

Nevada County General Plan

Volume 1: Goals, Objectives, Policies, and Implementation Measures Table of Contents

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Nevada County General Plan

Volume 1: Goals, Objectives, Policies, and Implementation Measures

Section 1: Introduction

Introduction

Nevada County's General Plan is the long term policy guide for the physical development of the County. The Plan is comprised of Central Themes, goals, policies and implementation programs. Supporting documentation and an Environmental Impact Report are attachments to the Plan.

California State Law requires each County to adopt a General Plan "*for the physical development of the County and any land outside its boundaries which ...bears relation to its planning (Government Code Section 65300)*". The role of the General Plan is the County's constitution for the physical use of the County's resources, the foundation upon which all land use decisions are made. This General Plan expresses the community's development goals and embodies public policy relative to the distribution of future public and private land use.

The County, in response to key issues affecting the County's quality of life, has established four central themes which articulate the vision for the development of the County:

- 1. Fostering a rural quality of life;**
- 2. Sustaining a quality environment;**
- 3. Development of a strong diversified, sustainable local economy; and**
- 4. Planned land use patterns will determine the level of public services appropriate to the character, economy and environment of each region.**

These themes are the standard by which the appropriateness of goals, objectives and policies are tested. These themes respond to the environmental, economic, and social qualities of the County which have evolved over time and constitute the setting for the Plan.

The Setting

Nevada County's 978 square miles contains a variety of resources which characterize the County.

One of the County's most notable features is its diversity in elevation. The County climbs from the Sacramento Valley at an elevation of 300 feet to the crest of the Sierra Nevada Mountains, at an elevation of 9,143 feet, the peak of Mount Lola.

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Introduction

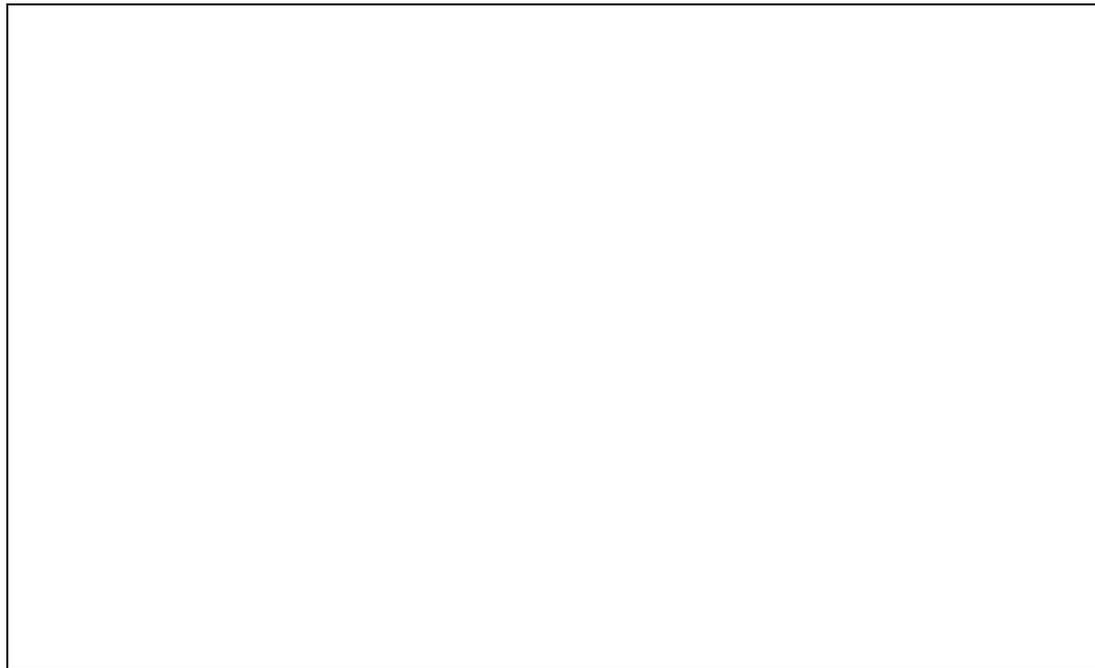
Agricultural resources of timber and soils which support orchards and grazing are abundant in the County. The timber resources are primarily located on Tahoe and Toiyabe National Forest lands which account for twenty-eight percent (28%) of Nevada County's land area.

The County is rich in mineral resources including lode gold, placer gold, chromite, barite and sand and gravel. It was these resources which first attracted the Euroamerican settlers to the region in the 1800s.

A wide variety of wildlife is supported in the county by a diversity of habitats. The riparian habitats along the rivers and streams are essential in supporting sensitive wildlife including deer, wolverine, eagle, goshawk, amphibians and the Lahontan Cutthroat Trout.

The terrain provides a significant watershed which drains into the Bear, Middle and South Yuba, and Truckee rivers. The snow and water which accumulate in the watershed provide significant recreational resources for winter and summer activities such as skiing, boating and fishing.

Visually, Nevada County provides spectacular rolling vistas of foothills, valleys, mountains, with green meadows, extensive forests, wetlands, and habitats unique to the Sierras. The natural environment predominates, with spectacular views of mountains peaks such as Castle Peak, vistas of Donner Lake, and the gorge of the South Fork of the Yuba River.



Transcontinental highways and rail routes through and along the County's southern flank have contributed to growth and development.

A significant appeal of Nevada County is its rural character and the sense that each resident lives in or near a small town. Three cities are located in the County, Grass Valley, Nevada City and its newest town, Truckee. Unincorporated communities such as Alta Sierra and Penn Valley are found in the western portion of

the County. Lakeside residential areas such as Lake of the Pines and Lake Wildwood offer a unique living experience. A significant number of homes are located throughout the rural areas of the western portion of the County.



The County is rich in history. The Hill Nisenan (Southern Maidu) and Washoe tribes occupied what is now Nevada County until placer gold was found in Wolf Creek in 1848. The Hill Nisenan generally occupied western county and the Washoe occupied eastern county. With the onset of the Gold Rush in 1848 Euroamericans settled permanently in the County. Much of the construction from the late 1800s in Nevada City remain today making it one of California's better preserved historic towns. Historic older buildings in adjoining Grass Valley and in Truckee near Donner Pass are representative of the County's early development.

The California legislature organized Nevada County and established Nevada City as the county seat on May 18, 1851. Nevada County was named for the Spanish word meaning "snow-covered", not after the State of Nevada, as has been sometimes assumed.

The people of Nevada County are one of its greatest resources. Historically, the County has been home to a heterogeneous population composed of people from every corner of the world. Persons living in the County are known for their independence, diversity and entrepreneurial spirit. The population of Nevada County peaked at approximately 20,000 persons in 1880 and did not reach that number again until 1960. Since 1960 the attractiveness of the area and growing Sacramento Region has increased the population to 80,000 persons in 1990.

Rapid growth in the past decade has resulted in strains on the County's infrastructure, with ever increasing demands for highways, water, schools, and other public facilities. It is because of this growth and the threat of losing the resources of the County that the 1990 general plan update was prepared.

The General Plan

The Nevada County General Plan is the long-term policy guide for the physical, economic and environmental future of the County. It is comprised of goals, objectives, policies, and implementation measures, which are based upon assessments of current and future needs and available resources, and which are intended to carry out the four central themes which are critical to the future of Nevada County and its quality of life.

The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which are subject to change over time. It is the intent of the County that this General Plan provide both for a desirable degree of flexibility to be able to accommodate change in a beneficial way, and for a sound long-term foundation for development based on good planning principles that remain timeless.

The General Plan provides a basis to guide future decisions by County officials and other governmental agencies, as well as for residents, property owners, building developers, business establishments, and industries. The role of the General Plan is to provide the **framework for the future physical growth** of the County, and serve as the **foundation for land use decisions**. It expresses long term community development goals and embodies public policy related to the distribution of future land use, both public and private (General Plan Guidelines, OPR). Because it embodies public policy, it is intended to be used by County decision makers to review new development in order to ensure that such development will contribute to achieving the vision for Nevada County which is inherent in the General Plan.

The General Plan Philosophy

To facilitate and guide the development of the General Plan's goals, objectives, policies and implementation measures the Nevada County Central Themes were established. In four short statements the County sets the framework upon which the General Plan is based. In preparing the goals, objectives and policies, the Central Themes provided the basic direction and provided a standard by which the appropriateness of goals, objectives and policies were tested.

The Central Themes are:

Fostering a rural quality of life;

Sustaining a quality environment;

Development of a strong diversified, sustainable local economy; and

Planned land use patterns will determine the level of public services appropriate to the character, economy and environment of each region.

Supporting themes were defined to further articulate the vision of Nevada County's future. These supporting themes also became central to the preparation of goals and objectives, and have further served as guidance in the delineation of policies to set specific direction for the future physical development of the County. The supporting themes are:

Reduce dependence on the automobile by clustering future growth;

Encourage the creation and enhancement of communities by providing for diverse and viable centers for those areas;

Provide urban services only in areas with sufficient land use intensities or population densities;

Ensure that intensive growth will only be allowed concurrent with the provision of needed services, to include, participating in financing, public studies programs, phased construction projects, or phased construction projects that enhance public benefit.

Ensure the long term quality of natural resource values at the same time ensuring the sustainability of agriculture, logging and mining activities;

Minimize conflicts due to incompatible land uses.

Once the central themes and supporting themes were established, a set of statements expressing how the General Plan is to operate were developed. These statements expanded on the Themes.

- The General Plan is to **direct urban growth into *Community Regions*** that can effectively and economically provide urban types of services. Eventually, urban and suburban residents demand such amenities as paved streets, water and sewer services, and related facilities - urban services that cannot be extended to widely scattered homes and subdivisions.
- The General Plan is to **preserve the character of** rural areas - to prevent the "partial suburbanization" of rural and natural areas. This partial suburbanization creates permanent scattered low-density arrangements that can never be adequately or feasibly served. Many areas of the Sierra foothills are experiencing development and parcelization that is neither urban or rural, a blurring of patterns that creates permanent structural problems related to public services, safety, and environmental preservation.
- The General Plan is to **allow some margin of flexibility** in the plan as to specific land use arrangements within the *Community Regions* and *Rural Regions*; and to allow for a **moderate amount of growth** in the County. A moderate annual growth rate would allow the County to establish "concurrency" - this is so that the provisions of public services keep pace with new developments.

- The General Plan is to **preserve the natural environment** of the County. This includes the preservation of natural habitats, water resources, forests, mineral resources, and scenic qualities of Nevada County.

Based upon these planning principles, the General Plan divides the County into *Community Regions* and *Rural Regions*.

All portions of the County not included within a *Community Region* shall be considered to be within the *Rural Regions* of the County. Within these *Rural Regions*, growth is provided for only those types and densities of development which are consistent with the open, rural lifestyle, pastoral character, and natural setting which exists in these areas. *Rural Places* are established within the *Rural Regions* to recognize the existence of defined places as centers of activity for the surrounding rural areas, each containing some combination of residential or commercial uses. *Rural Centers* are intended to provide various supporting commercial uses for the *Rural Regions*. Minimum parcel sizes range from five acres to 10, 20, 30, 40 and 160 acres.

The *Community Regions* contain higher residential densities and provide for a broad range of residential, commercial, cultural, public, and quasi-public uses, located for convenience, efficiency, and affordability. These *Community Regions* should be compact, self-sustaining areas of more intensive development where such development can be served most efficiently and effectively with a full range of urban services and facilities, such as public sewer and water.

The range of land uses within the *Community Regions* would be more extensive and would include a full range of residential uses including single family and multiple family, commercial, industrial, public, educational, cultural, and recreational facilities. Residential densities would range from 1.5 acre lots down to four dwelling units per acre. Multiple family residential densities would have a maximum of twenty units per acre.

In addition to the Central Themes and supporting themes, planning principles used to prepare the General Plan within the *Community Regions* and *Rural Regions* are:

- Orderly development patterns that provide single-use areas for residential, commercial, and industrial activities.
- Compact development that allows for the efficient and economic provision of public facilities and services.
- Balanced development that provides sufficient space for a full range of uses to serve the County's residents.
- Avoidance of scattered or leap frog development that may not be able to be consolidated.
- Avoidance of development in areas of extreme topography or unsuitable soil/geologic types.
- Avoidance of development in areas subject to flooding.
- Preservation of the natural and visual resources of the County.
- Provides space for parks, schools, public places at an accepted level-of-service and spaces for institutions of all types.
- Establishes spaces between buildings and uses with setbacks and buffers.
- Provides for a hierarchy of streets and highways to serve all regions of the County.
- Preserves the historic and architectural resources of the area.
- Encourages rebuilding, reuse, and infill to within established areas to maintain the viability of existing urbanized areas.
- Creates compatibility between land uses within any land use grouping, such as avoiding auto-oriented uses within retail walk-in areas.
- Prevents environmental degradation through control of noise, air pollution, disposal of wastes, grading, tree removal, and other adverse affects.
- Protects the health and welfare of the residents of the County.

Organization of the Plan

The General Plan is composed of three integrated volumes, which together constitute the General Plan document.

Volume 1: Goals, Objectives, Policies and Implementation Measures

Volume 2: Background Data and Analysis

Volume 3: Supporting Studies and Analysis

The organization of the Nevada County General Plan is intended to minimize redundancy by focusing policies within the most relevant chapter. Policies are not restated in each chapter to provide a concise, comprehensive, and internally consistent document, with extensive cross references to applicable policies in other chapters. Therefore, the document should be read and considered in its entirety to clearly understand the framework it articulates for the long-range growth and development of the County.

Volume 1 represents the General Plan policy document, and is organized in four major sections. The first section, Introduction, includes an overview of the General Plan, its organization, the central themes and concepts which underlie the Plan. The second section on Community Development, includes ten chapters each dealing with a topical area: Land Use, Economic Development, Public Facilities and Services, Circulation, Recreation, Open Space, Education, Housing, Noise, and Safety. The third section on Resource Conservation and Development includes Water, Geology and Soils, Wildlife and Vegetation, Air Quality, Forest, Agriculture, Minerals Management, Aesthetics, and Cultural and Historic Resources. The fourth section provides a statement of the Implementation Measures proposed to carry out the General Plan.

Volume 2 includes statute-required background data and analyses which supports the goals, objectives and policies in five topical areas: these are the Housing Analysis; the Noise Analysis; the Open Space/Conservation Inventory; a Resource Capability Analysis; and a Land Use, Circulation, and Infrastructure Analysis. These analyses are largely extracted and reproduced from documents previously prepared as part of the General Plan Update Work Program, including the *Nevada County Housing Analysis*, completed in February 1992, and updated as part of the preparation of the 1992 Nevada County Housing Element; and the *Nevada County Master Environmental Inventory*, completed in January 1992 (with updating of the analyses to reflect additional data identified since that date.)

Volume 3 includes the Final Environmental Impact Report, which addresses soils, geology, hydrology, flora and fauna, air quality, noise, population, land use, housing, transportation, public facilities, and visual and cultural resources. It also includes a Public Facilities Analysis, and supporting studies of the General Plan

Update. [NOTE: Volume 3 will be completed with the Final Public Hearing Draft of the General Plan.]

Government Code Section 65302 requires that a General Plan contain seven mandatory elements, while Government Code Section 65303 allows the General Plan to “include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.” State Guidelines for the preparation of a General Plan suggest a certain format and structuring of elements and their content; however the Guidelines also recognize that an alternative organization is permissible, as long as internal consistency is achieved.

Nevada County has chosen to organize its General Plan topically in twenty chapters, and to achieve internal consistency and provide for correspondence with the mandatory elements as follows:

| MANDATORY STATE ELEMENTS | NEVADA COUNTY GENERAL PLAN CHAPTERS |
|-------------------------------------|--|
| Land Use | Land Use |
| Circulation | Circulation |
| | Public Facilities and Services |
| Housing | Housing |
| Conservation | Water |
| | Geology and Soils |
| | Wildlife and Vegetation |
| | Air Quality |
| | Forest |
| | Agriculture |
| | Minerals Management |
| | Cultural and Historic Resources |
| Open Space | Open Space |
| | Recreation |
| Noise | Noise |
| Safety | Safety |
| ELECTIVE ELEMENTS | Economic Development |
| | Education |
| | Aesthetics |
| | Eastern Nevada County |

Goals and objectives are statements of aims and desired future conditions relating to land use in Nevada County. The policies identify the direction and actions which the County will pursue to achieve the goals and objectives. The goals, objectives, and policies are presented topically, not by priority. Policies are identified as Action Policies or as Directive Policies. Action policies are those which require a specific action or actions to implement the policy, such as adoption of an ordinance. Directive policies provide direction or guidance for decisions relating to future growth and development within the County. References are included to specific relevant policies in each Chapter of the General Plan.

Nevada County General Plan

Volume 1: Goals, Objectives, Policies, and Implementation Measures

Section 2: Community Development



Chapter

Introduction and Setting

The growth that has occurred in Nevada County during the past two decades has been significant. With a population increase of 53,250 or nearly 200 percent during the 1970-1990 period, considerable land has been absorbed for residential, commercial and industrial uses.

The Grass Valley/Nevada City area has been the focal point of most of the County's commercial, industrial and residential growth and development. Grass Valley and Nevada City have had a combined increase of nearly 3,000 residences during the past twenty years. New residential development outside the Grass Valley/Nevada City area is predominantly located in the Alta Sierra area, Lake Wildwood, and Lake of the Pines. This residential growth has consisted of urban-sized lots, as well as three- to five-acre ranchette parcels.

Single family residential is the predominant housing type throughout the County, with most of the multi-family housing development located in Grass Valley. In addition, considerable development has occurred throughout much of rural Nevada County. While residences are found along many of the highways and roadways in the rural areas of the County, residential development is also found in a dozen or so smaller rural communities. These small *Rural Places* vary in size but may have up to a hundred residences or more. They include Cascade Shores, Cedar Ridge, Chicago Park, Deer Creek Park, Peardale, Red Dog/You Bet, Rough and Ready, North San Juan, Washington, Soda Springs and Hirschdale.

Residential land uses in eastern Nevada County are concentrated around Donner Lake, in the large Tahoe-Donner development, in the Glenshire area to the east, and the Prosser subdivisions to the north on Highway 89. Soda Springs, Kingvale and Floriston are small *Rural Places* of less than 100 residences. There are relatively few residential uses outside of these established areas. Thus, land development in the eastern portion of Nevada County tends to be more consolidated than in the western portion. Growth in eastern Nevada County area has kept pace with the overall County. The population of the Truckee area increased from 5,700 in 1980 to nearly 10,000 in 1990.

The residential developments in Nevada County are situated in areas of great natural beauty. The heavily wooded foothill terrain provides most residences in the County with outstanding vistas.

Introduction and Setting (continued)

A majority of the commercial and industrial development in Nevada County is located in or around the City of Grass Valley and in Nevada City. Commercial uses are concentrated in downtown Grass Valley and downtown Nevada City, with newer uses in the Brunswick area. The Pine Creek Shopping Center on Highway 49 south of Grass Valley is a relatively new facility.

Since 1983, approximately 8,500 new jobs have been created in Nevada County with 2,000 new manufacturing jobs, 1,700 in services, 1,400 in retail, 700 in construction and 2,700 jobs in other categories. New commercial development was substantial in the 1980s and retail sales since 1986 have increased at a rate of about 10 percent annually. The amount of land use for commercial and industrial purposes in relation to population has remained consistent with typical ratios for rural communities. However, in comparison with broader trends in the economy, commercial development has not kept pace with the population growth of the County, according to the Center for the Continuing Study of the California Economy.

