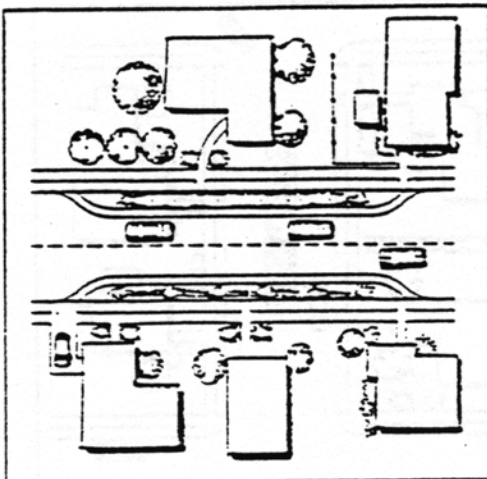
**Narrowings.** Roadway narrowings are usually accomplished by plantings and other vertical elements to draw attention to the constriction. These narrowings include chokers, center island channelization, gateways and neckdowns. Bicycle lanes can provide narrowing of a roadway by reallocating the roadway width. They can assist in narrowing wide streets by reducing the through lane width to standard 12-foot wide lanes or narrower 10 or 11-foot lanes. Bicycle lanes alone may provide some relief from speeding vehicles.

**Combination of Measures.** The use of traffic calming measures often requires an approach that utilizes a variety of measures to reach the most effective reduction in speed and/or traffic volumes. Many communities have combined treatments at



**Raised Crosswalks**

select locations, while other approaches include combinations of measures at different locations along the same street. Some of the measures that have been combined in communities include gateways with center islands, chokers and speed humps, center islands and chokers, traffic circles and neckdowns, and raised crosswalks with chokers. The use of multiple measures should be considered, depending on the goals of the project. For example, if the goal along a neighborhood street is to support access to a local park, the use of a choker may not provide reduced speeds that will encourage pedestrians to cross the street. The use of hybrid measures, including multiple narrowings and deflections, typically provides the needed measures to effect the desired changes.



**Chokers**

**Signings and Markings.** Signings and markings should be placed in advance of and within the traffic calming measures, using conventions identified in the Manual of Uniform Traffic Control Devices (MUTCD). These include warning signs in advance of the measures, regulatory warning signs at the measures themselves, as appropriate, markers delineating island approaches, and pavement markings to guide vehicles along the desired travel paths.

**Other Considerations.** Emergency vehicle response is a key element in determining the appropriateness of varying traffic calming measures. Traffic calming measures, if effective, will increase the

response time for emergency vehicles. A balance of reducing speeds while maintaining prompt emergency response needs to be considered when developing traffic calming measures. The Sheriff's Department and the affected fire district should be involved in potential solutions.

Traffic calming features need to be designed to accommodate public works facilities and maintenance of local streets. Calming measures such as chokers can impact the drainage along a street if not installed properly. Measures need to be designed to assure that utilities will not be affected by installation of traffic calming measures, and driveway locations need to be considered to minimize the impact for residents of the area.

Successful implementation of any traffic calming measures includes collaboration between County officials and staff and the community. Neighborhood and community input during the initial stage of analysis and design is critical to the success of the traffic calming program.

## VI. IMPLEMENTATION

### A. SUMMARY

The Foresthill Divide Community Plan will be implemented in a variety of ways. As explained below, zoning and other County land use regulations are major tools for Plan implementation. The implementation measures listed throughout the Plan will also be used as guidelines to assist with the ongoing project review and approval process within the Plan area.

Most of these implementation measures will be used to assist staff, the Foresthill Forum (MAC), Planning Commission and Board of Supervisors in evaluating and formulating recommendations for development projects once the Plan is adopted. However, some implementation measures will require adoption of subsequent ordinances, regulations, and/or guidelines to address various aspects of the development review process. Other measures will require the County to pursue new activities or programs.

To track the implementation of the FDCP, the rate of buildout of the Plan area, and to ensure that any changes or delays in implementation are recognized, it shall be a policy of the County to provide an annual report on the FDCP to the Planning Commission and Board of Supervisors.

<b>Responsible Agency:</b>	Planning Department
<b>Time Frame:</b>	Annually
<b>Funding:</b>	General Fund

A summary of the implementation measures requiring subsequent action includes the following:

- The County shall change the commercial land use zoning designations of the existing mobile home parks to Medium Density Residential to discourage the mobile home parks from being converted to commercial use yet allowing other types of affordable housing. (Population and Housing, No. 14)
- The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction. (Population and Housing, No. 18)
- The County shall review its interpretation and application of building codes, to see that they are not acting as barriers to the development of innovative approaches to meeting the needs of fire resistant, low cost and/or energy-efficient housing. (Population and Housing, No. 21)
- Coordinate with State and Federal agencies with lands in the Plan area (U.S. Bureau of Land Management, U.S. Forest Service, U.S. Board of Reclamation, California Department of Parks and Recreation) to encourage and promote their participation in implementing the vision, goals and policies of the FDCP. (Land Use, No. 7)



- Allocate capital improvement funds to the FDCP area and seek State and Federal grants to construct public improvements (e.g., trails, public parking lots) in accordance with the FDCP. (Land Use, No. 8)
- Adopt and implement the Foresthill Community Design Guidelines. (Community Design)
- The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs, and their applicability to the proposed development. (Public Facilities, No. 2)
- The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels, and consult with LAFCo to monitor service reviews for special districts that serve the FDCP area. (Public Facilities, No. 3)
- The County should prepare a capital improvement plan (CIP) or area facilities plan for the FDCP and update it annually, allocating capital funds to the FDCP area to construct and improve public facilities in accordance with the FDCP. (Public Facilities, No. 4)
- The County will coordinate with the school districts and community college district to promote and encourage joint use of facilities and personnel. (Education/Schools, No. 4)
- The County shall make information available in brochures and on its website to educate the public about the need for modification of vegetation around structures, fuel breaks, fire breaks, greenbelts and other structural fire prevention measures. (Fire Protection, No. 7)
- Implement the public protection goals and policies of the FDCP designed to maintain and reduce response time and maintain acceptable Sheriff's Department staffing levels. (Public Protection, No. 1)
- The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District. (Drainage and Water Quality, No. 1)
- The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under State and federal stormwater quality programs. (Drainage and Water Quality, No. 2)
- The County shall make information available in brochures and on its website to educate the public and developers regarding the potential impacts of development on drainage, flooding and water quality. (Drainage and Water Quality, No. 3)
- The County shall develop and adopt a drainage plan for the Core Area for application to new development projects and future capital improvements. (Drainage and Water Quality, No. 6)

