

timber lands, rural residential, low density residential, and undeveloped land. Uses in the project vicinity include commercial development, timber lands, low density residential, and recreational.

2.2 PROJECT DESCRIPTION

The proposed project consists of a General Plan Amendment to the 1981 Foresthill General Plan and rezoning to accommodate the proposed Forest Ranch project. No site-specific entitlements (e.g., tentative subdivision maps, conditional use permits) are requested as part of this project application. The California Board of Forestry and the Placer County Board of Supervisors approved a rezoning application in 1993 that changed the zoning on the majority of the site (2,025± acres) from TPZ to Forestry (160-acre minimum lot size) effective June 2, 2003. The remainder of the site (590.69 acres) is zoned Residential-Forestry, Combining a Minimum Building Site size of 1 acre, Combining a Planned Development designation of 1.0 dwelling units per acre (RF-B-43, PD-1.0) (see Figure 2-5).

The current Foresthill General Plan (1981) land use designations on the project site are as follows (see Figure 2-6):

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

The proposed land use designations and zoning districts that are included in the application are as shown in Table 2-1 (see Figures 2-7 and 2-8).

**Table 2-1
 Proposed Land Use Designations and Zoning Districts**

Land Use Designations	Proposed Zoning	Acree e	# Units	Units Per Acre	Percentage
RR-5 – Rural Residential	RF-B-X 5 ac min. PD 0.2	189	37	1/5 acres	7%
RR-2.3 – Rural Residential	RF-B-X 2.3 ac min. PD 0.44	71	29	1/2.3 acres	3%
RR-1 – Rural Residential	RF-B-43 PD 1.0	309	271	1/1 acre	12%
LD-2 – Low Density Residential	RS-PD 2.0	190	334	2/1 acre	7%
LD-3 – Low Density Residential	RS-PD 3.0	291	698	3/1 acre	11%
MD-4 – Medium Density Residential	RS-PD 4.0	140	448	4/1 acre	5%
MD-6 – Medium Density Attached Residential	RS-PD 6.0	83	396	6/1 acre	3%
RES – Resort (14 acres)	RESORT	14			Less than 1%
GC – General Commercial	OFFICE & PROFESSIONAL	5			Less than 1%
OS – Greenbelt & Open Space	OPEN SPACE	1,323			50%