The amount of land developed for commercial and industrial uses has increased substantially since 1983. A 1983 land use survey by the County indicated a total of 561 acres of commercial and 343 acres of industrial for a total of 904 acres. The 1991 Land Use Survey conducted for the General Plan update indicates a total of 1,426 acres of commercial and 601 acres of industrial for a total of 2,027 acres. This land use survey, reflecting developed acreage indicates an increase of 1,123 acres of commercial and industrial land use, or over 200 percent in nine years.

The amount of land used for commercial and industrial purposes in Nevada County when compared with a national survey of 32 other predominantly rural counties was similar to the average for the counties. The acres used per 100 persons of population in Nevada County increased from 1.47 in 1983 to 2.43 in 1990. The 1990 ratio is similar to the average of the other 32 counties. Much of these new commercial uses are found in the Grass Valley vicinity, such as the Brunswick area and the Pine Creek Shopping Center area.

The extent of public land is a major factor in the County's land use pattern. There are several land use/land ownerships that cover a significant amount of the County's total land area. About 169,045 acres or 265 square miles of land in Nevada County is owned by the Federal Government for the Tahoe National Forest, operated by the U. S. Forest Service. The U.S. Forest Service lands are primarily located on the summit and north of Truckee. The Bureau of Land Management has some 20,000 acres of land in Nevada County. The Spenceville Wildlife and Recreation Area contains 11,000 acres or 17.19 square miles, with half the tract in western Nevada County and the other half in Yuba County. These three areas cover a total of 314 square miles of Nevada County's 943 square miles.

Over the past 20 years, Nevada County has been in transition from a traditional, predominantly resource based rural county, to a much more varied and diverse population and economic base, and this has been reflected in the land use pattern, with increased commercial and industrial uses, as well as a greater diversity of residential uses. However, while the existing distribution and amount of land uses are typical of rural counties, they do not provide the balanced land use pattern necessary for a viable, self-sustaining community. In spite of the significant increase

in employment in the 1980s, the reported ratio of jobs to dwelling units in the County, according to 1990 Census data, was 0.8 jobs per dwelling unit. This is over 40 percent less than the average of 1.37 jobs per dwelling unit for the State of California.

There has also been significant residential development in the County in the 1980s, with over 12,000 new dwelling units added, so that, although job growth was significant, the actual jobs/housing balance in the County has been declining. The predominant type of residential development has been single-family units, with multiple-family development occurring mainly in the Grass Valley/Nevada City area.

Resource based land uses, including agriculture and timberlands continue to be significant in terms of the extent of such uses and the continuity of their function in the County's economy. These uses also contribute to maintenance of the rural environment of the County, and by maintaining the rural character, enhance tourism in the County. The role of tourism in the County has been an important part of development. Many of the new jobs in service and retail employment are related to visitor serving uses, including lodging and resorts, and it is expected that the importance of such uses will continue to increase.

Further discussion of land use in the county, including criteria for future land use, is contained in Section 6: Land Use, Circulation and Infrastructure, of Volume 2 of the Nevada County General Plan; and in Section 7 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives, and Policies

The future use of land in the County is fundamental to attaining the vision of a balanced, self-sustaining community. A land use pattern which balances growth between rural and urban areas, as well as providing a balance between housing, employment, natural resources, and services in the County is a key element in maintaining the quality of life and unique character of the County.

Goal 1.1 **Promote and encourage growth in *Community Regions* while limiting growth in *Rural Regions*.**

Objective 1.1 **Define and maintain a distinct boundary between *Rural* and *Community Regions*.**

Directive Policies

Policy 1.1 The General Plan divides the County into *Community Regions* and *Rural Regions*. All of the land area of the County is placed in one of these regions. Within the *Rural Regions*, growth is limited to those types and densities of development which are consistent with the open, rural lifestyle, pastoral character and natural setting and surrounding land use patterns which exists in these areas. Within the *Community Regions*, balanced growth is encouraged to provide managed housing, employment, shopping and cultural

Goals, Policies, and Objectives (continued)

opportunities appropriate to each community, located for convenience, efficiency and affordability.

The General Plan Land Use Maps delineate specific boundaries for *Community Regions*. All portions of the County not within a *Community Region* shall be considered to be in a *Rural Region*.

Policy 1.2

Within Nevada County, the *Community Regions* are established as the areas of the County within which growth should be directed to provide compact, areas of development where such development can be served most efficiently and effectively with necessary urban services and facilities.

The *Community Regions* are defined by Community boundaries generally based upon the following criteria:

- a. Existing development patterns reflecting higher intensity and density of use and need to provide land area to accommodate a balanced pattern of development in the County;
- b. Existing and potential service areas for major services such as public sewer and water;
- c. Location of major topographic patterns and features;
- d. Major transportation corridors and travel patterns;
- e. Ability to provide and maintain appropriate transitions at Community boundaries.

In addition to the Town of Truckee, Grass Valley and Nevada City, *Community Regions* are established for Higgins Corner/Lake of the Pines, Lake Wildwood and Penn Valley. Boundaries for the *Community Regions* are shown on the General Plan Land Use Maps.

In addition, New Town Reserve, as provided in Policy 1.16, shall be considered as a *Community Region* upon approval of a specific plan designating the community boundary.

See: Policy 1.36

*Also see: Chapter 3: Public Facilities and Services
Policy 3.4; Policy 3.5*

Goal 1.2

Recognize and allow for a range of land uses that preserve the qualities of each *Rural* and *Community Region* and *Rural Place*.

Objective 1.2

Provide an appropriate range of land use designations to serve the needs of the residents of the County and with an adequate amount of land in each designation to provide a balanced pattern of development.

Goals, Policies, and Objectives (continued)

Directive Policies

- Policy 1.3** To provide for an appropriate range of land use types and densities within the County, the following General Plan land use designations are established:
- a. Urban High Density Residential (20 dwelling units per acre maximum within incorporated area's spheres of influence; 15 units per acre elsewhere)
 - b. Urban Medium Density Residential (6 dwelling units per acre maximum)
 - c. Urban Single Family Residential (10,000 square foot minimum parcel size)
 - d. Residential (1.5 acre minimum parcel size)
 - e. Estate (3 acre minimum parcel size)
 - f. Rural-5 (5 acre minimum parcel size)
 - g. Rural-10 (10 acre minimum parcel size)
 - h. Rural-20 (20 acre minimum parcel size)
 - i. Rural-30 (30 acre minimum parcel size)
 - j. Rural-40 (40 acre minimum parcel size)
 - k. Rural-160 (160 acre minimum parcel size)
 - l. Neighborhood Commercial
 - m. Community Commercial
 - n. Highway Commercial
 - o. Service Commercial
 - p. Rural Commercial
 - q. Office-Professional
 - r. Business Park
 - s. Industrial
 - t. Recreation
 - u. Forest - 40 (40 acre minimum parcel size)
 - v. Forest - 80 (80 acre minimum parcel size)
 - w. Forest - 160 (160 acre minimum parcel size)
 - x. Forest - 640 (640 acre minimum parcel size)
 - y. Public
 - z. Open Space
 - aa. Water Area
 - bb. Special Development Area
 - cc. Planned Development
 - dd. Planned Residential Community

The location and extent of each of the land use designations is shown on the General Plan Land Use Maps. Boundary lines for The various land use designations, as shown on the General Plan Land Use Maps, are intended to portray the relative location and extent of land use areas, generally following known physical features such as watercourses, roads and parcel lines.

The County will review innovative land use measures that promote the preservation of open space and environmentally-sensitive areas. Such concepts as transferable development

Goals, Policies, and Objectives (continued)

credits, clustering incentives, and site analysis requirements will be considered.

Policy 1.4

The General Plan is intended to provide for the development of Nevada County as a balanced community with adequate amounts of land designated in each land use category to achieve a balance among housing, employment, retail and commercial services, recreation, and public facilities.

The amount of land provided in the land use designations on the General Plan Land Use Maps provide a balance between types of housing units based upon the following criteria for the County as a whole:

Residential Density

- a. Multiple Family Residential (Urban High Density and Urban Medium Density) - up to 30 percent of total dwelling units
- b. Single Family Residential (including Urban Single Family, Residential, Estate, Rural-5 to Rural-160, and Forest) - 70+ percent of total dwelling units

The above criteria should be considered goals toward which the County will work to achieve. Numerous factors may preclude attaining this criteria in selected areas of the County.

The General Plan Land Use Map designations also provide a balance between housing and employment based upon criteria of a jobs/housing ratio of 1.2:1 or more for the County as a whole.

To achieve this jobs/housing balance, and to provide for an appropriate amount of land for commercial and related uses to serve the County's population, the amount of nonresidential land provided in the land use designations on the General Plan land use maps is based upon the following criteria for the County as a whole:

Non-Residential Land Ratios

- a. Local Commercial (Neighborhood Rural) - 2 acres per 1000 population
- b. Combined Community and Service Commercial - 5 acres per 1000 population
- c. Highway Commercial - No specific criteria
- d. Office and Professional - 1 acre per 1000 population
- e. Combined Business Park and Industrial - 15 acres per 1000 population

Goals, Policies, and Objectives (continued)

The above ratios should be considered minimums and may be increased depending upon the specific designation, land use, and location.

The General Plan Land Use Map designations also promote a balanced future growth in population and employment in relation to infrastructure and environmental capabilities and constraints through balanced consideration of the following:

- a. location within a defined *Community Region, Rural Place, Village Center, or Rural Center*;
- b. need for availability and future availability of public water and sewer systems;
- c. topography (erosion hazard)
- d. soil capabilities;
- e. important flora and fauna habitat areas;
- f. commercial timberland;
- g. important agricultural areas;
- h. important mineralized areas;
- i. future capacity of the transportation system;
- j. existing land use pattern;
- k. watersheds and stream corridors;
- l. important historical; archaeological sites;
- m. known historical faults; and
- n. need for new roads and circulation patterns that promote safety and reduce vehicular concentration at existing intersections.

In considering any General Plan amendment, the criteria contained in this policy shall be used to evaluate the appropriateness of the amendment.

See: Policy 1.36

Policy 1.5

The General Plan provides for future development in accordance with the following criteria for the various land use designations:

- a. Urban High Density Residential (UHD) is intended to provide for residential uses, including single- and multi-family housing types at higher densities, of up to 20 dwelling units per acre within incorporated area's spheres of influence and 15 units per acre elsewhere, in locations with a high degree of access to transportation facilities (including arterial and major collector roads and public transit), shopping and services, employment, recreation and other public facilities. Areas of Urban High Density Residential use are intended to provide locations appropriate for the development of affordable housing due to the higher density allowed and resulting cost efficiency in costs of land development and provision of services. Locations which are adjacent to or in

Goals, Policies, and Objectives (continued)

- close proximity to Community Commercial, Business Park or Industrial areas are considered appropriate for this designation.
- b. Urban Medium Density Residential (UMD) is intended to provide for residential uses, including affordable single-family dwellings on smaller lots, and multi-family housing types at moderate densities, of up to 6 dwelling units per acre, in locations with convenient access to transportation facilities (including arterial and major collector roads and public transit), shopping and services, employment, recreation and other public facilities. Areas of Urban Medium Density Residential use may provide locations appropriate for the development of affordable housing through clustering of single-family residences or other design techniques. Locations which are adjacent to or in close proximity to Community Commercial, Business Park or Industrial areas are considered appropriate for this designation, as are locations which create a transition between higher density and lower density residential development, and locations which have good accessibility, but which are located within or adjacent to areas of environmental constraints.
 - c. Urban Single-Family Residential (USF) is intended to provide for single-family residential uses (and for other dwelling unit types with a conditional use permit) at densities of up to 4 dwelling units per acre. Locations within *Community Regions* where a full range of services and local access to transportation, shopping and services, employment, recreation and other public facilities can be provided are considered appropriate for this designation.
 - d. Residential (RES) is intended to provide for lower density single-family residential uses at densities at a minimum lot size of 1.5 acres per dwelling unit in locations within or adjacent to *Community Regions* where limited services such as either public water and sewer (but not both) are available; or to reflect existing development patterns or where provision of transition from more intensive urban uses to less intensive rural uses is desirable. In keeping with the rural character, agricultural operations and natural resource related uses, including the production of timber, are also appropriate in this designation.
 - e. Estate (EST) is intended to provide for low density residential development at a minimum lot size of 3 acres per dwelling unit in areas which are essentially rural in character, but are adjacent to Community boundaries or near *Community Regions* and therefore are more accessible to

Goals, Policies, and Objectives (continued)

- shopping, employment and services. In keeping with the rural character, agricultural operations and natural resource related uses, including the production of timber, are also appropriate in this designation.
- f. Rural (RUR) designations are intended to provide for development of compatible uses within a rural setting. Such uses may include rural residential at maximum densities ranging from 5 to 160 acres per dwelling (depending upon the specific development pattern and character of an area; availability of public facilities and services; and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation.
 - g. Neighborhood Commercial (NC) is intended to provide for local needs of nearby neighborhoods, and limited mixed use employment opportunities, within *Community Regions* or as part of the development of *Rural Centers*. This designation should have not more than 10 acres of land area in any single location and development should be grouped as a clustered and contiguous center to preclude strip development. Locations of this designation shall provide for convenient, controlled access to arterial or collector roads.
 - h. Community Commercial (CC) is intended to provide a wide variety of commercial uses, and limited mixed use employment opportunities, to serve large geographic areas with a wider range of goods and services than are available in Neighborhood Commercial areas. Community Commercial designations shall be located within *Community Regions* although they may serve areas outside the *Community Region*. This designation shall contain 10 acres or more of land area with development grouped as a contiguous center to preclude strip development, with convenient, controlled access to arterial or major collector, roads.
 - i. Highway Commercial (HC) is intended to provide for the retail and service needs of both highway-related and tourist populations, including automotive and travel-related services, recreation, dining, and lodging. Development within this designation should be grouped as a contiguous center to preclude strip development, and with convenient, controlled access to Interstate, freeway or primary arterial routes.
 - j. Service Commercial (SC) is intended to provide for specialized intensive repair and related service uses which may have extensive storage needs and which require access to serve large geographic areas. It also provides for limited mixed use employment opportunities. Such designations

Goals, Policies, and Objectives (continued)

shall be located only in Community Regions, where a high degree of convenient, controlled access to arterial or major collector roads can be provided.

- k. Rural Commercial (RC) is intended to provide for limited day-to-day retail and service needs for local residents, or for uses of limited scale and intensity providing goods and services to support local agricultural, natural resource or recreational operations. It also provides for limited mixed use employment opportunities. Such designations should have not more than 5 acres in a single location, and convenient, controlled access to an arterial or major collector roadway.

Size may be increased to not more than 10 acres where it is determined that a local market need clearly exists for this size development based upon a professionally-prepared market study, and a Design Master Plan is adopted providing for development in keeping with the rural character of the area.

- l. Office-Professional (OP) is intended to provide for office uses, including business, medical, dental and other professional, as well as supporting business services, at intensities of development, which complement other commercial centers and are compatible in scale with nearby residential neighborhoods. Such designations shall be located only in *Community Regions* or *Rural Centers* and shall have convenient, controlled access to arterial or collector roads.
- m. Business Park (BP) is intended to provide for a variety of related and mutually supporting manufacturing, distribution, processing, service, and research and development uses. Development within this designation shall consist of light industries and supporting business and service activities, which are conducted within enclosed structures and do not create external vibration, noise, glare or other hazard. Accessory uses typical for such development may include residences required for on-site security, dining, or recreational facilities for employees. These uses are contained within a planned environment which has a “campus” character providing a high level of on-site amenities. A comprehensive master plan for the entire site shall be required prior to approval of any development.

To provide for employment in proximity to residents outside the major employment centers of the County, development of *Village* or *Rural Center* Business Parks (BP-V or BP-RC) is also included within this designation. Such development shall be located within a designated *Village Center* or *Rural Center*, with an emphasis on smaller scale processing,

Goals, Policies, and Objectives (continued)

service, and research and development uses which are more compatible with the character of *Village* and *Rural Centers*. Business Park development within these centers is also intended to provide for “cottage” industries with residential use for the owner/operator on the premises.

- n. Industrial (IND) is intended to provide for areas in which goods are produced, distributed and warehoused, along with supporting business and service uses. Locations within this designation should be able to provide buffering from adjacent land uses to minimize incompatibility, and should have convenient, controlled access to arterial or major collector roads without passing through residential areas.
- o. Forest (FOR) is intended to provide for production and management (including timber harvesting and related operations) of timber resources, and compatible recreational and low density residential uses. Within the Forest designation, the minimum parcel size should be 40+ acres, in order to provide for preservation of the timber resource and protection of resource management needs and opportunities.

***Also see: Chapter 6: Open Space
Policy 6.4***

- p. Recreation (REC) is intended to provide for a wide range of recreation uses and supporting services. Such uses may include destination resorts, including country clubs; ski resorts; golf clubs and golf courses; marinas; campgrounds providing a full range of services; and other similar uses. Because such uses are likely to attract significant vehicular trips, such uses should be in close proximity to a major highway or arterial road, but with controlled or indirect access. Also such uses may have significant impact on environmental resources and require careful site design and development. Therefore a comprehensive master plan for the entire site shall be required prior to approval of development.
- q. Public (PUB) is intended to provide for land in public or quasi-public ownership, including cemeteries, schools and other public and quasi-public buildings and uses in locations which are necessary to provide services to *Community Regions* and *Rural Regions*.
- r. Open Space (OS) is intended to provide for land, primarily in public ownership, which is dedicated to recreation, resource and habitat preservation, and protection of environmental resources, and which typically allows only recreation or very low-intensity limited uses, such as, but not limited to, visual corridor preservation, interconnecting wildlife corridors,

Goals, Policies, and Objectives (continued)

slope protection, preservation of ditches, railroad rights-of-way, historic trails, agriculture, and timber production. This designation shall also provide for the designation of land in private ownership which is permanently devoted to open space through clustering or other open space requirements.

- s. Water Area (WA) is intended to recognize the importance of large bodies of water to the visual environment of the County, and their importance as a source of water based recreation.
- t. Planned Development (PD) is intended to designate planned developments in locations where a mix of uses is desirable. The "PD" designation may allow a variety of land uses, including single-family and multi-family, residential, commercial, industrial, open space, and/or other land uses consistent with the capability and constraints of the land. Primary emphasis shall be placed on clustering intensive land uses to minimize impact on various natural and man-made resources, minimize public health concerns, and minimize aesthetic concerns.

Such developments require a high degree of accessibility to the arterial and major collector road system, and should have internal vehicular and pedestrian circulation designed to provide safe and convenient linkage between the various uses. A comprehensive master plan for the entire site shall be required prior to approval of development.

Uses for Planned Developments shall be permitted as shown on the General Plan Land Use Maps for each specific Planned Development designation. Change in the specified area of the permitted uses, except for Open Space, may be allowed to accommodate site-specific conditions identified in the comprehensive master plan, provided that the cumulative change in area of any permitted use does not exceed 5 percent.

- u. Special Development Area (SDA) is intended to provide for the development of large land holdings as an integrated planned environment providing significant employment generation, along with supporting commercial, housing, public facilities, recreation and open space.