- The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also include adoption of an ordinance for the payment of in-lieu fees where it is infeasible to underground. (Public Utilities, No. 1)
- The County will work with LAFCo to explore the feasibility of forming a public cemetery district within the Plan area. (Other Public Services, No. 1)
- The County will explore placing on the ballot a special tax measure to fund expanded library services and facilities within the Plan area. (Other Public Services, No. 2)
- The County shall adopt an ordinance requiring refuse collection in all new urban and suburban development in the Plan area. (Other Public Services, No. 4)
- The County shall make information available in brochures and on its website to promote solid waste source reduction, recycling, composting, hazardous materials disposal, and purchase of recycled products by residents and businesses. (Other Public Services, No. 5)
- The County shall consider preparation of a countywide park and recreation master plan to identify areas suitable for park and trail acquisition and development (including surplus State or Federal lands) and provide background information and a policy framework for implementation by cooperating agencies. (Parks and Recreation, No. 2)
- New funding sources will be explored by the County for park and trail facilities and maintenance within the Plan area, including park impact fees, formation of a County Service Area, and/or landscaping and lighting district(s). (Parks and Recreation, No. 4)
- The County and the Foresthill PUD will work with LAFCo to explore the feasibility of forming a recreation district or empowering the PUD to provide recreation services and programs and to acquire, develop and maintain parks. (Parks and Recreation, No. 5)
- The County shall work with the Foresthill Unified School District, Placer Union High School District (and a new recreation district, if one is formed) to expand the existing Joint Powers Agreement to provide recreational facilities and programs in the Plan area. (Parks and Recreation, No. 6)
- The County shall make information available on its website to promote recreation programs provided by other agencies (U.S. Forest Service, State Department of Parks and Recreation) and local volunteer groups within the Plan area. (Parks and Recreation, No. 7)
- The County should prepare and periodically update a trails plan in conjunction with the FDCP update. The trails plan should designate trail components for equestrians, hikers, and cyclists; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options. (Parks and Recreation, No. 8)

- As funding permits, Placer County Environmental Health Services will work with water well drilling contractors and others with useful information to study the quality of groundwater in the Plan area. This information will be used to develop and implement a formal groundwater quality management plan with emphasis upon such pollutants as elevated nitrate and coliform bacteria levels and the cause of any elevated levels discovered. (Natural Resources/Conservation/Open Space, No. 9)
- Modify existing ordinances regulating land development activities to incorporate and formalize policies related to land use, grading operations, and vegetation removal adjacent to all drainageways, canals and significant water features. (Natural Resources/Conservation/Open Space, No. 10)
- Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels, and a forest management plan for non-state and federal lands to protect and enhance the health of the natural forest while providing for fire safety. (Natural Resources/Conservation/Open Space, No. 11)
- Develop brochures for distribution with building permits and as part of project review, and make information available on the County website to educate the public and developers regarding potential impacts of development and individual property modifications on drainage, flooding and water quality. Include information regarding the sections of the State Fish and Game Code which apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. (Natural Resources/Conservation/Open Space, No. 12)
- Adopt a “dark sky” ordinance to protect important nighttime visual resources in the Plan area. (Natural Resources/Conservation/Open Space, No. 28)
- The County shall prepare, adopt and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 45 years or older. As appropriate, project applications shall be distributed to the Foresthill Divide Historical Society and the Todd’s Valley Miwok-Maidu Cultural Foundation for review and comment. (Cultural Resources, No. 2)
- The County shall develop preservation incentive programs for owners of important cultural resources, especially in the Core Area and Historic Outlying Commercial Areas, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program. (Cultural Resources, No. 3)
- The County shall establish a formal Placer County Register of Historical Properties to facilitate preservation of the locally-significant historical properties that do not qualify for State or federal listings. (Cultural Resources, No. 4)
- The County shall consider pursuing the following cultural resource management programs and explore possible funding sources to support these programs:

- a. Pursuit of status as a Certified Local Government to facilitate state funding and technical assistance from the State Office of Historic Preservation;
  - b. Preparation, adoption, and implementation of a cultural resources ordinance that provides definitions and standards for identification and protection of cultural resources and provides penalties for their disturbance; and
  - c. Establishment of the staff position of cultural resources coordinator. The coordinator would provide archaeological and architectural historian expertise to the activities outlined above and would maintain a countywide cultural resource database. The coordinator would also provide assistance to the public in understanding cultural resource concerns and in fulfilling cultural resource legislative requirements. (Cultural Resources, No. 5)
- If, as a result of an archaeological or historical field survey, sites of significance are discovered, the sites should be made known to the Placer County Department of Museums and Placer County Historical Advisory Board. The Board may support and recommend a listing of the site with the State of California as a National Register nomination, a State Landmark nomination or a Point of Historical Interest. All known sites should be brought to the attention of the Department of Museums' office for incorporation in a cultural resource inventory. (Cultural Resources, No. 8)
- Except for extremely sensitive archaeological sites, all sites not recognized and identified by signs or monuments as part of a State or federal program should be identified and nominated for appropriate historical designation by the Placer County Historical Advisory Board. (Cultural Resources, No. 10)
- Coordinate with State and Federal agencies and the Placer County Transportation Planning Agency to obtain funding for planned FDCP roadway and bikeway improvements and road and bridge maintenance, including identification of new funding sources. (Transportation and Circulation, No. 3)
- Allocate capital improvement funds to planned FDCP roadway and bikeway improvements and road and bridge maintenance projects. (Transportation and Circulation, No. 4)
- The County should prepare a capital improvement plan (CIP) or area facilities plan for the FDCP and update it annually, allocating capital funds to the FDCP area to construct and improve roadways and bikeways in accordance with the FDCP. (Transportation and Circulation, No. 5)
- Develop an interim plan for improving Foresthill Road to Mosquito Ridge Road, focusing on the most dangerous sections. (Transportation and Circulation, No. 10)
- The Placer County Bikeway Master Plan shall be amended to be consistent with Policies V.1-5 and V.1-6 above. The Plan only mentions the section of Foresthill Road from Lincoln Way to Clementine Road and plans for that to be a Class III bikeway (on-street bike route marked by signs and shared with motor vehicles and pedestrians with optional edge lines

painted on the pavement). The priority ranking specified is level 1, which is the highest priority. Because of the newly reconstructed Foresthill Road, and because the community survey showed very strong support for trails, the goal and priority for Foresthill Road described in the Master Plan should be changed. (Transportation and Circulation, No. 11)

- Revise road improvement and right-of-way dedication requirements for land development projects within the Plan area. (Transportation and Circulation, No. 12)
- Identify and implement appropriate traffic calming measures within the Core Area. (Transportation and Circulation, No. 13)

## **B. ZONING AND LAND USE REGULATIONS**

The Community Plan is the policy framework and plan of action for the FDCP area, and the zoning regulations are a major tool to implement the Plan. The County can guide and control development within the Plan area through enforcement of Zoning Ordinance provisions such as minimum lot sizes, building setbacks, design guidelines, and implementation of the mixed use districts. Precise zone district designations are included as part of the Community Plan adoption process, and are critical to the future development of the Plan area. While the Community Plan land use designations provide a general description of the types of uses allowed in each area, the implementing zone district specifies a minimum lot size, a more precise definition of allowed uses, and standards for development.

Table 6-1 is a matrix that presents the various zone districts that are considered to be compatible with the FDCP land use designations, and that will be applied to properties with those land use designations upon adoption of the Community Plan.

**Table 6-1**  
**Zoning Compatibility Matrix**

<b>Land Use Designation</b>	<b>Compatible Zone District(s)<sup>1</sup></b>
Medium Density Residential (8 dwelling units/acre)	RM-DL8
Medium Density Residential (6 dwelling units/acre)	RM-DL6
Medium Density Residential (4 dwelling units/acre)	RM-DL4
Low Density Residential (1 dwelling unit/acre)	RF-B-43 RF-B-X 1 Ac. Min.
Rural Residential (1 dwelling unit/2.3 acres)	RF RF-B-100
Rural Residential (1 dwelling unit/4.6 acres)	RF-B-X 4.6 Ac. Min. RF-B-X 5 Ac. Min.
Rural Residential (1 dwelling unit/10 acres)	RF-B-X 10 Ac. Min.