The SDA designation shall be applied only to land holdings which occupy 400 acres or more, are in contiguous single ownership (except for intervening public rights-of-way), or capable of being developed as a specific entity and are substantially undeveloped or vacant. Within an SDA designation, a sufficient amount of land to establish a

Goals, Policies, and Objectives (continued)

positive contribution to the County job-housing balance shall be allocated for employment generating uses, such as Business Parks, and sufficient land shall be allocated as Urban High Density or Urban Medium Density to ensure that at least 25 percent of the housing shall be constructed as affordable housing to accommodate the needs of local wage earners.

Development within an SDA shall require implementation of a Specific Plan and will normally require execution of development agreements to ensure conformance with the Specific Plan, provision of infrastructure and other requirements. The Specific Plan shall address environmental, infrastructure, circulation and land use elements of the SDA. Prior to such implementation, this designation shall be implemented by the “IDR” Interim Development Reserve district of the County zoning regulations.

Uses for Special Development Areas shall be permitted as shown on the General Plan Land Use Maps for each specific SDA designation. Change in the specified area of the permitted uses, except for Open Space, may be allowed to accommodate site-specific conditions identified in the comprehensive master plan, provided that the cumulative change in area of any permitted use does not exceed 5 percent.

The Specific Plan prepared for each SDA shall include a Transportation System Management and Demand Management program designed to minimize the SDA's impacts on the local road and State highway systems. Said program will ensure that implementation of the Specific Plan will provide for consistency with adopted County LOS as found in policies 3.10, 4.1, and 4.3.

- v. Planned Residential Community (PRC) is intended to designate existing residential communities in the County which are developed as a single entity under an overall Master Plan. These Planned Residential Communities are Lake Wildwood, Alta Sierra and Lake of the Pines in western Nevada County and the Tahoe-Donner area in eastern Nevada County. The PRC designation is intended to provide for residential development in accordance with the approved Master Plan and also for community support facilities, including recreation, which are operated by a resident's association or similar mechanism.

Goals, Policies, and Objectives (continued)

Goal 1.3 **Within *Rural Regions*, maintain and enhance the County’s pastoral character, existing land use patterns, rural lifestyle, and economy in their natural setting.**

Objective 1.3 **Provide for a land use pattern compatible with preservation of pastoral character, environmental values and constraints, and the form and orderly development of *Rural Places*.**

Directive Policies

Policy 1.6 Within these *Rural Regions*, growth is provided for only those types and densities of development which are consistent with the open, pastoral character which exists in these areas.

Future development within the following land use designations shall be considered appropriate within *Rural Regions*:

- a. Estate (3 acre minimum parcel size)
- b. Rural-5 (5 acre minimum parcel size)
- c. Rural-10 (10 acre minimum parcel size)
- d. Rural-20 (20 acre minimum parcel size)
- e. Rural-30 (30 acre minimum parcel size)
- f. Rural-40 (40 acre minimum parcel size)
- g. Rural-160 (160 acre minimum parcel size)
- h. Forest-40 (40 acre minimum parcel size)
- i. Forest-80 (80 acre minimum parcel size)
- j. Forest-160 (160 acre minimum parcel size)
- k. Forest-640 (640 acre minimum parcel size)
- l. Rural Commercial
- m. Highway Commercial
- n. Public
- o. Recreation
- p. Open Space
- q. Water
- r. Planned Development

These uses require and support lower levels of service and through low density and intensity of use provide mutual benefits for the maintenance of a rural character and preservation of natural resources.

Policy 1.7 Within the *Rural Regions*, *Rural Places* are established to define places as centers of activity for the surrounding rural areas. *Rural Places* are established for Alta Sierra, Cascade Shores, Cedar Ridge, Chicago Park, Red Dog/You Bet, Rough and Ready, North San Juan, Washington, Soda Springs, and Hirschdale.

Goals, Policies, and Objectives (continued)

The pattern of development for each *Rural Place* as shown on the General Plan Land Use Maps shall reflect its specific character providing for recognition of the existing focus and function. This focus shall recognize:

- a. the function as multi-purpose *Rural Centers* of Cedar Ridge, Chicago Park, Rough and Ready, North San Juan and Washington, all of which provide goods and services to the surrounding areas;
- b. the primarily residential character of Cascade Shores in its orientation to water-based recreation, with limited supporting services; and
- c. the focus of Red Dog/You Bet in relation to its historic development as a mountain agricultural and mining community incorporating the two historic town sites, and maintaining a rural land use pattern without a commercial center.
- d. the primarily residential character of Alta Sierra.

See: Policy 1.36

Policy 1.8

Rural Region Area Plans are an optional planning tool whose purpose is to allow a more specific treatment of a *Rural Region* area, especially its unique characteristics. Each *Rural Region* Area Plan must contain at least one *Rural Place* and related territories based upon topographical and watershed boundaries. *Rural Region* Area Plans are to complement and assist in the further implementation of the goals, objectives, and policies of the General Plan.

Policy 1.8A

Provide for the submission of area informational documents from citizens to be placed with the County as additional information.

Policy 1.9

Rural Centers are intended to provide for the development, within Rural Places, of existing centers to provide a focus for *Rural Regions*. Such centers should have a mix of uses which may include residential, commercial, office, business park, and public or institutional uses, grouped together and interrelated to form a functional and cultural center, and to create a visual identity related to the rural character of the region.

To achieve a desired mix of activities within the *Rural Center* and to ensure that adequate land area is maintained for commercial uses serving the *Rural Regions*, the following are considered to be typical desirable ratios for these uses in relation to the total area of the *Rural Center*:

Goals, Policies, and Objectives (continued)

- a. Residential - 20 percent
- b. Commercial - 50 percent
- c. Business Park -10 percent
- d. Public and Institutional (including recreation and dedicated open space) - 20 percent.

However, the actual ratios of land use in each *Rural Center* may be varied to reflect its particular needs and character.

Within the *Rural Center*, pedestrian ways and green ways should link areas internally and also provide external links to pedestrian and trail systems. The *Rural Center* should have convenient, controlled vehicular access from arterial or major collector roads. Provision of water and sewer service through public or on-site community systems is also desirable to serve the ultimate planned development of the centers. Two *Rural Centers* are established for Alta Sierra and *Rural Centers* are established for Cedar Ridge, Chicago Park, Rough and Ready, North San Juan, Washington, and Soda Springs.

Future development of *Rural Centers* may require the formation of an entity, such as an area service district, to provide for the necessary services. Where appropriate in conjunction with the formation of such an entity, a Specific Plan may be required to ensure that comprehensive planning is accomplished for the overall future development of the Center.

*Also see: Chapter 3: Public Facilities and Services
Policy 3.15; Policy 3.16; Policy 3.17*

Policy 1.10

Future development within the following land use designations shall be considered to be appropriate within *Rural Centers*.

- a. Neighborhood Commercial
- b. Office-Professional
- c. Business Park
- d. Urban Medium Density Residential
- e. Urban Single Family Residential
- f. Residential
- g. Public

These uses provide the opportunity for mutually supporting development in a focused center to provide goods, services and employment for residents of *Rural Places* and the surrounding *Rural Regions*. The grouping of such uses in compact, defined centers also provides the opportunity for more efficient provision of public services than would be possible in a more dispersed pattern.

Goals, Policies, and Objectives (continued)

Policy 1.11 Areas of Residential, Urban Single Family And Planned Residential Community land use designations are also located in *Rural Regions*. These designations are intended to reflect the existing areas of platted and developed parcels at densities greater than otherwise allowed in *Rural Regions*. These areas are not extensive, and are not intended to dictate the future character of development outside the limited areas of such designations.

Policy 1.12 To encourage resource management in subdivisions in the Rural General Plan designations, agricultural and timber production uses shall be considered appropriate uses within said subdivisions, and the tentative map approval process shall encourage clustering to support grazing, forest management, and crop production coexistent with residential uses.

See: Policy 1.6

Objective 1.4 **Encourage future improvements of public and private facilities/services to that which will enhance the specific character and lifestyle of Rural Regions.**

See: Policy 1.6; Policy 15.3; Policy 16.9

*Also see: Chapter 3: Public Facilities and Services
Policy 3.1*

Objective 1.5 **In *Rural Regions*, development shall be driven and determined by land use designations and the need to provide additional road circulation in areas where there is inadequate secondary safety access rather than infrastructure availability.**

See: Policy 1.6

*Also see: Chapter 3: Public Facilities and Services
Policy 3.1*

Goal 1.4 **Within *Community Regions*, provide for an adequate supply and broad range of residential, employment-generating, and cultural, public and quasi-public uses located for convenience, efficiency, and affordability while protecting, maintaining, and enhancing communities and neighborhoods.**

Objective 1.6 **Maintain a land use pattern based upon criteria that establish the amount of land use types necessary to meet the needs of the population/employment levels, while recognizing the unique character of each *Community Region*.**

Goals, Policies, and Objectives (continued)

Directive Policies

Policy 1.13 Future development within the following land use designations shall be considered to be appropriate within *Community Regions*:

- a. Urban High Density Residential
- b. Urban Medium Density Residential
- c. Urban Single Family Residential
- d. Residential
- e. Estate
- f. Neighborhood Commercial
- g. Community Commercial
- h. Highway Commercial
- i. Service Commercial
- j. Office-Professional
- k. Business Park
- l. Industrial
- m. Recreation
- n. Public
- o. Open Space
- p. Water Area
- q. Special Development Area
- r. Planned Development
- s. Planned Residential Community

Concentration of these uses within *Community Regions* require and support the highest level of service and access, and create mutual benefits through interdependency and proximity of more intensive uses.

Policy 1.14 Development within the *Community Regions* shall be consistent with the overall rural quality of life in the County, as demonstrated through sensitivity to resource constraints, provision of interwoven open space as a part of development, and community design which respects the small town or village character of the *Community Regions*. These criteria shall be accomplished through application of the Comprehensive Site Design Standards in review of discretionary and ministerial projects.

See: Policy 1.17

Policy 1.15 *Village Centers* are intended to provide for the development of new centers to provide a focus within *Community Regions*. Such centers should include residential, commercial, office, business park, and public or institutional uses, grouped together and interrelated to form a functional and cultural center, and to create a visual identity for the Community.

Goals, Policies, and Objectives (continued)

The core area within the *Village Center* should contain the principal commercial uses serving the community. These uses should provide for a wide variety of good and services, but with a scale that reflects the desired Village character with a lower intensity of use. Within the core area of the *Village Center*, secondary residential and office uses should be allowed and encouraged only above the ground floor to maximize the pedestrian scale and function of the core. Within the balance of the *Village Center*, there should be a mix of residential (predominantly multi-family), secondary commercial, business park and public or institutional uses.

To achieve a desired mix of activities within the *Village Center*, the following are considered to be typical desirable ratios for these uses in relation to the total area of the *Village Center*:

- a. Residential (High Density) - 20 percent
- b. Residential (Medium Density) - 20 percent
- c. Commercial - 25 percent
- d. Business Park - 15 percent
- e. Public and Institutional (including recreation and dedicated open space) - 20 percent

However, the actual ratios of land uses in each *Village Center* may be varied to reflect the particular needs and character of its location.

Within the *Village Center*, and particularly within the core area of the *Village Center*, pedestrian ways and green ways should link areas internally and also provide external links to adjacent neighborhoods and to pedestrian and trail systems throughout the community. The *Village Center* should be accessible from all parts of the community with convenient, controlled vehicular access from arterial or major collector roads. Local roads within *Village Centers* should provide for internal access within the center without using the arterial road system.

Village Centers are established within the Higgins Corner/Lake of the Pines, and Penn Valley *Community Regions*. The boundaries of these *Village Centers* are shown on the General Plan Land Use Maps.

Also see: **Chapter 3: Public Facilities and Services**
Policy 3.4; Policy 3.5

Policy 1.16 A Special Development Area in the southwestern part of the County, in the vicinity of McCourtney and Spenceville Roads is shown on the General Plan Land Use maps for the purpose of establishing a Development Reserve. Development within this Development Reserve, shall require implementation of a Specific

Goals, Policies, and Objectives (continued)

Plan. Also, a specific *Community Region* boundary shall be established as part of this process. Prior to such time, this designation shall provide for low-density development not to exceed an average density of one dwelling unit per 40-acres and to ensure that the potential for a New Town is not precluded until such time that a specific plan is prepared and Community Region boundaries established. Until that time, this designation shall be implemented by the "PD" Planned Development district of the County zoning regulations.

The Specific Plan shall require a finding that:

- a. Development of the New Town Reserve necessary to assure a long-term, job/housing balance and adequate supply of affordable housing for the unincorporated areas of Nevada County;
- b. Development will provide affordable housing to meet the County's demonstrated housing needs concurrent with the creation;
- c. Development will provide a significant positive increase in the County's jobs/housing ratio and that mechanisms to ensure phased development of employment preceding or concurrent with housing are assured;
- d. A substantial portion of the area within the New Town Reserve will be preserved as open space for vegetation, habitat, and natural resource protection, and for passive recreation with mechanisms to insure that such open space is permanently maintained. This open space will be distributed in such a manner that it provides a significant buffer between the New Town and adjacent lands. The open space shall provide for protection of landmark groves and heritage trees as well as wildlife corridors sufficient to maintain the existing biodiversity of the site;
- e. A multimodal circulation system will be provided which encourages the use of modes other than the private automobile; and
- f. Adequate public facilities and services can be provided to serve the development on a self sustaining basis through formation of a Community Services District or comparable mechanism, and without imposing a financial burden on the other areas of the County.

Prior to submittal of a New Town proposal, the County-wide population shall be not less than 105,000 persons.

Goals, Policies, and Objectives (continued)

Policy 1.16A Deleted on 5/25/99, per Board Resolution No. 99-249.

Policy 1.16B A Special Development Area for the Loma Rica Ranch, located at the intersection of Brunswick and Idaho-Maryland Roads, is shown on the General Plan Land Use Maps. Development within this SDA shall require implementation of a Specific Plan. The Plan shall provide for the development of specific areas within the SDA consistent with the map designations in an integrated and planned manner that comprehensively addresses environmental, infrastructure, circulation, and land use aspects of the SDA. The Plan shall also include a comprehensive economic and market analysis.

Development within the SDA shall emphasize the following:

- provision for employment opportunities consistent with the mixed uses allowed by the Business Park designation,
- recreational uses including, but not limited to, a conference center, that provide local employment opportunities, support tourism, and/or meet identified community recreation needs.
- protection of the ranch site and significant open space areas

See: Policy 1.4; Policy 1.5u

Objective 1.7 Encourage land use patterns which minimize use of the automobile and allow for viable alternative transportation modes.

See: Policy 1.13; Policy 1.15; Policy 1.16

Also see: Chapter 4: Circulation

Objective 1.8 Designate a diversified compatible mix of land uses in close proximity to residential uses.

See: Policy 1.13; Policy 1.15; Policy 1.16

Objective 1.9 Utilize housing densities to encourage the use of alternative transportation modes and increase the efficiency of public services and facilities.

See: Policy 1.13; Policy 1.15; Policy 1.16

Goals, Policies, and Objectives (continued)

*Also see: Chapter 4: Circulation
Policy 4.30; Policy 4.31*

Goal 1.5 **Within *Community Regions*, ensure that development reflects our small-town character, the characteristics of the land and the natural environment.**

Objective 1.10 **Establish a land use pattern which provides for open space, environmentally sensitive land, resource management areas and appropriate transitions.**

See: Policy 1.13; Policy 1.14; Policy 1.18

Also see: Chapter 6: Open Space Policy 6.1; Policy 6.2; Policy 6.3

*Chapter 13: Wildlife and Vegetation
Policy 13.1*

Objective 1.11 **Implement development standards which incorporate open space, protect environmentally sensitive land, and allow for resource management.**

Action Policy

Policy 1.17 The County shall prepare and adopt comprehensive Site Development Standards. These standards shall be used during the "project site review process" to provide a consistent approach for addressing: the presence of sensitive environmental features and/or natural constraints; clustering and provision of open space as part of site development; the potential for land use conflicts between uses; and the potential for public health hazards.

The County shall prepare and adopt specific and comprehensive Site Development Standards which shall be applicable to all development projects in *Community Regions* and *Rural Regions* and protective of the County's unique character, providing guidance for:

- a. Protection of environmentally sensitive resources;
- b. Provision of open space as part of site development;
- c. Prevention and reduction of fire hazards;
- d. Maintenance and enhancement of vegetation and landscaping;
- e. Prevention and reduction of flood hazards;
- f. Transitions between uses and multiple-use site development;
- g. Community design;
- h. Buffering and screening to mitigate adverse effects; and

Goals, Policies, and Objectives (continued)

- i. Incentives to provide for access to public resources and open space; and
- j. Protection of important agricultural, mineral, and timber resources.

The standards shall identify the basic requirements for site development in the County, including, at a minimum, standards to mitigate the impact of development on environmentally sensitive resources as referenced in the following criteria:

- Wetlands (as delineated in the National Wetlands Inventory (NWI);
- Major deer migration corridors, critical range, and critical fawning areas as defined by State Fish and Game's Migratory Deer Range Maps;
- Landmark oaks, defined as any oak 36" or greater at dbh;
- Landmark groves, defined as areas with 33+% canopy closure based on CDF's Hardwoods Map;
- Rare and endangered species, as found in NDDDB and Inventory of Rare and Endangered Vascular Plants of California, 1994;
- Riparian corridors within 100 feet of intermittent or perennial water courses, as shown on USGS quad maps;
- Significant cultural resources, as defined by Appendix K of CEQA;
- Floodplains, as defined by FEMA, precluding development and land disturbance within floodways and restricting development within the floodway fringe, through the establishment of floodplain setbacks and associated development regulations;
- Important agricultural lands, as defined by State Important Farmland map;
- Significant mineral areas, defined by State DM&G's MRZ-2 classification maps;
- Earthquake faults, as defined by State Fault Map of California, 1975, or as determined by the State DM&G;
- Avalanche hazard, as defined by Avalanche Hazard Study;
- Steep slopes (30+%);
- Areas with high erosion potential, as delineated in Figure 3.3 of the Nevada County Master Environmental Inventory;
- Areas subject to fire hazards, as defined by the State Department of Forestry's Fire Hazard Zone Map;
- Visually important ridgelines and viewsheds, as defined by standards developed by Policy 18.3 of the General Plan.

Where such resources are present, the standards shall require that professional field inventory and review shall be undertaken to delineate the extent of the resource and determine the impact of the proposed development. The following siting and design

Goals, Policies, and Objectives (continued)

measures shall be implemented as appropriate to meet the performance criteria:

- Identification of building envelopes;
- Conservation easements/deed restrictions;
- Use of common vs. individual driveways;
- Specification of location and type of fencing;
- Identification of setbacks and/or buffers;
- Development restrictions;
- Use of Transfer of Development Rights; and
- Offsite mitigation/mitigation banking.

The County shall approve a project for a discretionary permit only if it can be demonstrated that the project as designed and sited meets the intent of the SDS performance criteria.

*Also see: Chapter 3: Public Facilities and Service
Policy 3.27*

*Chapter 6: Open Space
Policy 6.5; Policy 6.9*

*Chapter 10: Safety
Policy 10.5; Policy 10.11; Policy 10.12; Policy 10.13*

*Chapter 11: Water
Policy 11.7*

*Chapter 13: Wildlife and Vegetation
Policy 13.2; Policy 13.3; Policy 13.8*

*Chapter 14: Air Quality
Policy 14.2*

*Chapter 15: Forest
Policy 15.6*

*Chapter 18: Aesthetics
Policy 18.1; Policy 18.3*

*Chapter 19: Cultural Resources
Policy 19.1; Policy 19.4; Policy 19.5*

Directive Policy

- Policy 1.18 Clustering of development is an effective and direct means to provide for the maintenance of the rural quality of life and protection of environmental resources which are important to Nevada County. Therefore, submittal of a clustering option of all land divisions shall be required within the Estate, Rural, and Forest General Plan land use designations in order to maintain the open, pastoral character of development which gives definition to the Rural Regions, and to protect environmental features by preserving areas containing such features as Open Space. This

Goals, Policies, and Objectives (continued)

clustering evaluation shall utilize U.S.G.S. maps as the basic level of information.

In all other residential use designations (including Residential, Urban Single-Family, Urban Medium Density, and Urban High Density), clustering of development shall be strongly encouraged to maintain viable open space onsite to contribute to open space linkages through and between land use areas. In addition, submittal of a clustering option shall be required in these land use designations and clustering encouraged for all discretionary projects where environmentally sensitive resources, as defined in Policy 1.17, are present.

Clustering may be achieved by building site clustering with creation of permanent open space; restriction of buildable area on individual lots; or other means which are consistent with the protection of the natural resources and environmental characteristics on the site.

No specific amount or ratio of open space shall be required; however, the amount of open space shall not be less than the amount of land area on the site subject to significant environmental features, as defined in Policy 1.17. Where the entire site is affected by significant environmental features, clustered development shall occur on the least sensitive habitat or resource area, as defined by an environmental analysis. Within such defined areas, minimum subdivision parcel size shall be limited to that needed to meet water and sewage disposal standards, as determined by the Department of Environmental Health.

Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.

The allowable number of dwelling units for any clustered development shall not exceed the number of units determined by dividing the total acreage of a parcel by the maximum permitted density specified in Policy 1.22 for the land use designation in which the parcel is located.

*Also see: Chapter 13: Wildlife and Vegetation
Policy 13.1*

Goal 1.6 Allow for growth while protecting, maintaining and enhancing communities and neighborhoods.

Chapter 1: Land Use

Goals, Policies, and Objectives (continued)

Objective 1.12 Provide land uses which protect, enhance, and complement existing communities and neighborhoods.

Action Policy

Policy 1.19 The General Plan Land Use Designations shall be implemented through adoption and application of compatible zoning districts of the County Zoning Regulations consistent with the following Land Use Designation Compatibility Matrix, and through adoption of zoning district maps consistent with the land use designations.

General Plan Land Use Designation Compatibility Matrix

Zoning District

| Land Use Designation | AE | AG | RA | R1 | R2 | R3 | OP | C1 | C2 | CH | BPC3 | M1 | M2 | REC | FR | P | TPZ | OS | IDR | PD | |
|--------------------------------------|----|----|----|----|----|----|----|----|----|----|------|----|----|-----|----|---|-----|----|-----|----|---|
| Urban High Density Residential | • | • | • | • | • | • | - | - | - | - | - | - | - | - | - | • | - | • | - | • | |
| Urban Medium Density Residential | • | • | • | • | • | - | - | - | - | - | - | - | - | - | - | • | - | • | - | • | |
| Urban Single Family Residential | • | • | • | • | - | - | - | - | - | - | - | - | - | - | - | • | - | • | - | • | |
| Residential | • | • | • | • | - | - | - | - | - | - | - | - | - | - | - | • | - | • | - | • | |
| Estate | • | • | • | • | - | - | - | - | - | - | - | - | - | - | - | • | - | • | - | • | |
| Rural-5 (5 acre min parcel size) | • | • | * | - | - | - | - | - | - | - | - | - | - | - | - | • | • | • | - | • | |
| Rural-10 (10 acre min parcel size) | • | • | * | - | - | - | - | - | - | - | - | - | - | - | - | • | • | • | - | • | |
| Rural-20 (20 acre min parcel size) | • | • | * | - | - | - | - | - | - | - | - | - | - | - | - | • | • | • | - | • | |
| Rural-30 (30 acre min parcel size) | • | • | - | - | - | - | - | - | - | - | - | - | - | - | - | • | • | • | - | • | |
| Rural-40 (40 acre min parcel size) | • | • | - | - | - | - | - | - | - | - | - | - | - | - | - | • | • | • | - | • | |
| Rural-160 (160 acre min parcel size) | • | • | - | - | - | - | - | - | - | - | - | - | - | - | - | • | • | • | - | • | |
| Neighborhood Commercial | • | • | - | - | - | - | • | • | - | - | - | - | - | - | - | • | - | • | - | • | |
| Community Commercial | • | • | - | - | - | - | • | • | • | • | - | - | - | - | - | • | - | • | - | • | |
| Highway Commercial | • | • | - | - | - | - | • | • | • | • | - | - | - | - | - | • | - | • | - | • | |
| Service Commercial | • | • | - | - | - | - | • | • | • | • | - | • | - | - | - | • | - | • | - | • | |
| Rural Commercial | • | • | - | - | - | - | • | • | - | - | - | - | - | - | - | • | - | • | - | • | |
| Office-Professional | • | • | - | - | - | - | • | - | - | - | - | - | - | - | - | • | - | • | - | • | |
| Business Park | - | - | - | - | - | - | - | - | - | • | - | - | - | - | - | • | - | • | - | • | |
| Industrial | - | - | - | - | - | - | - | - | - | • | - | • | • | - | - | • | - | • | - | • | |
| Recreation | - | - | - | - | - | - | - | - | - | - | - | - | - | • | - | • | - | • | - | • | |
| Forest | - | - | - | - | - | - | - | - | - | - | - | - | - | - | • | • | • | • | - | • | |
| Public | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | • | - | • | - | • | |
| Open Space | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | • | - | • | |
| Water Area | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | • | - | • | - | • | |
| Special Development Area | - | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| Planned Development | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| Planned Residential Community | - | - | • | • | • | • | • | • | - | - | - | - | - | • | - | • | - | • | - | • | |

The designation (•) means that the zoning district is consistent with the General Plan land use designation; the designation (-) means that the zoning district is not consistent with the General Plan land use designation. Some areas may have an interim zoning designation until the area is ready to be developed in accordance with the General Plan land use designation. The designation (*) means that only those areas zoned "RA" as of November 14, 1995 shall be consistent with the Rural 5, Rural 10, and Rural 20 designations; those areas not zoned "RA" as of that date shall not be considered consistent with said designations.

Goals, Policies, and Objectives (continued)

See: Policy 1.3; Policy 1.5

Objective 1.13 Boundaries between regions may be changed and new regions and places may be established only in accordance with criteria established by this plan.

See: Policy 1.2; Policy 1.7

Objective 1.14 Direct development to areas that can create the opportunity to provide acceptable levels of public facilities and services.

See: Policy 1.1; Policy 1.2; Policy 1.13; Policy 1.15, Policy 1.16

Objective 1.15 Discourage incompatible land uses in proximity to public facilities and institutional uses.

Directive Policies

Policy 1.20 Where possible, industrial uses should not be placed adjacent to public facilities or institutional uses. New or expanded industrial uses that abut a public facility or institutional use should provide a buffer area so as to mitigate visual, noise, light and glare, and other adverse impacts. However, these criteria do not apply to uses which abut a public or institutional uses of an industrial character, such as the corporation yard.

See: Policy 1.17

Policy 1.21 Public facilities and institutional uses in areas designated for Industrial use on the General Plan Land Use Maps should establish buffers from the surrounding industrial sites, through additional setbacks, landscaping, fencing and other screening, except where the public or institutional use is intended to serve the industrial area or is of an industrial character.

Goal 1.7 Coordinate land use planning within the *Community Regions* and *Rural Regions*.

Objective 1.16 Provide for specific densities for residential uses in the *Community* and *Rural Regions*.

Goals, Policies, and Objectives (continued)

Directive Policy

Policy 1.22 The General Plan shall provide for the following population densities in the respective land use designation based upon the maximum number of dwelling units or persons per acre for the minimum parcel area per dwelling.

The densities shown are the maximum provided for in the respective General Plan designations. The maximum density may not be achieved for all development, either in the short term or in the long term, due to site specific conditions.

| General Plan Designation | Max. Units Per Acre | Min. Acres Per Unit | Max. Persons Per Acre |
|---|----------------------------|----------------------------|------------------------------|
| Urban High Density Residential (1) | 15/20 | | 36/48 |
| Urban Medium Density Residential | 6 | | 14.4 |
| Urban Single Family Residential | 4 | | 9.6 |
| Residential | 2/3 | 1.5 | 1,584 |
| Estate | 1/3 | 3 | 0.792 |
| Rural-5 (5 acre minimum parcel size) | 1/5 | 5 | 0.48 |
| Rural-10 (10 acre minimum parcel size) | 1/10 | 10 | 0.24 |
| Rural-20 (20 acre minimum parcel size) | 1/20 | 20 | 0.12 |
| Rural-30 (30 acre minimum parcel size) | 1/30 | 30 | 0.0792 |
| Rural-40 (40 acre minimum parcel size) | 1/40 | 40 | 0.06 |
| Rural-160(160 acre minimum parcel size) | 1/160 | 160 | 0.015 |
| Neighborhood Commercial | 4 | | 9.6 |
| Community Commercial | 4 | | 9.6 |
| Highway Commercial | 4 | | 9.6 |
| Service Commercial | 4 | | 9.6 |
| Rural Commercial | 4 | | 9.6 |
| Office-Professional | 4 | | 9.6 |
| Business Park | 4 | | 9.6 |
| Industrial | 4 | | 9.6 |
| Recreation | 4 | | 9.6 |
| Forest-40 | 1/40 | 40 | 0.06 |
| Forest-80 | 1/80 | 80 | 0.03 |
| Forest-160 | 1/160 | 160 | 0.015 |
| Forest-640 | 1/640 | 640 | 0.0038 |
| Public | NA | | NA |
| Open Space | NA | | NA |
| Water Area | NA | | NA |
| Special Development Area | (2) | | (2) |
| Planned Development | (2) | | (2) |
| Planned Residential Community | 4 | | 9.6 |

NOTES:

NA - Not applicable

Goals, Policies, and Objectives (continued)

(1) 20 dwelling units per acre maximum within incorporated area's spheres of influence; 15 units per acre elsewhere.

(2) Population and dwelling units density within Special Development Areas and Planned Developments shall conform to the densities for the land use designations shown on the General Plan Land Use Maps for each specific Special Development Area or Planned Development.

In addition to the densities allowed in the above table, an increased number of dwelling units for housing for lower income and senior citizen households through the density bonus provision of Policy 8.2 may be allowed.

Cluster developments in rural areas may employ flexible lot sizes subject to health minimums.

Objective 1.17 Provide for specific intensities of use for non-residential uses in the *Community and Rural Regions*.

Directive Policy

Policy 1.23 The General Plan shall provide for the following building intensities in the respective land use designations. Impervious surface shall include all land covered by structures or paved surfaces (excluding gravel surfaces).

| General Plan Designation | Max. Impervious Surface in % | Max. Bldg. Height |
|--|------------------------------|-------------------|
| Urban High Density Residential | 60 | 3 stories or 45' |
| Urban Medium Density Residential | 50(1) | 3 stories or 45' |
| Urban Single Family Residential | 40(1) | 3 stories or 45' |
| Residential | 30(1) | 3 stories or 45' |
| Estate | 20(1) | 3 stories or 45' |
| Rural-5 (5 acre minimum parcel size) | 10(1)(3) | 3 stories or 45' |
| Rural-10 (10 acre minimum parcel size) | 10(1)(3) | 3 stories or 45' |
| Rural-20 (20 acre minimum parcel size) | 10(1)(3) | 3 stories or 45' |
| Rural-30 (30 acre minimum parcel size) | 10(1)(3) | 3 stories or 45' |
| Rural-40 (40 acre minimum parcel size) | 10(1)(3) | 3 stories or 45' |
| Rural-160 (160 acre minimum parcel size) | 10(1)(3) | 3 stories or 45' |
| Neighborhood Commercial | 85 | 3 stories or 45' |
| Community Commercial | 85 | 45' (2) |
| Highway Commercial | 85 | 45' (2) |
| Service Commercial | 85 | 3 stories or 45' |
| Rural Commercial | 85 | 3 stories or 45' |
| Office-Professional | 60 | 3 stories or 45' |
| Business Park | 50 | 45' (2) |
| Industrial | 85 | 45' (2) |
| Recreation | 10 (3) | 45' (2) |
| Forest | 5(1)(3) | 3 stories or 45' |
| Public | 85 | 3 stories or 45' |

Goals, Policies, and Objectives (continued)

| General Plan Designation | Max. Impervious Surface in % | Max. Bldg. Height |
|---------------------------------|-------------------------------------|--------------------------|
| Open Space | 5 | 3 stories or 45' |
| Water Area | 5 | NA |
| Special Development Area | (4) | (4) |
| Planned Development | (4) | (4) |
| Planned Residential Community | 40(1) | 3 stories or 45' |

NOTES

NA - Not Applicable

- (1) Maximum impervious surface may be increased to 60% for conditionally permitted support uses. Within the Forest designation, this standard shall apply only to parcels 5 acres or less in size. In such instances, retention/detention facilities shall be incorporated into the design of those projects that could result in flood damage to downstream uses.
- (2) Discretionary and administrative permits will be required for special uses that would need to exceed the allowable height.
- (3) May be increased to 20% for parcels 5 acres or less in size.
- (4) Intensity of use within Special Development Areas and Planned Developments shall conform to that for the land use designations shown on the General Plan Land Use Maps for each specific Special Development Area or Planned Development.

Objective 1.18 **Provide flexibility in the General Plan land use provisions so that variations in land use patterns and activities are permitted within the land use framework established for *Rural Regions* and *Community Regions*.**

Action Policies

Policy 1.24

The County shall recognize the need and allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed in the General Plan land use designations in both *Community Regions* and in *Rural Regions*.

While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a conditional use permit requiring a finding that the establishment of the uses:

- a. will provide support for the neighborhood or surrounding community;
- b. is in keeping with the residential or rural character;
- c. will not require the extension of public sewer or water outside a *Community Region* boundary; and
- d. will have no significant adverse effect on the surrounding property.

Goals, Policies, and Objectives (continued)

Goals, Policies, and Objectives (continued)

For uses of greater intensity as measured by traffic generation, high peak hour traffic volumes, extended hours of operation, or greater building height or bulk, additional on-site buffering or other site or use modifications shall be required to mitigate adverse effects.

Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include medical clinics and medical support services, educational institutions, day care services, places of worship, community and group meeting center, fire stations, libraries, public utility facilities, other public facilities, and recreation facilities.

These uses are considered to be compatible with the following General Plan land use designations in addition to the Public land use designation:

- a. Urban High Density Residential
- b. Urban Medium Density Residential
- c. Urban Single Family Residential
- d. Residential
- e. Estate
- f. Rural
- g. Forest

Policy 1.25 The County strongly supports home occupations and cottage industries in both *Community and Rural Regions* as a means of providing convenient employment opportunities and decreasing dependence on the auto. To ensure home occupations are in keeping with the residential or rural character of the neighborhood or area, home occupations shall be subject to administrative permits; whereas, cottage industries shall be subject to conditional use permits or such other permit process as may be lawfully established in the Zoning Ordinance.

See: Policy 1.17

Policy 1.26 The County shall allow on-site residential development as an integral part of the primary building for all commercial and office-professional development, provided that such residential development is consistent with applicable provisions of the Comprehensive Site Development Standards.

See: Policy 1.17

Policy 1.27 Attached dwelling units may be allowed in the Urban Single Family (USF) designation subject to a conditional use permit, and provided that:

Goals, Policies, and Objectives (continued)

- a. there are no more than 4 dwelling units to a building;
- b. the density does not exceed that permitted by the USF designation;
- c. the buildings are clustered on the site; and
- d. adequate buffering and screening is provided for adjacent uses in conformance with the Comprehensive Site Development Standards.

See: Policy 1.17

Directive Policies

Policy 1.28 Commercially operated facilities for storage of goods, machinery, equipment, or personal property are prohibited in all areas of the County other than in areas designated primarily for commercial or industrial land uses. No expansion shall be permitted of any existing storage facilities except for facilities already in areas so designated as commercial or industrial.

Policy 1.29 The County shall provide for facilities for the management of hazardous waste produced on-site in the Commercial, Business Park, Industrial, and Public land use designations, and shall provide for facilities for the management of hazardous waste produced on or off-site in the Industrial and Public land use designations. All facilities shall be located in a manner consistent with criteria established in the State-approved Nevada County Hazardous Waste Management Plan approved by the County.

Policy 1.30 Notwithstanding other policies, the County shall provide for development on an existing legally established lot which does not conform to the minimum parcel size of the General Plan land use designation and implementing zoning district provided that all other current development standards are met.

Policy 1.31 Notwithstanding other policies, no land subject to "X" combining district zoning shall be further subdivided nor shall further lot splits be created. The "X" Combining District shall be used to mitigate cumulative impacts of successive land divisions, by zoning property "X" where the division creates the maximum number of parcels allowed by the General Plan designation. The "X" Combining District may also be used where allowable density is transferred to another parcel.

Policy 1.32 Notwithstanding other policies, minor lot line adjustments may be allowed for existing substandard size parcels provided that no new building sites are created.

Goals, Policies, and Objectives (continued)

Policy 1.33 Minimum parcel sizes requirements for the respective General Plan land use designations shall not apply to parcels occupied by Governmental bodies or to parcels owned and occupied by public or investor owned utilities.

Policy 1.34 Land divisions may be allowed at parcel sizes smaller than the minimum requirements for the respective General Plan land use designations where the primary purpose of the division is to allow for the parcelization of legally existing dwellings on one parcel and no new building sites will be created. A legally existing dwelling shall be defined as one built in compliance with all applicable laws in effect at the time of construction.

Objective 1.19 **Provide measures to amend and update the General Plan.**

Action Policy

Policy 1.35 A review and potentially a revision of the General Plan shall be completed not less than every five years. This review shall be coordinated with the State mandated updates of Plan Elements, and should normally be commenced at least one year prior to the required completion date and may include but not limited to:

- a. An updated Housing Element based upon the revised regional housing allocation and incorporating an updated housing needs assessment.
- b. An assessment of current land use needs in order to maintain a balanced growth pattern in the County, particularly related to the jobs/housing balance.
- c. A review and assessment of new or updated available data, including population, economic and natural resource data.
- d. An assessment of infrastructure capabilities and constraints and their relationship to the land use pattern.
- e. A review and update of the AB 1600 studies conducted by the County as a basis for evaluation of the development impact fee program.
- f. An assessment of land use trends and effects of growth on service capabilities and natural resources.
- g. New legislation/laws enacted since the last General Plan Update/Review.

Directive Policy

Policy 1.36 The County recognizes that amending the Plan through individual General Plan amendments for specific site changes may not be compatible with a comprehensive and internally consistent plan. Where General Plan amendments are considered on an individual basis, the following shall apply:

Goals, Policies, and Objectives (continued)

The proposed amendment must be found to be:

- a. in the public interest; and
- b. consistent with the General Plan's central themes, goals, objectives, and policies.