Land Use Designation	Compatible Zone District(s) <sup>1</sup>
Ag/Timberland (1 dwelling unit/20 acres)	F-UP RF-SP-B-X 20 Ac. Min. RF-B-X 20 Ac. Min.
Ag/Timberland (1 dwelling unit/40 acres)	F-UP RF-B-X 40 Ac. Min.
Ag/Timberland (1 dwelling unit/80 acres)	F-UP RF-B-X 80 Ac. Min.
Ag/Timberland (1 dwelling unit/160 acres)	F-UP TPZ TPZ-DR RF-MR-B-X 160 Ac. Min. RF-B-X 160 Ac. Min.
Canyon Mixed Use	C2-Dc/RS-Dc
Downtown Mixed Use	C1-Dh/RS-Dh
Mill Site Mixed Use	INP-Dc
Development Reserve	TPZ- DR
Public Ownership	O F-4.6 Ac. Min. TPZ
Forestry	TPZ
Industrial	IN-Dc IN-Dc-SP IN-UP-DC
Commercial	OP-Dc C1-Dc C2-Dh

<sup>1</sup> Legend for Zone Districts:

Primary Zone Districts:

IN = Industrial  
 INP = Industrial Park  
 C1 = Neighborhood Commercial  
 C2 = General Commercial  
 F = Farm  
 FOR = Forestry  
 O = Open Space  
 OP = Office and Professional  
 RF = Residential Forest  
 RS = Residential Single-Family  
 RM = Residential Multi-Family  
 TPZ = Timberland Production Zone

Combining Zone Districts:

-Dh = Design Historic  
 -Dc = Design Scenic Corridor  
 -UP = Conditional Use Permit  
 -B = Building Site (minimum lot size)  
 -B-X = As Shown on Map  
 -Ag = Agricultural  
 -MR = Mineral Reserve  
 -SP = Special Purpose



- DL = Density Limitation
- DR – Development Reserve

The Placer County Zoning Ordinance includes the precise density and development standards, regulations, and process requirements which will assure that eventual buildout of the FDCP area is consistent with the policies of the Community Plan. Other Placer County land use ordinances and regulations that will contribute to the Plan's implementation include: the Subdivision Ordinance, the Grading Ordinance, the Environmental Review Ordinance, the Development Agreement Ordinance, the Flood Damage Prevention Ordinance, the Uniform Building Code, Surface Mining and Reclamation regulations, and numerous other rules adopted to protect public health and safety and promote the general welfare of the residents of Placer County.

The Community Development Element of the FDCP includes the Foresthill Community Design Guidelines. Application of these guidelines to new development and renovation of existing development will assure that the appearance of the Plan area is consistent with the Vision Statement and policy guidance provided in the Community Plan.

## **C. RELATIONSHIP TO THE PLACER COUNTY GENERAL PLAN AND REGIONAL PLANS**

The Placer County General Plan was updated in 1994 to address existing conditions and trends in Placer County and to provide the overall framework for the goals, policies, implementation programs, and land use and circulation plan diagrams for Placer County.

Due to the geographic, environmental and socioeconomic diversity found in Placer County, Community Plans or area General Plans have been adopted to address 22 different planning areas throughout the county. The Foresthill Divide Community Plan is the most recent of these plans and is an update of the earlier Foresthill General Plan (1981). The adoption of the Foresthill Divide Community Plan signals its incorporation into the Placer County General Plan as the primary policy document for the area within the Community Plan boundaries.

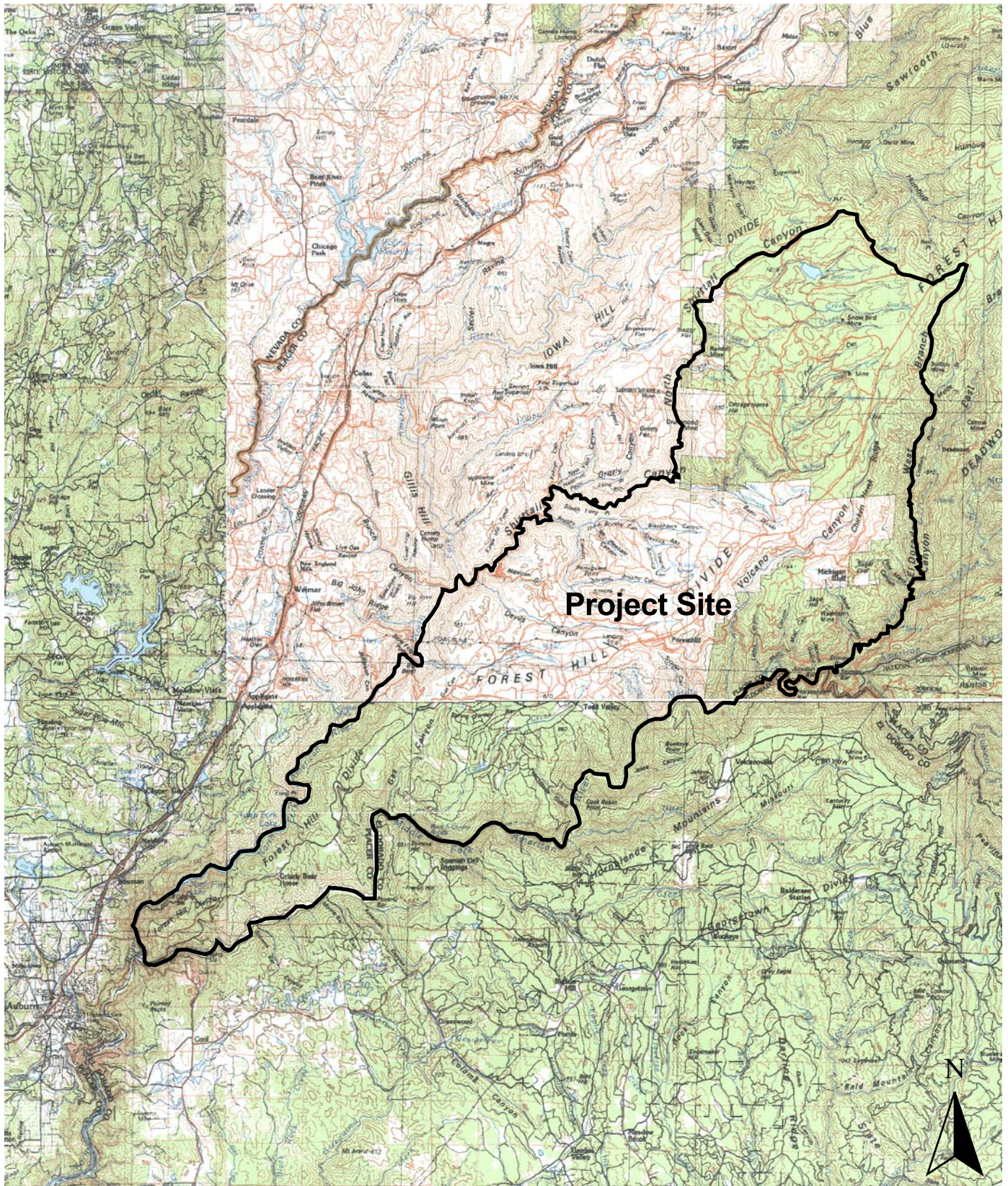
### **I. PLACER COUNTY REGIONAL TRANSPORTATION PLAN**

The Foresthill Divide Community Plan is consistent with the Regional Transportation Plan (RTP) as it furthers the goals and policies of the RTP. When funding sources are secured for the Capital Improvement Program, FDCP transportation system improvements will be included in subsequent RTPs on a priority basis.