If this review concludes that additional areas for development are needed to address the above issues and further General Plan goals, objectives, and policies, the County shall encourage the development of Special Development Areas, consistent with the standards of policy 1.5.u., to accommodate future growth, rather than increases in density and intensity of land uses within Rural Regions. This will ensure consistency with the intent of the Plan, particularly policy 1.1, to limit growth in Rural Regions and encourage compact, balanced growth within Community Regions.

Goal 1.8 Coordinate with the cities/town in land use planning and development within their spheres of influence.

Objective 1.20 Encourage compatibility and coordination of land use designations.

Directive Policies

Policy 1.37 The County shall continue to work closely with the municipalities within the County concerning planning and development of land within the municipalities' spheres of influence.

Policy 1.38 Within the City/Town spheres, the Nevada County General Plan Land Use Maps will generally reflect the City's/Town's General Plan land use mapping. In some instances, the County may provide for a less intensive land use due to infrastructure capability, environmental constraints or effect on land use and development patterns outside the city's sphere. However, the County's Plan will not preclude implementation of the City's/Town's Plan by providing for a significantly more intensive land use than the City's/Town's Plan.

Policy 1.39 For all discretionary projects within a City's/Town's sphere, the County shall first request that the City/Town determine whether or not it desires to annex the project. If the City/Town does desire annexation, the applicant will be directed to the City/Town. If the City/Town does not desire annexation, the application will be referred to the City/Town for review and comment.

In recognition of the preparation of the Truckee General Plan, the County shall provide, on an interim basis, for the collaborative review of major development projects within the unincorporated

Goals, Policies, and Objectives (continued)

area of eastern Nevada County. This collaborative review process shall terminate upon adoption of the Town's General Plan and sphere of influence.

Policy 1.40 While recognizing its own responsibilities and obligations, the County will cooperate, to the extent feasible, in the development and/or revision of the City and Town General Plans. The County may amend its General Plan within the City/Town Spheres to reflect said updates and/or revisions, unless there is a compelling land use conflict.

Objective 1.21 Encourage and coordinate with Cities/Town compatibility of design and development standards, and funding programs.

Directive Policies

Policy 1.41 The County will cooperate in the joint preparation of design and development standards applicable to development projects in the County and Cities.

Policy 1.42 The County will actively pursue development of a coordinated development impact fee program, including mechanisms for sharing of development impact fees where the provision of facilities to serve new development extends across joint boundaries. The coordinated development impact fee program shall include coordination with incorporated cities and possibly a Memorandum of Understanding between the County and cities regarding facilitation and implementation of this program.

Objective 1.22 Provide for a comprehensive and equitable distribution of revenues for all annexations.

Directive Policy

Policy 1.43 The County will actively pursue formal agreements to share annexation revenues with the Cities/Town based upon the cost of providing facilities and services in the annexation area.

Objective 1.23 Cooperate with Cities/Town regarding shared responsibilities for improving and maintaining infrastructure.

See: Policy 1.42



Chapter 2 Econo

Introduction and Setting

In economic terms, Nevada County is an area in transition. For over 100 years, the basic economy was resources based in industries such as agriculture, mining and timber production. While these industries remain significant in the County's economy, employment growth in recent years has been concentrated in other sectors of the economy, including manufacturing, services and retail trade, and government. Nevada County has sustained strong economic growth since the early 1970s. Between 1980 and 1990, the County ranked fifth among the 58 counties in California in overall economic growth. Over the next few years, economic growth is expected to continue, but at a slower pace, paralleling a slowdown of the state economic growth. This growth, however, coupled with continued population growth in the area, creates potential for a significant employment increase in the County.

Employment in the County is predominantly in retail trade and services, with approximately 50 percent of the total wage and salary employment in these two sectors. Government employment is approximately 20 percent of the total, and manufacturing employment accounts for approximately 15 percent, while construction and mining employment, together account for approximately 10 percent. Growth in this latter category has been fueled by the building boom in recent years, with a 125 percent increase between 1980 and 1990.

According to data from the State Employment Development Department, these sectors are expected to account for the greatest increases in employment over the short-term, with two-thirds of the increase in retail trade and services. This increase, along with a smaller increase in the finance, insurance and real estate sector is primarily generated by population growth. In addition, growth in tourism, particularly in the eastern part of the County, has added to the retail and service employment in the County, and is expected to continue to grow in the future. Employment in the construction and mining sectors is expected to remain stable.

Population growth typically is the result of one or more of three factors: above average growth in jobs; household growth from commuters to jobs located elsewhere; or non-job related population growth, such as retirement migration. In Nevada County, there has been significant growth from commuters and retirees, which ultimately creates jobs in retail trade and services, but does not create new basic employment.

Although the rate of job growth in the County was among the fastest in the state in the 1980s, the absolute increase in households, based on U.S. Census data, was greater than the absolute increase in employment in the County. Because the County has an attractive living environment, there is potential for significant commuter and retiree population growth in the future. However, the increased population base, with increased job skills, also provides a potential labor force for the local economy.

Because of Western Nevada County's location and distance from major transportation corridors, such as the Interstate Highway system and rail service, potential industries which could be attracted to the County would be those which have a high value added in relation to raw materials, and which do not require extensive bulk shipment of raw materials or products. Industries of this type tend to employ persons with a high level of skills, and have above average wages. Businesses in such industries also tend to be entrepreneurial in nature, and attracted by a high quality living and working environment. Examples of such industries which are now a part of the County's economic base include: electrical/electronic machinery, equipment and supplies; custom printing; scientific and specialty products; and plastic products.

Another potential growth industry identified by the state Employment Development Department is lumber and wood products. Potential growth in this industry, along with the increase in specialty farming, such as orchards and viticulture, indicate that the traditional resource industries that provided the County's economic base for so many years, can also make a significant contribution to its future economic development.

Goals, Objectives, and Policies

The County's ability to support its future population in terms of availability of jobs and provision of services is dependent upon the type and extent of economic growth. Increased employment opportunities and a greater fiscal base to provide needed services are both important considerations.

Additional goals, policies and objectives generally related to economic development are located in Chapter 1: Land Use; Chapter 3: Public Facilities and Services; Chapter 4: Circulation; Chapter 8: Housing; Chapter 15: Forest; Chapter 16: Agriculture; and Chapter 17: Minerals Management.

Goal 2.1 Provide for a strong economic base while protecting and maintaining communities and neighborhoods.

Objective 2.1 Develop, with broad community input, a County Economic Policy that coordinates and integrates with the General Plan.

Goals, Objectives, and Policies (continued)

Action Policies

Policy 2.1 The County shall establish an economic advisory body to assist the County in the development of an economic development strategy for the County.

Policy 2.2 With the assistance of the economic advisory body, develop and implement a County Economic Policy that focuses relevant elements of the County’s administrative, regulatory, financial and planning resources and powers in an integrated framework, as a vehicle for the retention and expansion of existing businesses as well as the attraction of new businesses to provide a sustainable economic base for the County.

The Economic Policy shall include a five-year strategic plan for economic development and an annual action program to implement the strategic plan. The policy shall provide mechanisms for monitoring and reporting progress, and for updating the Policy on at least an annual basis.

Objective 2.2 **Achieve a positive balance between the job growth rate and the population growth rate through land use and related policies.**

Action Policy

Policy 2.3 In support of the County Economic Policy, collect and disseminate information to existing and prospective businesses regarding demographics, labor force characteristics, availability of transportation and services, and other factors relevant to business location or expansion decisions.

Directive Policies

Policy 2.4 As part of the County Economic Policy, establish a mechanism to monitor, and report on at least an annual basis, the net increase in jobs in the County and the net increase in dwelling units in the County.

In establishing plans and programs to increase jobs, and as resources permit, the County’s options may include (but not be limited to):

- a. Implementing incentives and tax credits to local businesses based upon new jobs created;
- b. Implementing additional or expanded business outreach, recruitment and marketing programs;
- c. Strongly encourage "turnkey" facilities to attract and support new or expanded business in the County; and

Goals, Policies, and Objectives (continued)

- d. Sponsoring creation of a local development corporation to provide “startup” financing and other services to attract new or expanded business.
- e. As a part of the information base, encourage the Chambers of Commerce to compile and maintain a directory of lands and buildings suitable for business use, including an inventory of available public facilities and services for each site.

Policy 2.5

In the General Plan Land Use Maps, provide a balance between land designated for commercial, business and industrial use, and land designated for residential development to provide for a County-wide jobs to housing ratio at buildout of 1.2 jobs per dwelling unit. In addition, the General Plan is intended to provide appropriate land use designations for balanced resource management and production, including agriculture, timber production, and mining, through designation of rural and forest land use areas as well as mineral resource zones. The County shall monitor the balance of land uses through its annual review of the implementation of the General Plan, and shall consider the effect on such balance in review of all General Plan amendments.

*Also see: Chapter 1: Land Use
Policy 1.4; Policy 1.35*

Action Policy

Policy 2.6

The County shall require an economic analysis as an integral part of all General Plan amendments, addressing the impact on the County Economic Policy and its supporting policies and programs. The analysis shall particularly address impact on the short-term and long-term jobs/housing balance including the land use designations of the General Plan intended to achieve a jobs/housing balance.

Directive Policy

Policy 2.7

Provide an adequate supply of properly zoned land, in accordance with the land use designations in the General Plan, to support a broad range of economic development opportunities and to promote a balanced economy.

*Also see: Chapter 1: Land Use
Policy 1.5, Policy 1.19*

Objective 2.3

Develop land use and related policies to foster and encourage retention of existing jobs in the County.

Goals, Objectives, and Policies (continued)

Directive Policy

Policy 2.8 In support of the County Economic Policy, develop and implement an on-going, proactive business retention program to support existing businesses and foster their expansion. As part of the business retention program, establish a business outreach program aimed at enhancing communication between existing businesses and the County.

Objective 2.4 **Encourage economic development which favors a high economic multiplier effect.**

Directive Policies

Policy 2.9 In support of the County Economic Policy, develop and implement an ongoing, aggressive business recruitment and marketing program featuring the County's strengths in areas such as education and quality of life. Target the program to prospective types of business (particularly those that are entrepreneur-oriented) that are best suited to provide significant long-term job opportunities in industries such as biotechnology, electronics and communications, and energy-related products.

Policy 2.10 The County will continue to place a high priority on the establishment of higher education facilities and programs in the County. The County will support the location of a campus of Sierra College in the County, and will also explore incentives and marketing programs to attract an accredited four-year college or university facility to the County.

*Also see: Chapter 7: Education
Policy 7.8*

Objective 2.5 **Encourage economic development which increases the percentage of total personal income spent in the County.**

Directive Policy

Policy 2.11 Within areas designated in the General Plan Land Use maps for commercial development, the County shall encourage the location of a broad range of retail, service and support businesses providing additional goods and services that are not now available in the County.

*Also see: Chapter 1: Land Use
Policy 1.5*

Objective 2.6 **Within Community Regions, provide adequate public services and facilities to employment-generating uses.**

Goals, Policies, and Objectives (continued)

Action Policy

Policy 2.12 In support of the County Economic Policy, develop and implement a program that analyzes the existing and potential public services available to all job-generating land uses. Where the analysis determines a lack of a facility or service that restricts development potential, an action program to provide the needed facility or service shall be implemented.

*Also see: Chapter 3: Public Facilities and Services
Policy 3.7*

Directive Policy

Policy 2.13 Coordinate County capital improvement programs, including the Road Improvement Program, with the Economic Policy to ensure that public facilities and services are appropriately located and sized, and properly timed to support the desired economic development.

*Also see: Chapter 3: Public Facilities and Services
Policy 3.7*

*Chapter 4: Circulation
Policy 4.7*

Objective 2.7 Encourage the provision of adequate housing to meet existing and future needs of wage earners.

Directive Policy

Policy 2.14 As part of the County Economic Policy, identify opportunities for investment in affordable housing for local wage earners, as well as for the maintenance of the long-term affordability of such housing.

Objective 2.8 Implement a program which increases the efficiency of the development review process.

Directive Policy

Policy 2.15 As part of the County Economic Policy, consider alternatives to increase the efficiency of the development review process, and incorporate recommendations for improvements in the strategic plan and annual action programs.

Objective 2.9 Encourage retail development that provides for revitalization of the historic downtown areas.

Goals, Objectives, and Policies (continued)

Directive Policy

Policy 2.16 The County recognizes the central commercial function of the historic downtown areas in Grass Valley, Nevada City and Truckee, and the amount and location of land designated in the General Plan for Community Commercial use shall reflect a balance with the retention of the central commercial function.

Objective 2.10 **Provide for home occupations.**

*Also see: Chapter 1: Land Use
Policy 1.25*

Objective 2.11 **The County will encourage the employment of county residents.**

Directive Policy

Policy 2.17 As part of the County Economic Policy, encourage incentives to local businesses for reducing unemployment and converting unskilled to skilled labor, and incorporate recommendations for such incentives in the strategic plan and annual action programs.

Objective 2.12 **Support County programs that promote and assist in the identification and marketing of local products.**

Directive Policy

Policy 2.18 The County will continue to support the efforts of the Chambers of Commerce and other groups to increase local spending through tourism and “shop local” campaigns.

Objective 2.13 **Support programs that provide or lead to sources of capital for local business development.**

See: Policy 2.4

Objective 2.14 **Encourage protection and enhancement of the natural scenic beauty of this County in support of the tourist trade.**

Directive Policy

Policy 2.19 The County will support the Scenic Byways program, and particularly the establishment of the Yuba-Donner Scenic Byway, to further the promotion of tourism in the County.

*Also see: Chapter 18: Aesthetics
Policy 18.8; Policy 18.9*

Goals, Policies, and Objectives (continued)

Goal 2.2 Promote and provide for the arts as a cultural and economic asset.

Objective 2.15 Encourage economic development and tourism through the performing and visual arts.

Directive Policies

Policy 2.20 As part of the County Economic Policy, incorporate measures to encourage the development of the performing and visual arts through programs and facilities which will support tourism and otherwise contribute to the retention and creation of job opportunities.

Policy 2.21 The County shall, where feasible, identify and support local groups in the performing and visual arts, such as the Arts Council.

Objective 2.16 Encourage protection, maintenance and restoration of historic facilities and venues used for cultural and art activities.

See: Policy 2.20

Chapter 3: Public Facilities and Services

Introduction and Setting

Public facilities and services within Nevada County are provided by a multitude of agencies. In addition to the County, services are provided by school districts, fire districts, water districts, sewer districts, public utility districts, park districts and other single purpose districts, as well as by federal and state agencies.

Nevada County provides a wide range of services through the various offices and departments: Board of Supervisors, Administrator's Office; Assessor's Office; Clerk/Recorder's Office; Public Health Department; Mental Health Department; Services for Transportation, Aviation and Recreation (STAR); Department of Transportation; Department of Planning; Data Processing; Department of Housing and Community Development; Department of Personnel; Cultural Services; Veterans Service Officer; Air Pollution Control; Department of Social Services; County Counsel; Probation Department; District Attorney; Sheriff's Department; Library Systems; Building Inspector; Department of Sanitation; Environmental Health Department; Agricultural Commission; Community Action Agency; Municipal Court; Superior Court; Treasurer/Tax Collection; Office of Education; and Commission on Aging. Most of the County's departments and offices are located at the Eric W. Rood Center in Nevada City, while the County Library and County Jail are located on adjacent sites. Other County facilities are located in the Grass Valley/Nevada City area and in Truckee. In 1993, the County had approximately 1,000 full time staff positions, and occupied nearly 290,000 square feet of office space.

In addition to the services provided by the County, major public services provided by other districts and agencies are water systems, sanitary sewer systems, fire protection, parks and recreation, cemetery, and in the eastern county, airport and hospital. (Schools are discussed separately in Chapter 7: Education.)

Availability of a reliable public water supply is necessary to support long-term development in urban areas. Both eastern and western Nevada County are blessed in most years with water good in both quantity and quality. In the eastern County, the primary purveyors are Truckee Donner Public Utility District, the Donner Summit Public Utility District, Donner Lake Utility Company and Glenshire Mutual Water Company. The western County is served primarily by the Nevada Irrigation District (NID) and the cities of Nevada City and Grass Valley.

In the western county, water development began during the gold rush era. Water was diverted into mining ditches from the rivers that flowed from high in the

Introduction and Setting (continued)

Sierra Nevada to the east. As farming replaced mining activities, the mining ditches were extended to the west in the lower elevations. In the western County, those early mining ditches formed the backbone of the Nevada Irrigation District which supplies surface water to its domestic, industrial and agricultural customer. The major source of their water supply is from approximately 70 square miles of the upper reaches of the Middle and South Forks of the Yuba River and the Bear River. Outside of the existing service areas, water users depend primarily on ground water through individual or small systems.

In the eastern portion of the County, the water purveyors depend primarily on ground water from the Martis Valley Aquifer and springs to supply domestic, commercial and industrial users. It is estimated that 1,000,000 acre-feet (AF) of ground water is located in the Martis Valley aquifer. Recharge is estimated at 18,000 AF per year with a safe yield of 18,000 AF.

The City of Nevada City provides water primarily within the City limits, with the majority of Nevada City water originating from Little Deer Creek water rights. Grass Valley's source of water is raw water purchased from NID.

The Donner Summit Public Utility District provides domestic water to customers in the Soda Springs area from sources at Lake Angela and Lake Mary. The Donner Lake Utility Company serves customers around Donner Lake from springs at the north side of Donner Lake, wells and Donner Lake itself.

The Glenshire Mutual Water Company (GMWC), formed to serve the Glenshire subdivision, is supplied entirely by ground water wells.

Public sanitary sewer systems in the western part of the County are provided by the cities of Grass Valley and Nevada City and the Nevada County Sanitation District No. 1. The Grass Valley and Nevada City sewage treatment plants were both constructed around 1950 and discharge into Deer Creek and Wolf Creek. From the 1970's through 1992, the Cities of Grass Valley and Nevada City continued to expand or upgrade their plans in incremental steps to provide capacity to growth within the existing boundaries and areas that were annexed into the districts, and to meet more stringent discharge standards. Both plants have very limited available capacity although the City of Grass Valley has long-range plans to expand its capacity to serve a population of over 25,000.

In areas outside the cities' service areas, the County of Nevada, through the Nevada County Sanitation District No. 1, provided the needed mechanism to develop sewage collection and treatment facilities. The Nevada County Department of Sanitation operates and maintains the sewage collection and treatment facilities for areas outside of Grass Valley and Nevada City constructed by the Sanitation District. Currently there are nine systems or zones within the Nevada County Sanitation District No. 1. These zones are Lake Wildwood, Lake of the Pines, Kingsbury Greens, Gold Creek, Penn Valley, Mountain Lakes Estates, North San Juan, Cascade Shores, and Glenbrook (which contracts with the City of Grass Valley for treatment and disposal). The available capacity in these systems vary, but collectively they have only enough capacity to support less than 1,500 additional connections.

The Tahoe-Truckee Sanitation Agency (TTSA) was created in 1972 to provide wastewater treatment services for the Truckee area as well as portions of Placer County, including north and west shores of Lake Tahoe and Squaw Valley and Alpine Valley. The member districts are the Truckee Sanitary District, North Tahoe Public Utility District, Tahoe City Public Utility District, Alpine Springs Water District and Squaw Valley County Water District. In 1978, an advanced wastewater treatment plant was completed on the bank of the Truckee River approximately one mile east of downtown Truckee. TTSA expects that expansion of the existing plant will not be needed until the year 2005. The Donner Summit Public Utility District (DSPUD) serves customers in the Soda Springs area. The sewage treatment system currently treats an average of 520,000 GPD with an additional 300,000 GPD available.

In the early 1970s, the County undertook a study for a Regional Wastewater Collection/Treatment System in the western part of the County. The recommended project included approximately 18 miles of new sewer mains and a stabilization pond wastewater treatment facility southwest of Grass Valley in the French Ravine area. The recommended system was not implemented, possibly because at the time the availability of 87.5 percent grant funding from the U.S. Environmental Protection Agency and the California State Water Resources Control Board favored continuing to add to the existing facility units and capacity.

As the population increases and as surface water discharge requirements established by the Central Valley Regional Water Quality Control Board are increased, solutions other than a discharge to the surface waters will need to be addressed. The costs to communities to implement new or expanded sewage collection and treatment systems will be much greater than it has been in the past. With the elimination of the Federal and State Clean Water Grants, local communities will face the true and full cost of growth without the old subsidy.

There are currently 10 separate fire districts that serve Nevada County, including 49er, Higgins Area, North San Juan, Rough and Ready, Truckee, Peardale-Chicago Park, Penn Valley, Nevada County Consolidated, Watt Park, and Ophir Hill. Eight of the districts report deficiencies, primarily in staff, response time and equipment. Two districts have inadequate space for office functions.

There are three recreation and park districts in Nevada County: Western Gateway Regional and Bear River in western County and Truckee Donner in eastern County. Western Gateway operates the Western Gateway Park, a large park offering a variety of recreational facilities. Truckee Donner operates a number of park and recreational facilities, primarily within the Town of Truckee. Bear River is a new District and currently operates the Magnolia Sports Complex in conjunction with the Pleasant Ridge School District.

Nevada County owns no lands available for public recreation other than the Western Gateway Park, which the County leases to the Western Gateway Regional Recreation and Park District.

With the exception of the Tahoe-Truckee Sanitation Agency, none of the service providers appear to have significant capacity in existing facilities to

Introduction and Setting (continued)

accommodate additional development, and a majority of the providers reported deficiencies in existing service. Although most of the reported deficiencies were in staff or equipment, rather than facilities or sites, the future ability to provide adequate levels of service will also involve needs for expanded facilities and new sites.

Based upon the desirable Level of Service (LOS) standards for County facilities contained in Policy 3.10 of this General Plan the County administrative, jail, and library facilities provide adequate levels of service for the existing population. However, the recreation facilities provided by the County are seriously deficient in meeting level of service standards for County facilities. Based upon the standard of 3.0 acres of land per 1,000 population for County parks serving regional needs, the County would need approximately 400 acres of land to meet the LOS standard. The County owned land at Western Gateway Park, totaling approximately 80 acres, would satisfy only 20 percent of the need. However, because it is leased to a local park district, it should be considered to serve primarily local needs. Thus the deficiency in County parks is close to 100 percent of the current need.

While development impact fees provide a significant means of funding for facilities to serve future growth, such fees are not intended to provide funding to solve existing deficiencies. Therefore, providing an adequate level of service for existing development will require funding from other sources. While grants from State and Federal Agencies may be available in very limited cases, the County itself would need to provide the majority of funds, either by allocating funds from existing sources or by obtaining new funding through additional taxing authority.

Further discussion of public facilities and services, including criteria for future facility needs, is contained in Section 6: Land Use, Circulation and Infrastructure of Volume 2 of the Nevada County General Plan; and in Section 11 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives, and Policies

Provision of adequate public services to a diverse and growing county and the correlation of service needs with economic and population growth are fundamental to the long-term development of a balanced, self-sustaining community. Also, because the services are the responsibility of many different providers, there is need for coordination in planning and provision of service among many different public agencies.

Additional goals, policies and objectives related to public facilities and services are located in Chapter 1: Land Use; Chapter 2: Economic Development; Chapter 4: Circulation; Chapter 5: Recreation; Chapter 7: Education; Chapter 8: Housing; Chapter 9: Noise; Chapter 10: Safety; Chapter 11: Water; and Chapter 16: Agriculture.

Goal 3.1 Provide for public facilities and services commensurate with development type and intensity.

Objective 3.1 Public facilities and services shall be directed as follows: a higher level to *Community Regions* and a lower level to *Rural Regions*.

Directive Policies

Policy 3.1 The levels of service and provision of public facilities in *Community Regions* shall be based upon improving the capacity of public facilities to serve higher levels of development directed to *Community Regions*. The levels of service and provision of public facilities in *Rural Regions* shall be based upon limiting the amount of development to ensure that adequate facilities are available. Planning for future public facilities and services in *Community and Rural Regions* shall be based upon the following criteria:

COMMUNITY REGIONS

- a. public water and sewer
- b. retention of existing emergency response time
- c. intercommunity-transit

RURAL REGIONS

Rural Centers

- a. public or on-site community water and sewer systems
- b. decreased emergency response times

Rural Areas

- a. individual septic and wells or on-site community water and sewer systems
- b. decreased emergency response time
- c. limited transit

Policy 3.2 The County shall encourage development within *Community Regions* where higher density development can more efficiently be provided with a full range of public facilities and services.

Policy 3.3 The land use pattern reflected in the Nevada County General Plan Land Use Map is correlated with the future provision of public facilities to adequately serve said land uses based upon the service criteria and levels of service identified in Policy 3.1 and Policy 3.10. All General Plan amendments shall be required to show that the public facilities and services necessary to serve the proposed development are also correlated with the future provision of facilities and services according to the same criteria.

Introduction and Setting (continued)

Policy 3.4 To enable public services to be provided with the greatest degree of efficiency and cost-effectiveness, development within *Community Regions* shall be encouraged at the maximum density under the respective land use designations shown on the General Plan Land Use maps, consistent with environmental, infrastructure and other site constraints.

Policy 3.5 Within Community Regions with existing public sewer and water systems, all new residential land divisions shall be required to connect to public sanitary sewer and water systems. Temporary use of private on-site systems may be allowed where public systems are not yet available but where a specific improvement plan and funding mechanisms are in place. A legally binding mechanism shall be required to insure that the development will connect to the public systems when available, and that the private systems will be discontinued.

Objective 3.2 **Ensure that the capacity, availability, financing, and capability of public services and facilities are sufficient to meet levels of service requirements for development.**

Action Policies

Policy 3.6 The County shall prepare a long-range Capital Facilities Plan for all facilities to be included in the development impact fee program, as well as facilities to solve existing deficiencies, including a funding and phasing program for provision of facilities in not less than five-year increments.

Policy 3.7 Based upon the long-range Capital Facilities Plan, the County shall prepare and adopt a Five-Year Capital Improvement Program (CIP) for facilities for which it is responsible, and shall encourage the other affected agencies to also adopt a Five-Year CIP for facilities for which they are responsible.

In preparing the CIP, the County shall give priority to improvements which resolve or decrease an existing deficiency. To the maximum extent feasible, improvement projects shall support development of the following:

- a. employment generating uses
- b. affordable housing
- c. circulation/safety needs

Policy 3.8 Based upon the adopted level of service standards, the County shall adopt a comprehensive development fee impact program meeting the requirements of AB 1600 and SB 327 in order to offset the costs of growth-related infrastructure and facilities based upon buildout of the General Plan.

The County shall impose comprehensive development fees in amounts sufficient to offset the costs identified as the appropriate share of the public facility improvements necessary to serve future development. The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts upon the County.

Policy 3.9

The County shall formally approach the Cities of Grass Valley and Nevada City to consider jointly undertaking a long-range feasibility study for a Regional Wastewater Treatment System to serve the *Community Regions* in the western part of the County. The study should identify possible options for the future development of a regional system with consideration given to its long-term effect on water quality and ability to meet future water quality standards; long-term cost in relation to expansion and upgrading of existing systems; and potential financing for a regional system.

Directive Policies

Policy 3.10

The following specific level of service standards shall be applicable to *Community Regions* and *Rural Regions* for public facilities which the County has responsibility for providing:

Overall County Services and Human Services

- a. For *Community and Rural Regions*:
2,500 square feet for each increase of 1,000 persons in county-wide population

County Jail

- b. For *Community and Rural Regions*
1 inmate bed per 1,000 of the county-wide population

County Library

- c. For *Community and Rural Regions*:
300 square feet for each increase of 1,000 persons in county-wide population

County Parks (Regional)

- d. For *Community and Rural Regions*:
3.0 acres of land for each increase of 1,000 persons in county-wide population
(Local parks to be provided by municipalities or local districts; Regional parks may be separate from local parks or an expansion of such facilities)

County roads (other than local roads, as identified on the County Road Functional Classification Plan).

Recognize existing LOS, including segment and intersection deficiencies, and at a minimum, maintain the following minimum LOS:

- e. For *Community Regions*

Introduction and Setting (continued)

Level of Service (LOS) “D”, except where the existing LOS is less than "D". In those situations, do not let the LOS further decline.

f. For *Rural Regions*

Level of Service (LOS) “C”, except where the existing LOS is less than "C". In those situations, do not let the LOS further decline.

These standards shall be used by the County as a basis for the long range Capital Facilities Plan.

Policy 3.11 Implement a comprehensive and aggressive funding program that ensures that all Federal, State and local funding sources are identified, analyzed and used to the maximum extent possible in meeting the funding needs in providing public facilities.

Policy 3.12 Encourage all other districts serving the County (including school, utility, cemetery, park, and fire districts) to develop and to regularly update a Master Service Plan based on realistic growth which specifies a district’s policies and requirements for facilities based upon buildout of the County’s General Plan. The County shall review all proposed facility sites in the districts' Facilities Master Plans for consistency with the General Plan.

Policy 3.13 The County shall encourage all affected districts within the County to adopt an impact fee program to offset the costs identified as the appropriate share of the capital improvements necessary to serve future development.

Policy 3.14 In order to ensure that capacity of public facilities is coordinated with the timing of development the County shall require for any development requiring a discretionary permit, and for any General Plan amendment, a determination of the adequacy of public facilities, or an impact fee program, to serve the proposed development.

The adequacy of public facilities shall be determined upon the available capacity in existing facilities, plus the net additional capacity to support new development resulting from construction of the improvements in the Five-Year CIP of the County and other affected local agencies, the County 5-Year Road Improvement Program, and the State Transportation Improvement Program.

Additional capacity provided by such improvements to resolve existing deficiencies shall not be counted in the basis for determining capacity available to serve new development. Where adequate public facilities are planned, but not yet available to serve a proposed development, the County may require that mitigating measures be undertaken by the proponent of the development. Such measures shall not be in lieu of development impact fees; such measures may include, but are not limited to, alteration in the timing or phasing of the proposed development, construction of temporary improvements, or construction of off-site improvements necessary to serve that development.

Policy 3.15 The County shall encourage and may require, where appropriate and feasible, that mechanisms be provided as a condition of discretionary project approval to facilitate the funding of public improvements which are attributable to that project. Such mechanisms may include, but not be limited to, creation of an independent or dependent entity (independent district, dependent district, county service area, community service district).

Policy 3.16 Where community sewer or water systems are installed or required as a condition of development, there shall be a contract, development agreement, formation of an area service district, or other legally enforceable mechanism to insure long term maintenance of the community system.

Policy 3.17 The use of community sewer and/or water systems are encouraged where such systems are economically feasible for the intended service area.

Policy 3.18 All proposed land divisions shall be connected to a public water supply if the initial and long-term cost of extending the public water system to serve the land division is less than the installation of individual water supply system.

Policy 3.19 Maintain the existing requirement for minimum lot sizes for single-family residential uses based upon type of water and sewer facilities as follows:

- a. Public domestic treated water and public sewage system - 10,000 square feet, except for low/moderate income housing where the lot size may be reduced.
- b. Public domestic treated water and individual sewage disposal system - 1.5 acres.
- c. Groundwater well and public sewerage system - 1.5 acres.
- d. Groundwater well and individual sewage disposal system - 3 acres.

These minimum requirements may be increased where other considerations, including adverse soil, geologic or topographic conditions may warrant larger parcel sizes.

For clustered development consistent with policy 1.18, the following standards shall apply:

Introduction and Setting (continued)

Maintain minimum lot size standards sufficient to maintain adequate area for the appropriation of water and disposal of sewage and ensure the continued protection of the public health, safety, and welfare.

Availability of public treated water and/or sewerage facilities shall not be solely used as justification to increase residential density. Many other factors, as provided for throughout the Plan, shall be used to determine the appropriate density for any given area.

Policy 3.19A For all discretionary development, increases in stormwater runoff due to new development, which could result in flood damage to downstream residences, commercial, industrial, active natural resource management uses (i.e., farming, ranching, mining, timber harvesting, etc.), public facilities, roads, bridges, and utilities shall not be permitted. Required retention/detention facilities, where necessary, shall be designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event. The sizing of such facilities, when needed, shall be based upon the protection of downstream facilities.

Policy 3.19B The County shall strongly encourage the use of geographically-limited independent or dependent entities (Community Service Area, County Service Area, special district or equivalent entities) for the purpose of maintaining drainage facilities to handle stormwater runoff.

Policy 3.19C For all discretionary projects, the County shall require that maintenance of all onsite drainage facilities and all offsite facilities constructed as part of the project is assured through a permanent, legally-enforceable mechanism such as, but not limited to, a CSA or CSD.

Policy 3.19D Discretionary development south of the Truckee River (excluding the Glenshire/Meadows area) that would result in a net increase in traffic at Highway 267 and Commercial Row, shall not occur until the Highway 267 Bypass is in place. This restriction shall expire by the year 2000 unless the Town of Truckee has provided for other transportation improvements which provide relief to Highway 267.

Objective 3.3 **Emphasis shall be placed upon the development of sustainable job-generating uses when extending public facilities and services within *Community Regions*.**

Directive Policy

Policy 3.20 The County will consider the creation of programs that will allow the use of “recapture” provisions to recover costs through subsequent connections for planned extension of infrastructure to new job generating land uses, and will encourage the use of such programs by other public or quasi-public agencies.

See: Policy 3.7

Objective 3.4 **Develop and operate public facilities and services in an environmentally sound way.**

Directive Policies

Policy 3.21 Where water, sewer, and other underground utilities are extended through undeveloped natural areas, consideration shall be given to restoration of areas of cut, back-fill, and grading. All surfaces shall be revegetated with appropriate ground covers and plant materials.

Policy 3.22 The County shall encourage the purveyors of aerial public utilities to install said utilities underground, pursuant to PUC rules.

Policy 3.23 The visual affects of telephone transmission lines and high voltage utility transmission lines shall be mitigated wherever feasible so that they are inconspicuous from Scenic Highways and viewsheds.

Policy 3.24 The County, in cooperation with other affected agencies, shall continue to implement the County Integrated Waste Management Plan. Preparation of a comprehensive long-range facilities plan for the County shall consider the need for transfer stations, composting sites, hazardous waste collection facilities, and other solid waste disposal facilities.

Action Policy

Policy 3.25 It is recognized that for the immediate future, solid waste is being disposed of outside the County. However, this method of disposal may not be viable in the long term. Therefore, the County will develop a long-range plan for disposal of solid waste.

Introduction and Setting (continued)

Objective 3.5 **Develop a telecommunication program that ensures community access.**

Directive Policy

Policy 3.26 In approval of all proposed land divisions, the County shall consider the need for easements to provide for potential access to telecommunication systems, and require that such easements be provided where necessary.

Action Policy

Policy 3.27 Standards for telecommunications facilities shall be included in the Comprehensive Site Development Standards, including but not limited to standards for setback, screening, angle of sight requirements, and visual compatibility.

*Also see: Chapter 1: Land Use
Policy 1.17*

Chapter 4: Circulation

Introduction and Setting

Due to mountainous topography, Nevada County does not contain the traditional grid street network. The street system is composed of a combination of roadways including:

- a. **Interstate Highways and Freeways** - Limited access highways carrying regional and interstate traffic (e.g., Interstate 80 and the Golden Center Freeway);
- b. **Principal Arterials** - Roadways carrying some regional traffic and connecting the major population centers within the County (e.g., State Route 49 and State Route 20);
- c. **Minor Arterials** - Roadways providing primary access from freeways and principal arterials to major origins and destinations (e.g., Brunswick Road and Donner Pass Road);
- d. **Collectors (Major and Minor)** - Streets connecting arterials to local roads (e.g., East Bennett Street and Alta Sierra Drive); and
- e. **Locals** - Streets providing primary access to individual properties (e.g., Jones Bar Road and Hobart Mills Road).

Because of the topographic character and development patterns in the County there are relatively few through routes. These include:

Interstate 80, running along the southern border of the County. It is the primary east-west interstate facility in this region connecting the large urban areas of Reno, Sacramento and the San Francisco Bay Area. Consequently, it carries a significant amount of traffic destined outside of the County.

State Route 49, the only north-south highway connecting the western portion of the County to the Sacramento region. Consequently, it is heavily traveled by commuters. Other than a four-lane freeway section between Nevada City and Grass Valley, it is a two-lane highway with many local access points.

State Route 20, an east-west highway beginning at Interstate 80 near Lake Spaulding and extending west through Nevada City and Grass Valley, Penn Valley and into Yuba County.

Introduction and Setting (continued)

State Route 89, a north-south highway passing through the eastern portion of the County. It is a two-lane facility connecting Truckee to Lake Tahoe at Tahoe City and serving both local and tourist traffic in the area.

State Route 174, a two-lane highway connecting Grass Valley to Colfax at Interstate 80. The primary function of this facility is to serve local needs within and between the two cities.

State Route 267, a two-lane highway connecting Truckee to Kings Beach at Lake Tahoe through Martis Valley. Similar to Highway 89, both local and tourist traffic are served by this facility.

In addition to these facilities, the major road network consists of an extensive system of County arterials and major collector roads that provide for travel within the County and connections to the major highways for travel outside the County.

Travel characteristics within Nevada County vary widely according to the region in which it occurs. The western portion of the County contains a large number of trip-producing (residential) land uses in relation to trip-attracting (office and commercial) land uses. Approximately 80 percent of the developed land contains residential uses. This causes many trips to originate in this area with a destination outside of the area. Travel within the eastern portion of the County, however, is driven by a greater quantity of trip-attracting land uses than trip-producing uses. This area is characterized by many recreational and tourist attractions, which causes large amounts of traffic to originate outside the area with destinations either inside or outside the area.

The level of service (LOS) of major roadways is a measure of the operating efficiency of a transportation facility. Letter designations from A (best) to F (worst) are assigned to a road or intersection to describe how well it functions. In Nevada County levels of service below C occur mainly in the more urbanized areas of Grass Valley, Nevada City and Truckee, and on access roads into major developments such as Alta Sierra, Lake of the Pines and Lake Wildwood. The worst level of service in the County is on Highway 49 south of Grass Valley, which operates at level of service F. Although the level of service provides a general indication of the capacity of a roadway, the actual volume of traffic which can be accommodated at each level of service depends on several factors including:

- Number of lanes;
- Width of lanes;
- Width of shoulder;
- Topography;
- Design speed; and
- Vehicle mix (% auto, truck, etc.)

In some cases, the rural environment of Nevada County creates unique constraints in roadway capacity that affect the ability of the system to handle high volumes of traffic. Therefore, travel in the County tends to be highly concentrated on

Introduction and Setting (Continued)

a few routes, such as State Highway 49, which must handle significant local traffic, as well as through trips, adversely affecting its level of service.