### **2. AIR QUALITY ATTAINMENT PLAN**

The Placer County Air Pollution Control District (PCAPCD) 1991 Air Quality Attainment Plan contains several strategies for bringing Placer County into compliance with the California ambient ozone standards, such as reducing emissions from both stationary and mobile sources. The Foresthill Divide Community Plan was prepared in conformance with the Air Quality Attainment Plan, and includes an Air Quality section which emphasizes the importance of air quality in the Community Plan area and provides support to PCAPCD and regional efforts to improve air quality.





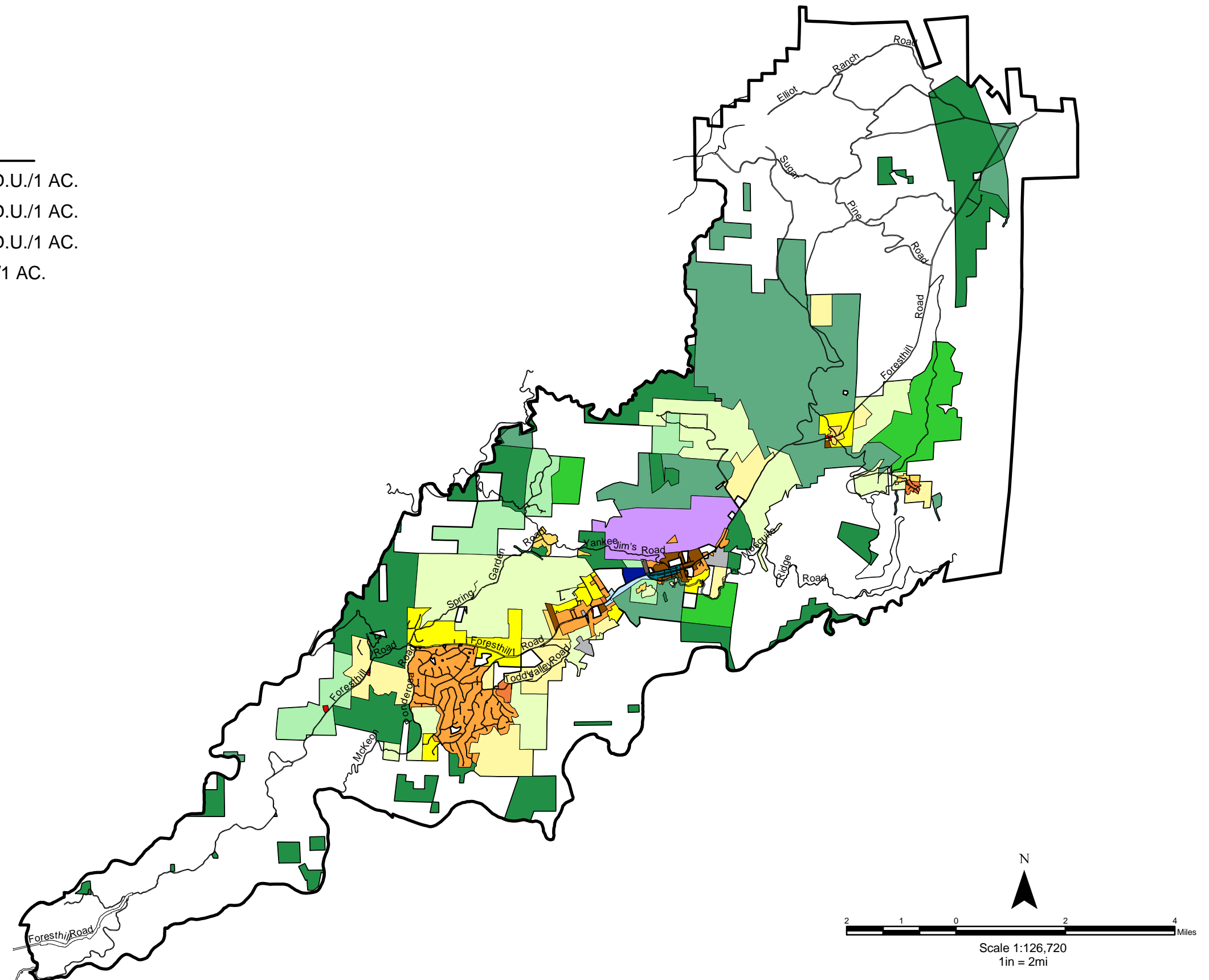
Source: Quad Knopf, Inc., 2002



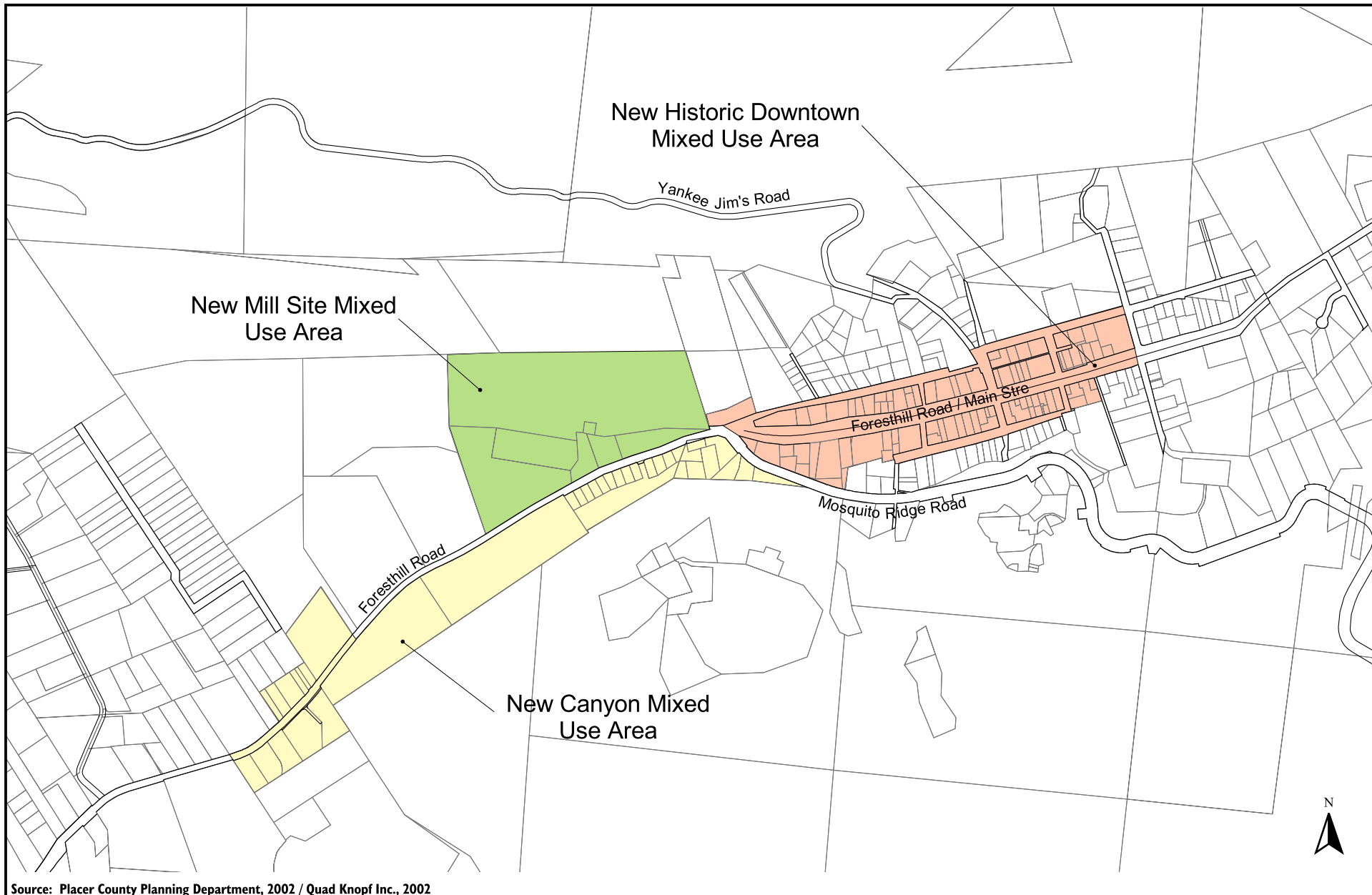
## Legend

- MEDIUM DENSITY RESIDENTIAL 8 D.U./1 AC.
- MEDIUM DENSITY RESIDENTIAL 6 D.U./1 AC.
- MEDIUM DENSITY RESIDENTIAL 4 D.U./1 AC.
- LOW DENSITY RESIDENTIAL 1 D.U./1 AC.
- RURAL RESIDENTIAL 1 D.U./2.3 AC.
- RURAL RESIDENTIAL 1 D.U./4.6 AC.
- RURAL RESIDENTIAL 1 D.U./10 AC.
- AG/TIMBERLAND 1 D.U./20 AC.
- AG/TIMBERLAND 1 D.U./40 AC.
- AG/TIMBERLAND 1 D.U./80 AC.
- AG/TIMBERLAND 1 D.U./160 AC.
- FORESTRY 160 AC. MIN.
- CANYON MIXED USE
- DOWNTOWN MIXED USE
- MILL SITE MIXED USE
- COMMERCIAL
- DEVELOPMENT RESERVE
- INDUSTRIAL
- PUBLIC

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

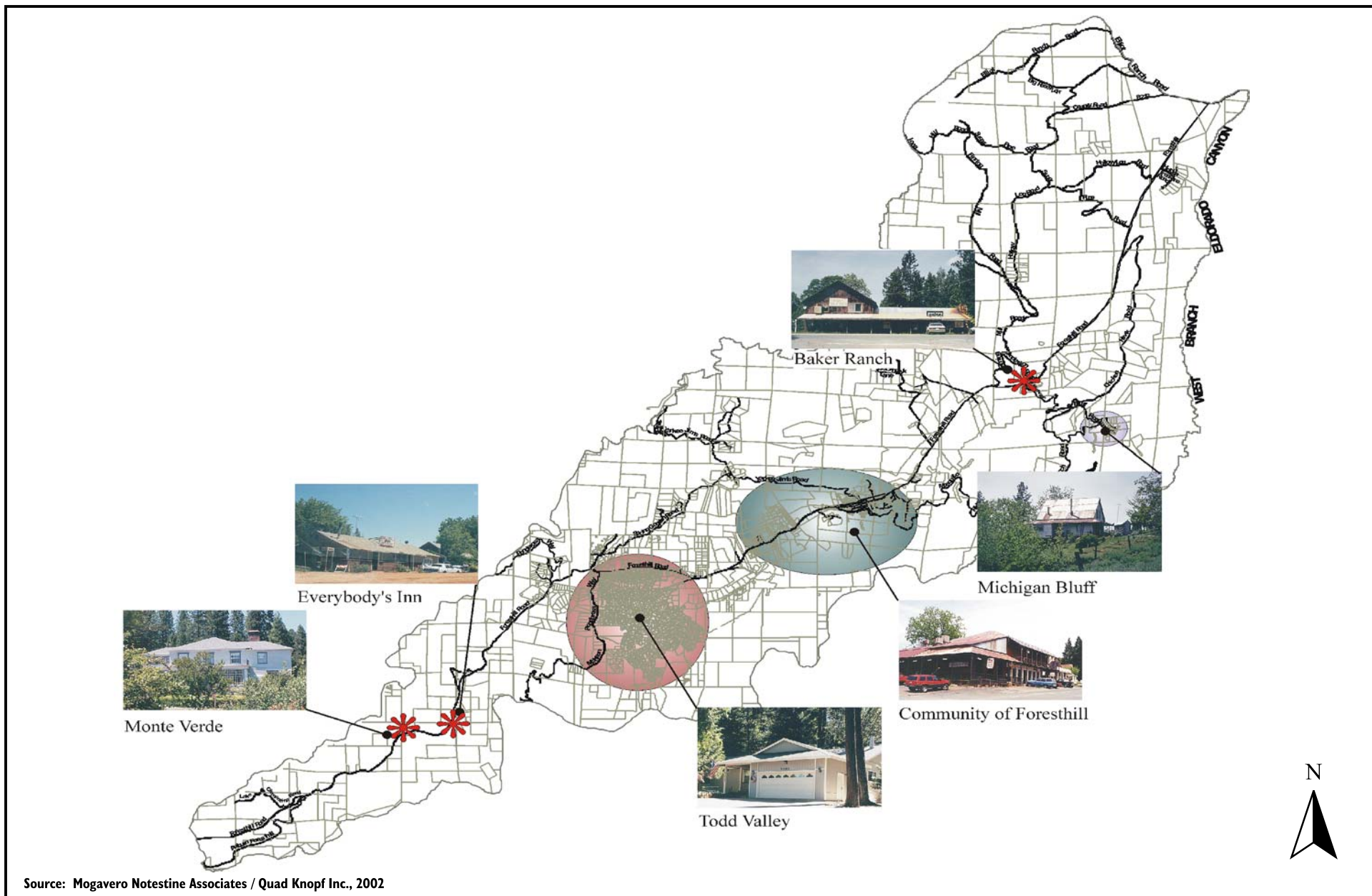


Source: Foresthill Community Plan, Quad Knopf, Inc. 2003.