Most truck traffic enters and exits Nevada County on State Routes 20, 49, 174, and Interstate 80. Designation of these roadways as truck routes has not occurred due to the lack of other alternative routes for goods movement. Urban areas such as Grass Valley and Nevada City, however, have delineated truck routes within their jurisdictions. These routes are designated to avoid obstructions, residential neighborhoods, or to prevent roadway damage associated with heavy vehicle travel.

Circulation facilities in Nevada County other than the roadway system are relatively limited. Transit facilities include Gold Country Stage, which is a fixed route system which operates primarily in and between Nevada City and Grass Valley. There are also three on-demand dial-a-ride or non-fixed route services in the County.

Southern Pacific (SP) railroad owns and operates one set of tracks that follows Interstate 80 along the southern border of Nevada County. The rail line is used for the shipment of goods and provides passenger service with a mid-day train in each direction between Chicago and San Francisco providing service to Sacramento, Roseville, Colfax, Truckee, and Reno. The Truckee Intermodal Transportation Center in downtown Truckee serves transit, rail, automobiles, trucks, bikes, and pedestrians.

The number of existing bicycle, pedestrian, and equestrian trails in Nevada County is limited. Ten non-auto trails within Nevada County are either complete or partially complete, including the Emigrant Trail and the Pacific Crest Trail, which are of national significance. These trails are oriented toward recreational use and do not provide logical connection for non-auto transportation within the urbanized areas of Nevada County. The 1989 Nevada County Bicycle Master Plan includes bike lanes within the urbanized areas of the County that improve non-auto access and mobility. Further, to improve pedestrian travel, the County has applied its non-auto TDA funds entirely to sidewalk construction in Nevada City, Grass Valley, Truckee, and urban unincorporated areas.

The major transportation issues facing western Nevada County include the increased demand for transportation brought on by rapid growth and the funding of facilities and services to meet that demand. The major transportation issues in Eastern Nevada County are related to the heavy volumes of regional traffic. Major arterial routes in eastern Nevada County have peak period demands that exceed system capacities. Because of environmental and funding constraints, the potential for large scale highway construction to meet the demand is limited. While highway construction in both the western and eastern parts of the County will aid the situation, demand management strategies on a regional or sub-regional basis and enhancement of alternatives to the automobile provide other potential options to the high costs of new construction.

Based upon the Level of Service (LOS) standards contained in Policies 4.1 and 4.2, the existing regional road system serving Nevada County generally provides acceptable service. However, the principal roads in the downtown areas of

Introduction and Setting (continued)

Grass Valley and Truckee have an existing daily LOS of less than “D,” which is the minimum for *Community Regions*. Also, portions of Pleasant Valley Road south of Lake Wildwood; Brunswick Road north of State Route 174; and La Barr Meadows Road south of State Route 49 operate at less than the minimum LOS “C” for *Rural Regions*. These roads are located at the edge of *Community Regions* and serve as access routes from *Community Regions* to the state highway system.

State Route 49, between Grass Valley and the Nevada-Placer County line has the lowest level of service (LOS “F”) and is operating well beyond its capacity. Future improvements to this route are anticipated by Caltrans and various studies are underway in the segment between McKnight Way and Lime Kiln Road. However, construction of these improvements are not expected within the next five years.

As with other public facilities, development impact fees are a potentially significant means of providing roadway improvements to serve future growth. However, because such fees are not available for solving existing deficiencies, potential funding of improvements to address the existing deficiencies will need to rely heavily upon local sources which are already committed to existing programs. Based upon an understanding of the need and community acceptance of new local funding mechanisms such as location option sales tax or local option motor vehicle may need to be considered.

Further discussion of transportation and circulation facilities in the County, including criteria for level of service and identification of improvement needs, is contained in Section 6: Land Use, Circulation and Infrastructure, of Volume 2 of the Nevada County General Plan; and in Section 9 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives, and Policies

The mountainous terrain in much of the County has resulted in the development of a non-grid network of winding two-lane highways. Rapid growth in western Nevada County has overburdened this network primarily with trip destinations outside the County resulting in delays and lower levels of service on many routes. In eastern Nevada County, regional tourism traffic has overburdened the local highway system.

Additional goals, policies and objectives related to circulation are located in Chapter 1: Land Use, Chapter 2: Economic Development, Chapter 7: Education, Chapter 9: Noise, Chapter 10: Safety, and Chapter 18: Aesthetics.

Goal 4.1 **Coordinate the circulation systems, existing and potential, with the land use patterns and locate major roadway-routes on the land use maps.**

Goals, Policies, and Objectives (Continued)

Objective 4.1 In *Rural Regions*, establish and maintain a desired level of service that minimizes growth and development.

Directive Policy

Policy 4.1 The minimum level of service allowable in the *Rural Regions* of the County, as identified in the General Plan, shall be Level of Service (LOS) C, except where the existing LOS is less than C. In those situations, the LOS shall not be allowed to be less than the existing. Level of service shall be based on the typical highest peak hour of weekday traffic. Special events may be permitted which temporarily exceed this minimum level of service.

*Also see: Chapter 1: Land Use
Policy 1.1*

Chapter 3: Public Facilities and Service

Policy 3.10

Objective 4.2 In *Community Regions*, ensure a desired level of service that supports the current circulation system and provide for future circulation improvements.

Directive Policies

Policy 4.2 Improve non-regional circulation systems for safety and general circulation purposes by identification of potential connections/improvements and implementation of such during the land development process.

Policy 4.3 The minimum acceptable level of service (LOS) for areas identified as *Community Regions* in the General Plan shall be LOS D, except where the existing LOS is less than D. In those situations, the LOS shall not be allowed to be less than the existing. Level of service shall be based on the typical highest peak hour of weekday traffic.

*Also see: Chapter 1: Land Use
Policy 1.1*

Objective 4.3 Maintain desired levels of service by balancing development of the circulation system with land use and development in the County.

Goals, Policies, and Objectives (Continued)

Directive Policy

Policy 4.4 The land use pattern reflected in the Nevada County General Plan Land Use Map is correlated with the future ability of the transportation system, including the major roadway network, to adequately serve said land uses based upon the service criteria and levels of service identified in Policy 4.1, Policy 4.3, Policy 3.1 and Policy 3.10. All General Plan amendments shall be required to show that the proposed development is also correlated with the future provision of transportation facilities and levels of service according to the same criteria.

See: Policy 4.5; Policy 4.6; Policy 4.7; Policy 4.8; Policy 4.9; Policy 4.10

Action Policies

Policy 4.5 Monitor the County and State road system to work toward timely solutions to documented safety problems and appropriate improvements for those components of the road system that are either at or approaching a level of service below D in *Community Regions* and a level of service below C in *Rural Regions*. Monitoring shall occur through a report from the Nevada County Department of Transportation to the Board of Supervisors and Planning Commission, timed to complement each biennial update of the Nevada County Regional Transportation Plan (RTP).

Policy 4.6 The County Road Improvement Program (RIP) shall be maintained and updated annually. Such update shall demonstrate consistency with the Nevada County General Plan and shall identify and establish a schedule for needed improvement projects and identify sources of funding for each improvement, as the basis for determining the roadway capacity available to support new development.

Directive Policies

Policy 4.7 Consistent with legal and funding constraints the following types of road improvement projects shall be emphasized in the County Road Improvement Program:

- a. Projects needed to maximize the safety of the road system on high accident road segments and intersections, including, but not limited to additional road widths and turn lanes, realignments, shoulder improvements, bridge improvements, hazard elimination and hazard control devices;
- b. Projects needed to improve rideability, including, but not limited to, pavement extension and rehabilitation;

Goals, Policies, and Objectives (Continued)

- c. Projects needed to improve capacity and travel speed, particularly in *Community Regions*, and including, but not limited to, interchange improvements, additional road lanes and/or widths, turn lanes, signalization, and bridge improvements; and
- d. Projects needed to improve the use of other modes of transportation, including, but not limited to, public transportation facilities (transit facilities and stops), park and ride facilities, bikeways, non-motorized trails, and pedestrian facilities.
- e. Improve local circulation to address safety and emergency service needs.

To the extent feasible, road improvement projects shall support development of the following:

- a. employment generating uses
- b. affordable housing
- c. circulation/safety needs

Policy 4.8

Where it is determined by the County that a County road, road segment or intersection no longer provides the desirable acceptable level of service as defined in Policy 4.1 and Policy 4.3, the County shall take action to ensure compatibility between future growth and the road system.

Solutions to local road system problems may include funding of transportation-related facilities, transportation management techniques, or development limitations or restrictions.

Policy 4.9

Relative to the State highway system, Nevada County recognizes the major funding limitations that exist within the State system and finds that as a matter of legislative policy, additional growth and development may be allowed within the County, notwithstanding the adverse impacts which may result in the short term by this growth and development. Therefore it shall be the policy of the County to:

- a. Encourage the existing partnership between Nevada County and the State in working together to solve State Highway problems and funding limitations.
- b. Commit local moneys, when available, in the partial funding of critical State highway improvements. As a part of this commitment, the County shall continue to pursue the use of development fees from private development as a funding source.

Goals, Policies, and Objectives (Continued)

- c. Acknowledge that short-term adverse impacts to the State highway system resulting from growth and development within the County will occur until adequate funding is made available and improvements made through projects identified in the adopted State Transportation Improvement Program.
- d. Monitor State activities in responding to the needs of the State system within the County.
- e. Solutions to State road system problems shall include County review and input to the State Transportation Improvement Program, formal County requests for specific improvements and/or facilities, and requests for inclusion of said improvements and/or facilities within the Nevada County Regional Transportation Improvement Program.
- f. Should critical State highway improvements not be identified in the adopted State Transportation Improvement Program, the County may review its policies to determine if additional growth and development should be curtailed in the impacted areas.

Policy 4.10 In the absence of an approved plan and funding program to provide needed roadway improvements, and where the County has determined that there is no feasible project mitigation, the County –may deny those amendments to the General Plan that exacerbate an identified deficiency in local or State roads or highways.

Objective 4.4 **Implement funding strategies for the development and maintenance of circulation facilities and services that will allow the development and expansion of the transportation system concurrent with County Growth.**

Action Policy

Policy 4.11 Implement a comprehensive program that imposes development fees in amount sufficient to mitigate the cumulative impact of development on the regional (non-local) highway and roadway network as defined in the Nevada County Road Functional Classification Plan and as shown on the Nevada County Circulation Plan Maps.

The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts upon the County and, where possible, the State transportation system.

Goals, Policies, and Objectives (Continued)

Directive Policies

Policy 4.12 New roads not shown on the General Plan Land Use Maps as part of the regional and non-through access local road systems identified in the Nevada County Road Functional Classification Plan shall not be constructed at public expense, but shall be provided as site improvements for each development project as necessary to provide safe, appropriate access.

Policy 4.13 Transportation infrastructure required for a project shall be constructed or secured in another manner, or shall be a part of the Nevada County Road Improvement Program to ensure construction in a timely manner.

Objective 4.5 **Provide for long-term, ongoing roadway maintenance.**

Directive Policies

Policy 4.14 To ensure the most effective expenditure of funds, maintenance shall emphasize the arterial and major collector segments of the road system.

Policy 4.15 Nevada County shall work towards coordinated improvement standards and maintenance programs with all incorporated cities and towns within the County.

*Also see: Chapter 1: Land Use
Policy 1.41; Policy 1.42*

Goal 4.2 **Provide for the safe and efficient movement of people and goods in a manner that respects the rural character of Nevada County.**

Objective 4.6 **Design the transportation system to facilitate transportation of people and goods and services in support of the General Plan and the local economy.**

Directive Policy

Policy 4.16 The Nevada County Road Functional Classification Plan and the Nevada County Road Standards shall be the basis for implementing the recommended roadway network identified in the General Plan. The Plan shall provide for a major road system including a comprehensive County road system that will complement the State highway system. This major road system shall consist of Interstate Highway, freeway, principal arterial, minor arterial, major collector and minor collector segments consistent with the Nevada County Road Functional Classification Plan and shown on the Circulation Plan maps:

Goals, Policies, and Objectives (Continued)

- a. Interstates and Freeways - Limited access highways.
- b. Principal Arterials - Major roadways providing access from rural to urban areas and access to freeways.
- c. Minor Arterials - Roads providing through service to industrial and commercial areas and between cities and/or providing access to principal arterials and freeways.
- d. Major Collectors - Roads that provide service within major land use areas or provide access to the arterial roads from local collector and local roads.
- e. Minor Collectors - Roads that provide service within major land use areas or neighborhoods, and provide access from local streets to the major road system.

In addition, the circulation plan maps shall show the general location of existing and future emergency access routes. The primary purpose of these roads is to provide secondary access to various areas of the County during emergencies such as wildland fires and flooding, as well as secondary access to individual homes during site specific emergencies.

Policy 4.16A The circulation plan maps show the general location of existing and future State freeways and highways, arterials, collectors, emergency access routes, and scenic route boundaries. The exact location of future routes will require additional analysis beyond the scope the General Plan and will occur when it is determined that additional growth and development warrant construction or improvements.

Policy 4.16B The County is committed to take those actions necessary to ensure implementation of this Plan's circulation network as delineated in policy 4.16, including condemnation, if necessary, to provide for adequate right-of-way acquisition. Where a subdivider cannot acquire additional right-of-way needed to construct offsite road improvements required as a condition of subdivision map approval, the County will acquire the same by negotiation or condemnation, if necessary, consistent with the California Subdivision Map Act, Section 66462.5, to ensure the needed improvements will be constructed.

Action Policy

Policy 4.17 Prepare and implement a comprehensive Transportation System Management program, to increase the number of people carried by the local road system without increasing the designed capacity of

Goals, Policies, and Objectives (Continued)

the system through consideration of measures including but not limited to:

- a. traffic operations control measures (e.g. re-striping, turn lanes, one-way streets, ramp meters, meter bypass lanes, computerized signals, changeable message signs, etc.).
- b. measures for the local and State road system, coordinated with Caltrans, designed to maintain circulation during high traffic flow events and holidays and to warn drivers of changing road conditions during inclement weather (use of radio, telephone, and signage).
- c. transportation management techniques related to existing and proposed employers (e.g., mandatory employer carpool and/or rideshare programs, business contribution to local public transit, flexible work hours, etc.).

Objective 4.7 **Ensure that the transportation system serving regional destinations maintains desired levels of service without inducing growth along system corridors that is inconsistent with land use patterns.**

Directive Policies

Policy 4.18 It is the policy of the County to place new roadways in areas which have the combined most favorable impact on existing neighborhoods and the environment. Along system corridors, land use, access and implementing zoning shall be consistent with the function and design capacity of the roadway.

Policy 4.19 Maintain the function and integrity of arterial and major collector roads by limiting access wherever possible. For all new development, allow access via the lowest roadway classification, consistent with safe operation of the roadways and environmental constraints.

Objective 4.8 **Encourage the Nevada County Department of Transportation and other responsible agencies to coordinate local and regional road and street systems with respect to local land use patterns and the street network.**

Directive Policy

Policy 4.20 In the review of all discretionary permits, the County shall consider the effect of the proposed development on the area-wide transportation network and the effect of the proposed development on the road network and other transportation facilities in the immediate vicinity of the project site.

Goals, Policies, and Objectives (Continued)

Objective 4.9 **Coordinate with the cities, town, Nevada County Transportation Commission, adjacent counties and Caltrans for the development of an integrated regional circulation system.**

Directive Policies

Policy 4.21 The County will encourage and support the role of the Nevada County Transportation Commission as the primary forum for coordinating regional transportation planning issues.

Policy 4.22 Nevada County shall continue to work through the Nevada County Transportation Commission towards an integrated intracounty and intercounty regional transportation system.

Objective 4.10 **Provide for alternative routes for efficient service and for emergency access.**

Directive Policies

Policy 4.23 As determined with input from providers of fire, police and emergency services, ensure that alternative access is provided where needed for all discretionary projects.

Policy 4.24 Local roads serving new development shall be aligned with and connected to existing local roads on abutting properties to provide continuity in the local road system.

Policy 4.24A Discretionary development in restricted or limited access areas, or areas generally characterized as being served primarily by a dead-end road, shall be required, at a minimum, to construct emergency access roads. Such roads shall be consistent with, but not limited to, those routes as shown on the Plan's circulation maps. Minimum road construction standards shall generally be consistent with Public Resources Code Section 4290 standards as included in the County Road Standards.

Restricted access areas shall include, but not be limited to, those areas served by the following roads: Cement Hill Road, Lake Vera Road, Glenwood Road, Greenhorn Road, Greenhorn/Banner-Lava Cap Road connection, Loma Rica Drive, Pinewoods/Red Dog Road connection, Quaker Hill/Chalk Bluff Roads, three connections of Cooper Road to State Highway 20, Retrac Road, Retrac/McCourtney Road connection, South Ponderosa Way, Wolf Mountain Road, Wolf Mountain/Old Auburn Road connection, Old Auburn/Allison Ranch Road connection, Spenceville Road, Pleasant Valley Road/Rough & Ready Highway connect, roads east of Lake Wildwood, George

Goals, Policies, and Objectives (Continued)

Brewer Road, George Brewer/Magnolia Road connection, Murphy Road, and the McCourtney/Perimeter Road connection.

The County, at its sole option, may directly participate in needed improvements and/or require the developer to fully fund these improvements. Where the cost by the developer exceeds his proportionate share, the County shall make available the use of a reimbursement agreement whereby future beneficiaries of this improved access can be obligated to assist in reimbursing the developer. Where the access serves a regional need, the County may, at its sole discretion, use development fees to fund all or a portion of said improvements.

Policy 4.24B For those routes not serving a regional need, an emergency access road impact fee may be imposed on development in restricted access areas as referenced in policy 4.24A. This development fee shall ensure that future growth in such areas fully mitigates its direct and cumulative impact on fire access needs within the local area.

Objective 4.11 Reduce spot accident rates for all transportation modes.

Directive Policy

Policy 4.25 New local roads which intersect arterial or collector roads shall be aligned with existing local roads across the arterial or collector roads wherever possible.

Goal 4.3 Reduce dependence on the automobile.

Objective 4.12 Increase the availability of alternative modes of transportation.

Action Policies

Policy 4.26 Require consideration of the feasibility of providing transit alternatives to automobile transportation in all discretionary project review. As part of the development review process, require consideration of ways to reduce dependence on the auto in all discretionary and ministerial non-residential projects. For projects generating 50 or more employees, an analysis shall be prepared by the applicant documenting means to reduce auto dependence. Wherever feasible, measures documented in the analysis shall be incorporated into the project. This process shall be coordinated with the applicable Transportation Management Association (TMA) or successor agencies.

Policy 4.27 Nevada County shall cooperate with the Nevada County Transportation Commission, to prepare and implement a Pedestrian Master Plan that provides for a comprehensive system

Goals, Policies, and Objectives (Continued)

of sidewalks, pathways and trails within established Community Boundaries that are designed to encourage pedestrian use. Emphasis will be placed on connecting residential areas to commercial and industrial areas; development of direct, efficient, safe and aesthetically pleasing routes; and practical mechanisms for utilizing existing public and quasi-public rights-of-way for pedestrian use.

The Plan shall be implemented through (but not limited to) the development review process to ensure that:

- a. Routes are analyzed and designed in relation to a project’s neighboring uses and development pattern;
- b. Convenient and pre-existing access is retained and improved, if feasible; and
- c. New development adjacent to or including any designated pedestrian trail shall be coordinated with provision of such trail under Policy 4.33.