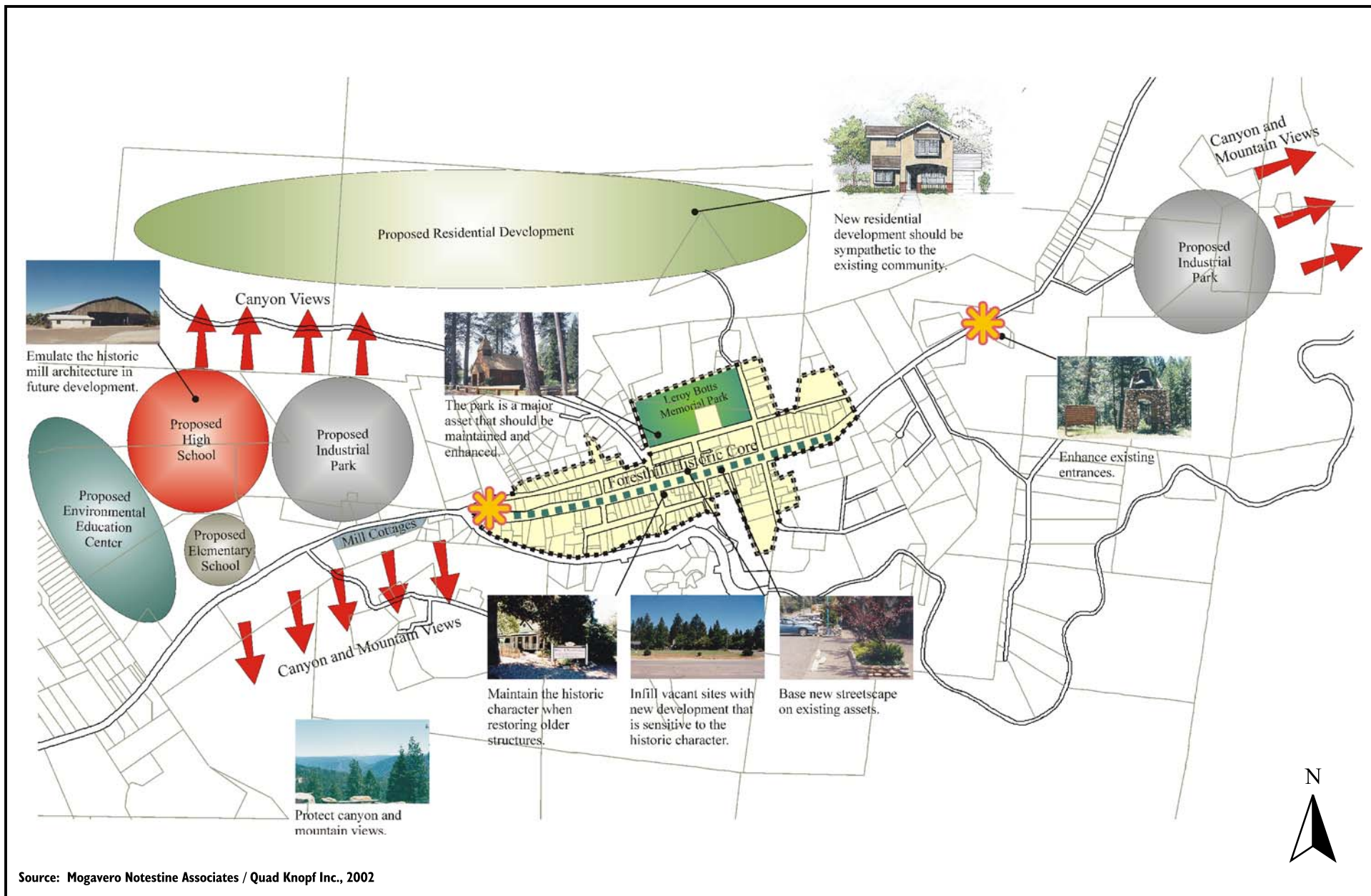


## Mixed Use Areas

Figure III-2



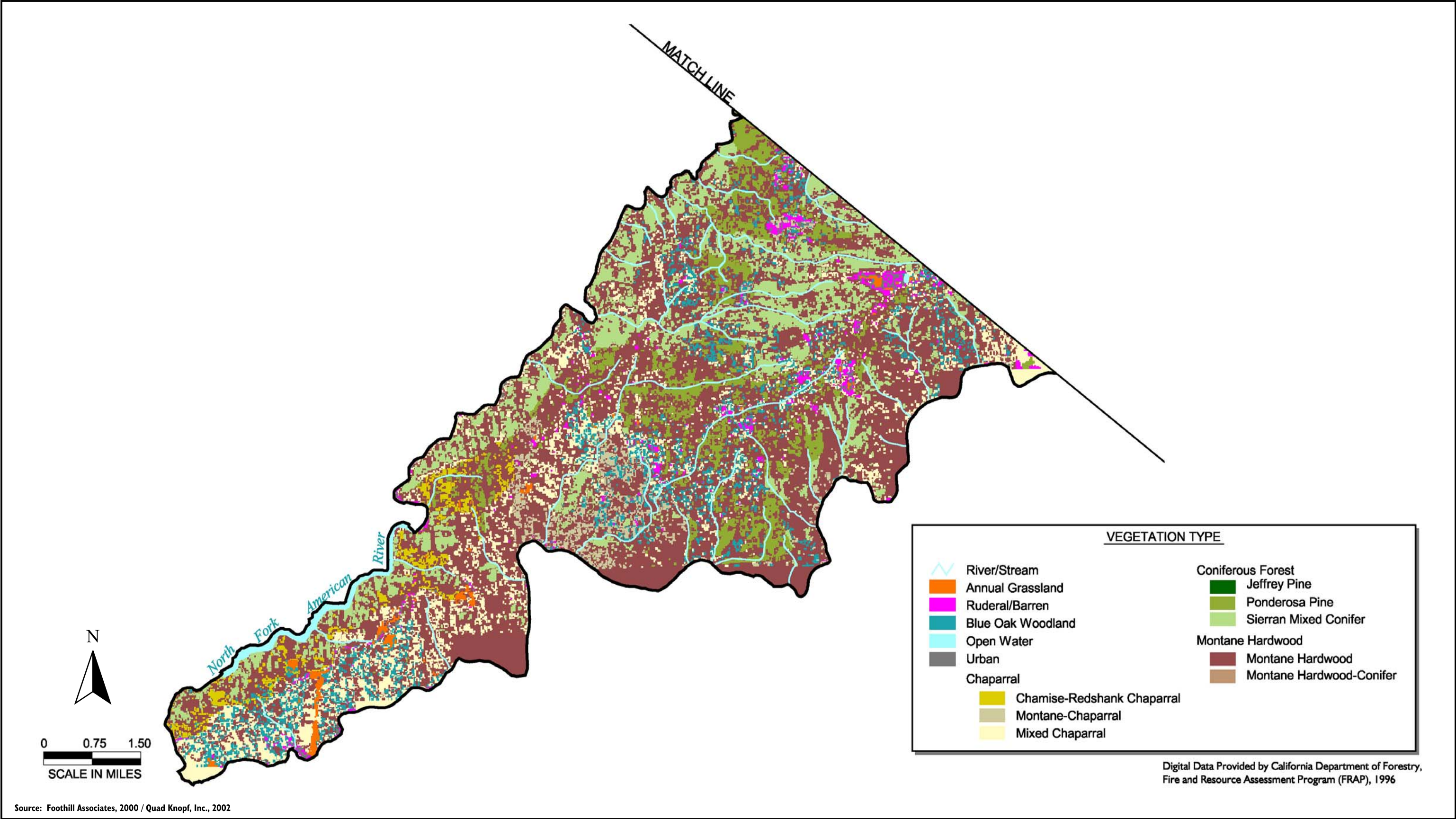




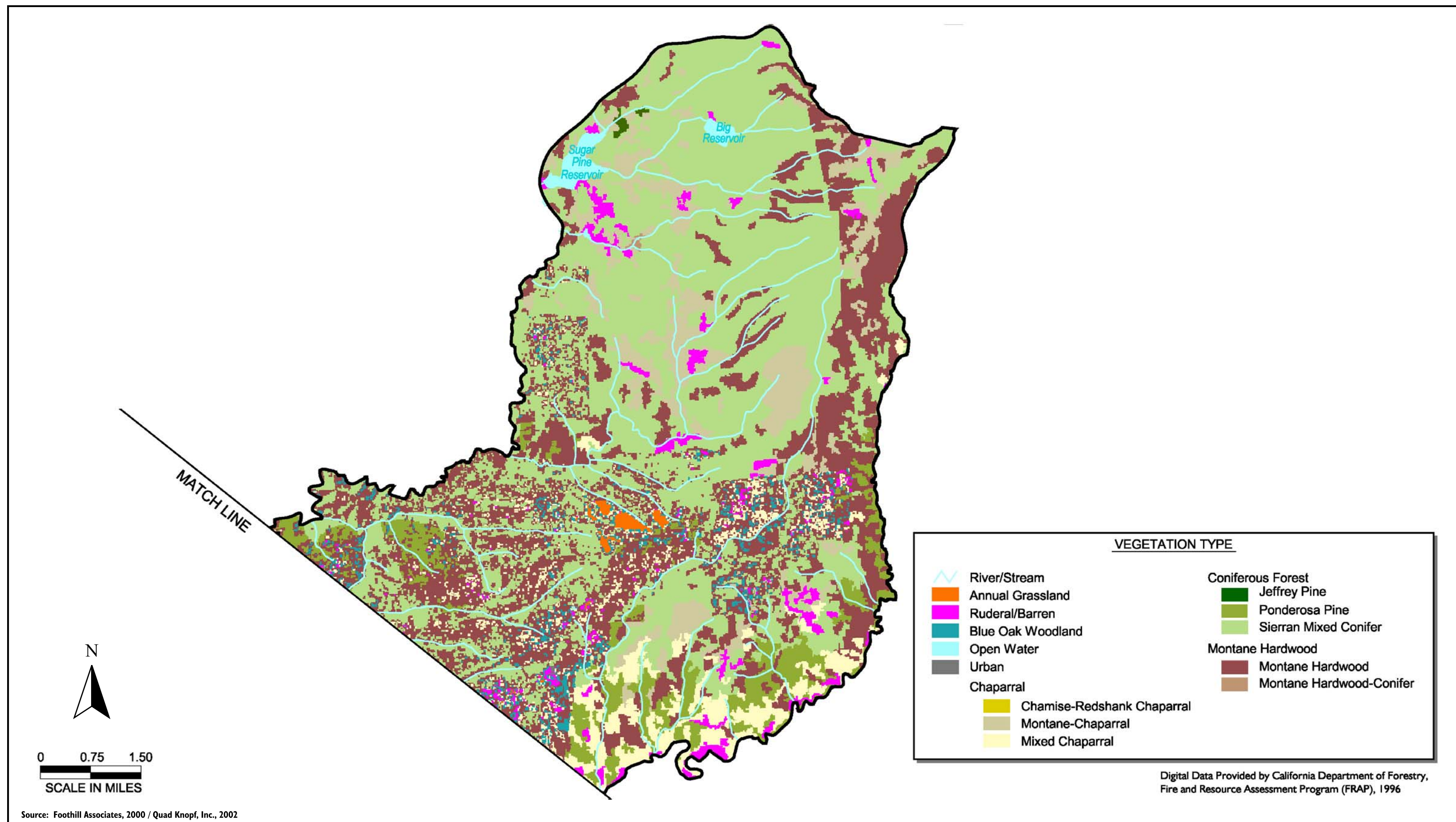
## Foresthill

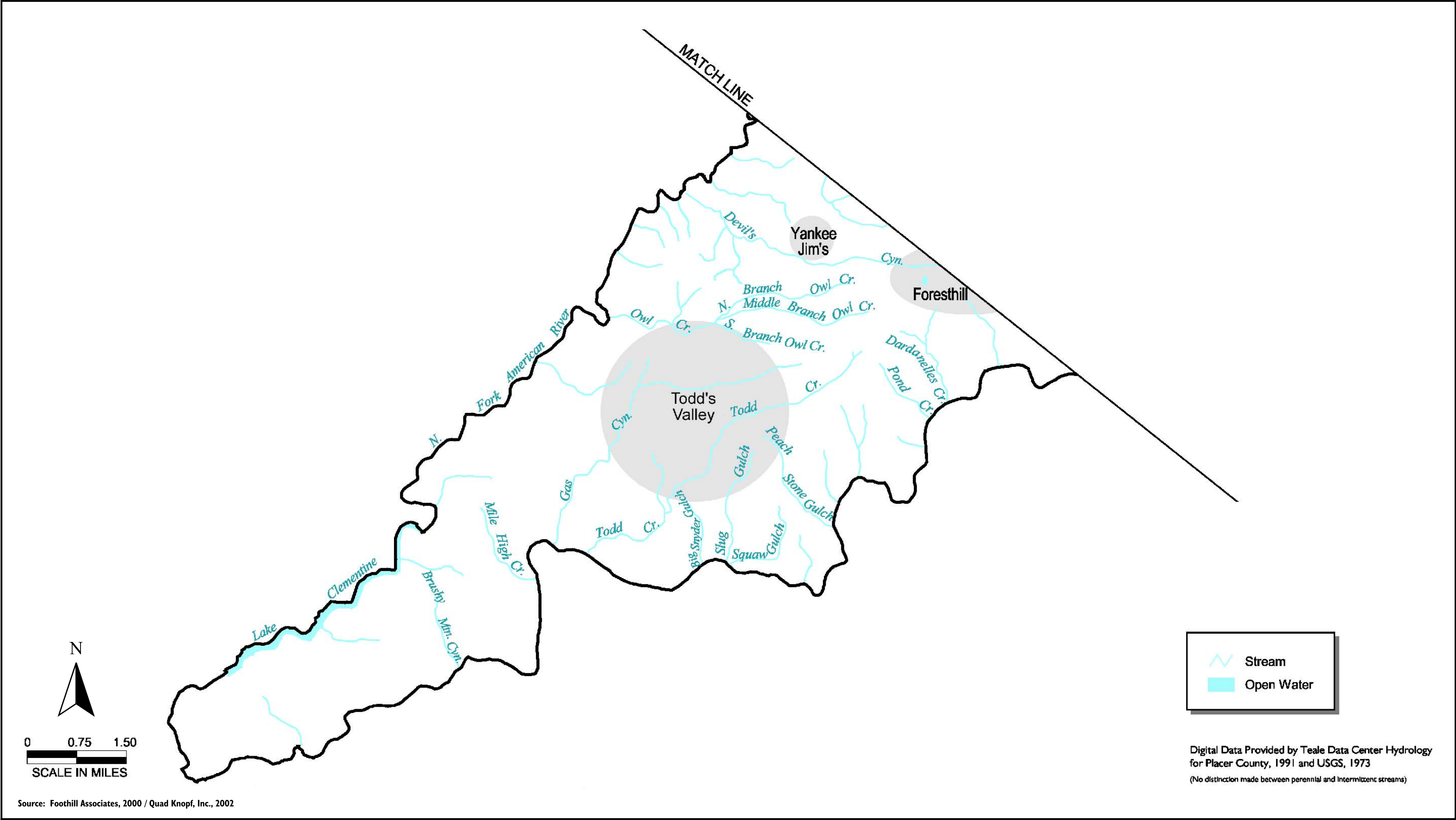
Figure III-4

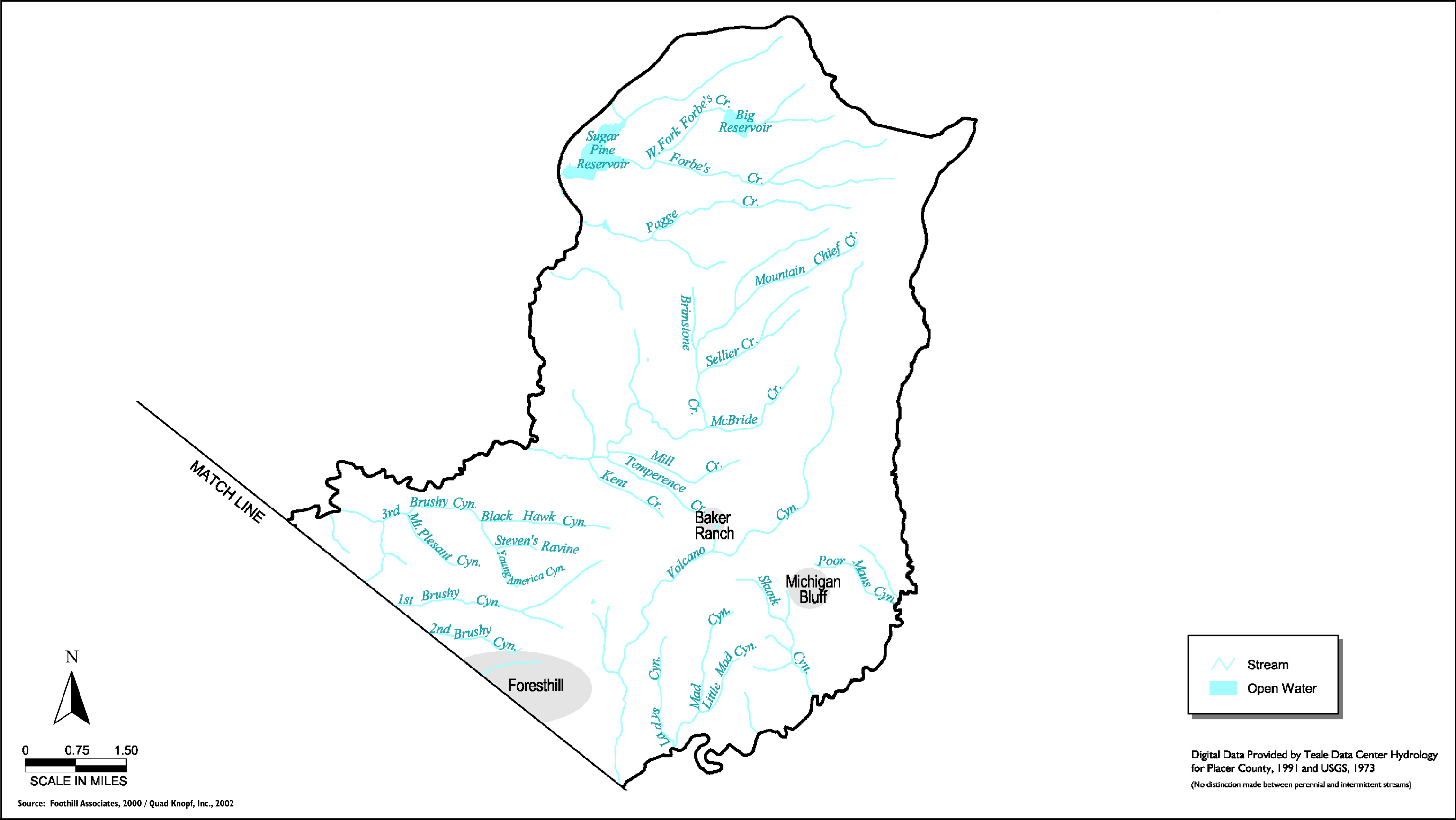








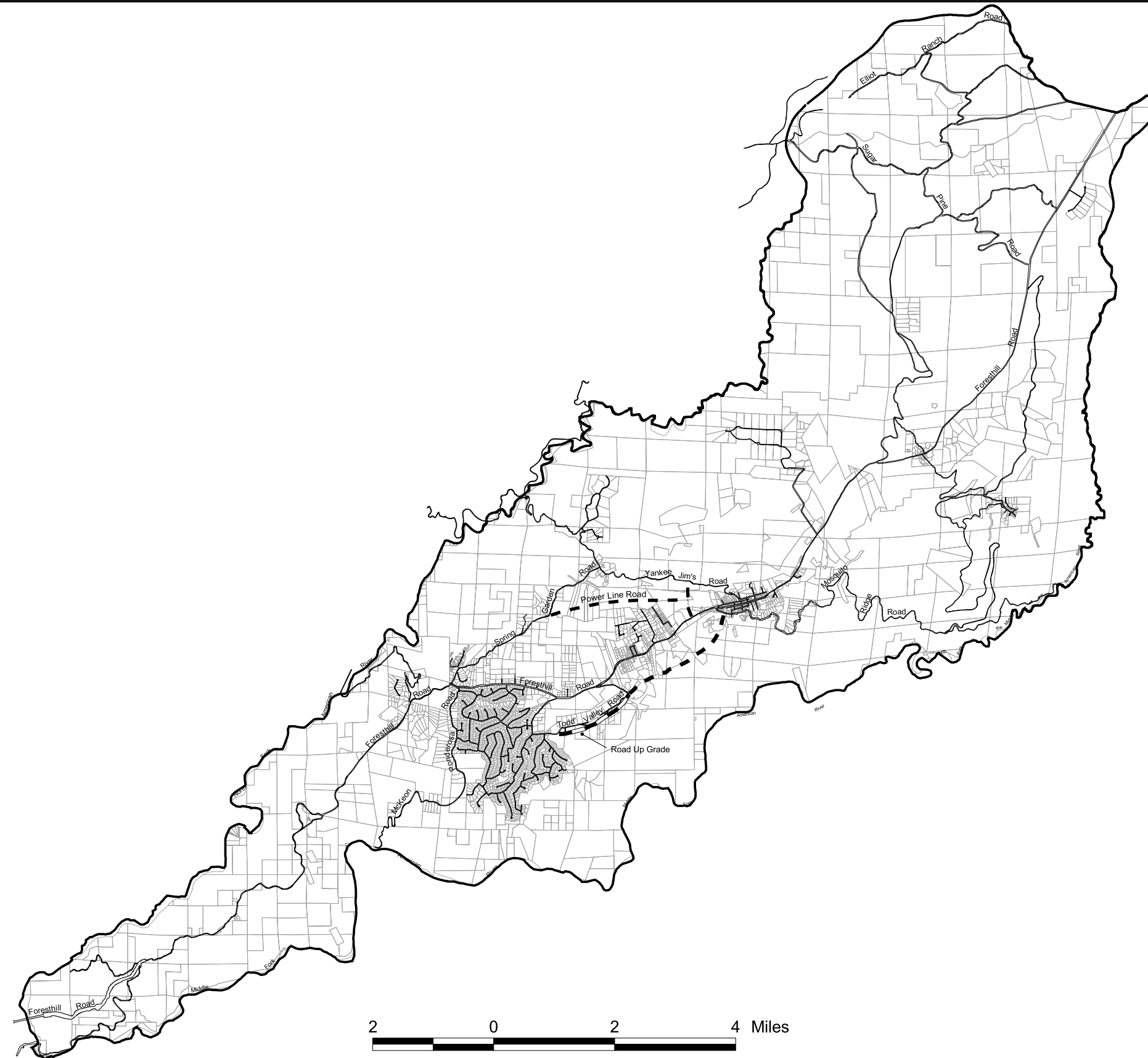






# LEGEND

- Project Boundary
- Existing Roads
- Proposed Roads
- Road Up Grade



Source: Placer County Planning Department, 2002 / Quad Knopf, Inc., 2002