Policy 4.28

Nevada County shall cooperate with the Nevada County Transportation Commission to update and implement the Nevada County Bicycle Master Plan. The updated Master Plan shall include practical mechanisms for utilizing existing public and quasi-public fees; and be implemented through (but not limited to) the development review process to ensure that:

- a. Routes are analyzed and designed in relation to a project’s neighboring uses and development pattern;
- b. Convenient and pre-existing access is retained and enhanced; and
- c. New development adjacent to or including any designated bicycle trail shall be coordinated with provision of such trail under Policy 4.33.

Objective 4.13 Decrease vehicle miles traveled while encouraging increased ridership and vehicle occupancy.

Directive Policy

Policy 4.29

Nevada County, through the Department of Services for Transportation, Aviation, and Recreation (STAR), shall work with local Transportation Management Associations (TMAs) to increase opportunities for ridesharing, transit use and other means of reducing demand for additional roadway capacity.

See: Policy 4.17; Policy 4.23; Policy 4.24

Objective 4.14 Provide a land use pattern which minimizes the need for new roadways and encourages the use of alternative transportation modes.

Goals, Policies, and Objectives (Continued)

Directive Policies

- Policy 4.30** Minimize the need to commute by:
- a. Providing for an adequate amount of residential, commercial, and industrial designations in proper balance, as shown on the General Plan Land Use Maps.
 - b. Encouraging Economic Development and Public Facility policies which support local employment opportunities.

*Also see: Chapter 2: Economic Development
Policy 2.7; Policy 2.12; Policy 2.13*

*Chapter 3: Public Facilities and Services
Policy 3.1; Policy 3.8*

- Policy 4.31** Encourage the development of transit to serve *Community Regions and Rural Centers* by:
- a. clustering growth to maximize the efficiency of the transit system; and
 - b. providing commuter-oriented transit to serve employment centers.

Objective 4.15 **Sidewalks, bicycle facilities and paths must be provided where necessary, and on an equitable basis with roadway improvements.**

Directive Policies

Policy 4.32 For all discretionary permits within *Community Regions*, as defined in Policy 1.1 and as shown on the General Plan Land Use Maps, sidewalks are encouraged as frontage improvements for all non-residential projects, and for all residential projects with an overall density greater than one dwelling unit per gross acre, or pedestrian use shall be included within the roadway prism.

Policy 4.33 The County shall impose comprehensive development fees in amounts sufficient to offset the costs identified as the appropriate share of the bicycle and pedestrian improvements under the Bicycle and Pedestrian Master Plans and Non-Motorist Multi-Purpose Transit Master Plan pursuant to the adoption of the General Plan which are necessary to serve future development.

The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts on the County. The County shall pursue additional, non-development-based funding to make up for the past incurred

Goals, Policies, and Objectives (Continued)

deficiencies and ensure that such fees are not levied until the funding to make up these past deficiencies is assured.

Policy 4.34 County road improvement projects shall incorporate improvements consistent with the Nevada County Pedestrian and Bicycle Master Plans. Impact fees shall be adopted to offset costs of constructing these facilities.

Policy 4.35 Additional sources of funding to enhance the development of bicycle facilities shall be actively sought. Funding for facilities which enhance recreational bicycle use shall be sought from appropriate sources.

Policy 4.36 Bridges and other public road facilities that are designated as components of or connections for non-vehicular trails and pathways, as shown on the Bicycle, Pedestrian or Non-Motorized Trail Master Plans, shall be designed and constructed to ensure the safety and security of all users.

Goal 4.4 **Minimize adverse impacts of the circulation system on the natural and historic environment.**

Objective 4.16 **Protect the natural environment in development and maintenance of the transportation system.**

Directive Policies

Policy 4.37 Nevada County shall continue to require environmentally sound practices for transportation facility construction and maintenance. New roads or improvements to the existing road system and all trails and pathways shall be located, constructed and maintained in a manner compatible with the environment.

Policy 4.38 Encourage Caltrans' efforts to reduce impacts to vegetation, wildlife and water quality through the use of salt substitutes, or other environmentally compatible materials for road de-icing.

Policy 4.39 Recognize and protect, to the extent feasible, existing historical districts and other historical features during the development of roadway systems.

Chapter 5: Recreation

Introduction and Setting

Recreational opportunities within Nevada County are varied, ranging from public parks with intensively used active recreational facilities, to vast tracts of forest lands, which provides a natural environment for passive recreation and visual enjoyment.

Nevada County is blessed with a wide variety of landscapes and scenic resources which provide passive recreational opportunities for residents and visitors alike. Chief among these scenic resources are the views available from many roadways to surrounding open areas as well as to vistas of the foothills and mountains. Major roadways in the County which are important for their scenic resources include:

- **Interstate 80 and Highways 49, 89, 174, and 267** for their entire length in the county;
- **Highway 20** from Highway 49 to Interstate 80; and
- **Donner Pass Road** (Old Highway 40) from the Interstate 80 intersection at Soda Springs to Donner State Memorial Park.

The number of existing bicycle, pedestrian, and equestrian trails in Nevada County is limited. However, there are a number of non-auto trails within Nevada County that are either complete or partially complete. These trails are oriented toward recreational use and do not provide logical connection for non-auto transportation within the urbanized areas of Nevada County. A brief description of each trail is given below:

- **Scott's Flat Trail** is a 50 mile trail that crosses both Forest Service and private property. It serves Upper Burlington Ridge, Deer Creek Forebay, Indian Springs and Towle Mill.
- **Nugget Trail** is approximately 50 miles at the Sierra County Line. It also crosses both Forest Service and private property.
- **South Yuba Trail** begins at the South Yuba Recreation Area and extends approximately 5 miles to campgrounds.
- **Missouri Bar Trail** extends north of Highway 20 across the South Yuba River.
- **Pioneer Trail** parallels Highway 20 east of Nevada City. Approximately 15 miles are complete, with plans for an extension to the Pacific Crest Trail by 1993.
- **Emigrant Trail** is a historic trail of regional significance extending through the entire County.
- **Wildwood** is a proposed equestrian center and trail system of approximately 25 miles near Lake Wildwood.

Introduction and Setting (Continued)

- **Empire Mine State Park** is a trail of approximately 10 miles off Highway 49 in Grass Valley.
- **Independence Trail** is a two-mile trail adjacent to Highway 49 north of Nevada City designed for handicapped and wheelchairs.
- **Pacific Crest Trail** is a north-south trail extending from Canada to Mexico through the eastern portion of the County.
- **Mount Olive Bike Path** is a Class I path adjacent to Mount Olive Road adjacent to Lower Colfax Road.
- **Magnolia School Trail** is a short path that serves Magnolia School students along Magnolia Road.

The 1989 Nevada County Master Bicycle Plan includes bike lanes within the urbanized areas of the County that improve non-auto access and mobility. Further, to improve pedestrian travel, the County has applied its non-auto Transportation Development Act funds entirely to sidewalk construction in Nevada City, Grass Valley, Truckee, and urban unincorporated areas.

There are three recreation and park districts in Nevada County: Western Gateway Regional and Bear River in western County and Truckee Donner in eastern County. Western Gateway operates the Western Gateway Park, a large park offering a variety of recreational facilities. Truckee Donner operates a number of park and recreational facilities, primarily within the Town of Truckee. Bear River is a new District and currently operates the Magnolia Sports Complex in conjunction with the Pleasant Ridge School District.

Nevada County owns no recreation land other than the Western Gateway Park site in Penn Valley, which is leased to the Western Gateway Park District, and the County does not operate any recreation facilities. However, the County does collect Quimby Act fees on new subdivision lots and distributes those fees to the cities, to existing park and recreation districts, to specific community recreational facilities, or to school districts for enhanced recreational opportunities.

There are several public land ownerships that cover a significant amount of the County's total land area. In addition to the County of Nevada, the State of California, and the United States Forest Service, the Bureau of Land Management (BLM) also has ownership within Nevada County. BLM is responsible for administering public lands and resources following the principles of multiple use and sustained yield set down by Congress in the landmark 1976 Federal Land Policy and Management Act.

The County lands are primarily located in and around the cities of Grass Valley and Nevada City and the town of Truckee. Such lands are limited to those occupied by county buildings except for park land in Penn Valley leased to the Western Gateway Park and Recreation District. State lands include Empire Mine State Park near Grass Valley, Malakoff Diggins State Historical Park north of Nevada City, Donner State Park within the Town of Truckee, and the South Yuba Project along the South Fork of the Yuba River. Also about one-half of the 11,000 acre Spenceville Wildlife Management and Recreation Area is located in the County, west of Penn Valley. National forest lands are located along the county's northern border,

Introduction and Setting (Continued)

throughout the San Juan Ridge and Chalk Bluff Ridge and due east towards the California-Nevada state line. The major areas administered by BLM are located within the South Yuba River Recreation Lands; north from Rollins Reservoir to Poore Mine and east to Deadman's Flat; west from the South Yuba River Recreation Lands to Bridgeport; and south from Rough and Ready to Ranch Hill. Smaller areas of BLM lands are located along the western and southern borders; south of Grass Valley; and pocket areas around Nevada City and in Willow Valley.

The Tahoe National Forest covers approximately 169,000 acres or 264 square miles of land in Nevada County. The Toiyabe National Forest covers 2,600 acres in eastern County. The Spenceville Wildlife and Recreation Area contains 11,000 acres or 17 square miles, with half the tract in Nevada County and the other half in Yuba County. The Bureau of Land Management has some 11,000 acres of land in Nevada County. These areas cover a total of 294 square miles (or 30%) of the County's 978 square miles.

In addition to the public lands, Nevada County supports a variety of private and commercial recreational facilities. These include ski areas and resorts, golf courses, and campgrounds. Among the most extensive private facilities are those provided by the Tahoe Donner Association in the Truckee area, with a golf course, swimming, tennis, downhill and cross-country skiing.

Camping and other passive recreational opportunities are provided by the U.S. Forest Service, Bureau of Land Management, Army Corps of Engineers, State Parks and Recreation, the Nevada Irrigation District and the two parks and recreation districts, on public lands, and by the Pacific Gas and Electric Company in conjunction with hydroelectric power facilities. In addition, the County has around 2,500 campsites in private campgrounds and water-oriented facilities provided by parks and recreation districts and concessionaires on public lands.

Further discussion of recreation resources and facilities in the county is contained in Section 4: Open Space/Conservation Inventory, of Volume 2 of the Nevada County General Plan; and in Sections 9 and 11 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives, and Policies

The County has an extensive amount of scenic highways, trails, and state and federal forest covering hundreds of thousands of acres of scenic land. Provision of public park facilities by the County and by local park districts has been hampered due to rapid growth and funding limitations.

Additional goals, policies and objectives generally related to recreation are located in Chapter 1: Land Use; Chapter 3: Public Facilities; Chapter 4: Circulation; Chapter 6: Open Space; Chapter 11: Water; Chapter 15: Forest; Chapter 16: Agriculture and Chapter 18: Aesthetics.

Goals, Policies, and Objectives (Continued)

Goal 5.1 Provide a variety of active and passive recreational opportunities.

Objective 5.1 Provide a diverse range of recreational opportunities at a regional, district, community, and neighborhood level.

Directive Policies

Policy 5.1 Development of parks and recreation facilities in the County park system will focus upon regional facilities providing County-wide services, or serving large areas of the County including *Community Regions* and *Rural Regions*. Design of the regional parks should focus on natural resources, environmental education, and provide areas for diverse recreation interest. Regional parks should provide for both active and passive uses which may include open play, picnicking, walking, cycling, nature enjoyment, cultural activities and historic interpretation. Use of environmentally sensitive areas should be limited to open space or low-intensity passive activities.

Policy 5.2 The County shall encourage the formation of local park districts to provide neighborhood community and district parks within *Community Regions* and *Rural Regions*, which are responsive to the diverse recreational needs in the different regions. The County shall encourage such districts to adopt specific levels of service for local park and recreation facilities.

Policy 5.3 Encourage all park districts serving the County to develop and to regularly update a Park and Recreation Master Plan which specifies the districts' policies and requirements for facilities based upon buildout of the County's General Plan. The County shall review all proposed facility sites in the districts' Facilities Master Plans for consistency with the General Plan.

Policy 5.4 The provision of linear parks or greenways within *Community Regions* is encouraged to provide linkages between park facilities and from residential areas to parks. Inclusion of bikeways and pathways should be considered for all linear parks and greenways, and where possible greenways should be utilized to link *Community Regions* to the County-wide trail system.

Objective 5.2 Acquire, develop and maintain park lands to serve the needs of Nevada County.

Goals, Policies, and Objectives (Continued)

Directive Policies

Policy 5.5 The County shall base park and recreation facility planning on the following level of service standard for County park land to provide regional parks serving both *Community Regions* and *Rural Regions*:

- 3.0 acres of park land for each increase of 1,000 persons in county-wide population.

Policy 5.6 Planning for acquisition and development of regional park and recreation facilities shall be based upon development of a comprehensive system of open space, linked to County Bicycle and Non-Motorized Trails Master Plans. The system should also be based upon serving multiple functions, including provision of active and passive recreation opportunities, preservation of natural features, and enhancing the aesthetic character of Nevada County.

See: Policy 5.15; Policy 5.16; Policy 5.17

Objective 5.3 **Maintain and implement a Parks and Recreation Master Plan to guide the acquisition, development and management of county-operated recreation facilities.**

Action Policy

Policy 5.7 The County shall prepare an updated Master Parks and Recreation Plan reflecting buildout of the General Plan. The updated Plan shall identify land, facilities and improvements needed to serve new development and to address existing park and recreation deficiencies for inclusion in the County's long-range Capital Facilities Plan and in the Five-Year Capital Improvement Program.

Directive Policy

Policy 5.8 The County will include park sites in a long-range program to acquire land needed for future public sites or expansion of existing sites in conjunction with the development impact fee program and Capital Facilitation Plan. This program will involve identification of site areas designated for acquisition in the Park and Recreation Master Plans of the County.

See: Policy 5.9

*Also see: Chapter 3: Public Facilities and Services
Policy 3.7; Policy 3.10*

Goals, Policies, and Objectives (Continued)

Objective 5.4 **Implement funding strategies for the acquisition, development, and maintenance of park and recreation facilities.**

Directive Policies

Policy 5.9 Park and recreation facilities shall be included in the County’s comprehensive impact fee program. The comprehensive development fees shall be in amounts sufficient to offset the costs identified as the appropriate share of the park and recreation facility improvements necessary to serve future development. The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts upon the County.

Policy 5.10 Implement a comprehensive and aggressive funding program that ensures that all Federal, State and local funding sources are identified, analyzed and used to the maximum extent possible in meeting the funding shortfall in providing County park and recreation facilities.

Objective 5.5 **Coordinate future park and trail planning with other responsible agencies.**

Directive Policies

Policy 5.11 Cooperate with other public and private entities providing recreation activities to coordinate activities in the County and eliminate duplication of recreational services. The County shall encourage those agencies providing recreational programs and activities to continue those programs and activities.

Policy 5.12 The joint use of facilities (such as public schools and public and private open spaces) and the joint location of school-park sites shall be encouraged to efficiently use all areas offering recreation potential.

Policy 5.13 Encourage cooperation among local, state and federal agencies to maximize the use of public land and facilities for public use and recreation.

Objective 5.6 **Implement a comprehensive, and where possible integrated, county-wide trail system.**

Goals, Policies, and Objectives (Continued)

Directive Policies

- Policy 5.14** Provide a county incentive program which encourages retention of private open space by including such incentives as, but not limited to, tax incentives, insurance programs, and public ownership of open space easements.
- Policy 5.15** The County shall provide for the inclusion of bikeways, walkways, and non-motorized trails in appropriate locations within parks. Where feasible, park sites shall be integrated with the County Bicycle Master Plan and with the Non-Motorized Multi-Purpose Trails Master Plan.
- Policy 5.16** The County shall continue to implement the County Bicycle Master Plan for its recreational value, as well as to provide for non-motorized access to park and recreation facilities.
- Policy 5.17** The County shall implement the Non-Motorized Multi-Purpose Trails Master Plan to provide multi-purpose recreational opportunities throughout extensive areas of the County, and to improve access to other recreational opportunities for residents in both *Community Regions* and *Rural Regions*.
- Objective 5.7** **Preserve and encourage water based recreational opportunities.**

Directive Policies

- Policy 5.18** Cooperate with other public agencies to provide public access to the lakes and impoundments in the County, consistent with their ability to support water based recreation.
- Policy 5.19** Cooperate with other public and private agencies to provide public access to the rivers in the County, with emphasis at road and highway bridges so as to assure access for police and emergency vehicles.
- Policy 5.20** Encourage proper operation and environmental standards for private facilities on lakes, impoundments, and rivers.
- Objective 5.8** **Recognize the Yuba River Canyon as a recreational resource.**

Directive Policy

- Policy 5.21** Recognize and protect the South Yuba River canyon as an important resource in terms of recreation, tourism, aesthetics, water resource, mineral resource, water quality, and wildlife habitat through the following actions:

Goals, Policies, and Objectives (Continued)

- a. Designate publicly-owned lands physically adjoining the river as open space in the General Plan land use maps.
- b. Encourage the recreation master planning and development activities by the State Department of Parks and Recreation.
- c. Discourage the placement of dams on the South Yuba River canyon. Other water storage techniques, such as off-stream storage, may be considered as long as significant impacts are sufficiently mitigated.

Objective 5.9 Provide for recreational opportunities for visitors while preserving rural character.

Directive Policies

Policy 5.22 Encourage the development of private recreation facilities within the Recreation land use designation of the General Plan, including food services, motels/ hotels, resorts, day camps and overnight camps.

Policy 5.23 Allow the development of limited recreational uses in Rural and Forest land use designations.

*Also see: Chapter 15: Forest
Policy 15.6*

*Chapter 16: Agriculture
Policy 16.12*

Chapter 6: Open Space

Introduction and Setting

Open space can serve a variety of purposes. It can be used as the focal point of a community in the form of local and regional parks or as a means of preserving significant features in the area. In order to use open space in community design, it must first be recognized. Once recognized, it should be incorporated into programs for the preservation of natural resources, managed for the production of resources, used for outdoor recreation, and set aside, where appropriate, for public health and safety.

Areas to be preserved for the preservation of natural resources should include lands for the preservation of plant and animal life including habitat for fish and wildlife species. Protective corridors are recommended along all major streams in the planning area as a means to eliminate the encroachment of development in these environmentally sensitive areas. These corridors will also help to preserve the water quality of major waterways.

Open space for managed resource production includes agricultural lands and mineral resources. Agricultural resources in the planning area are abundant. From one-half acre plots of specialized vegetables to cow/calf operations and timber stands on hundreds of acres, Nevada County supports all types of agricultural pursuits. Agriculture in the county is a mosaic of residential neighborhoods with intermingled farmland. This land provides marketable products, open space, wildlife habitat, watershed and an aesthetic environment. Farms and farmland have the unique ability to provide all these amenities at the same time and still remain a viable economic alternative to the owners or tenants.

Mineral resources, particularly gold, have played a major role in the history of Nevada County. Since 1848, when gold was first discovered in the area, to the years preceding World War II, most of the County's population was economically supported, directly or indirectly, by the local gold mining industry. Other metals produced in the County since 1880 include silver, copper, lead, zinc, chromite, and small amounts of tungsten and manganese. Industrial minerals include barite, quartz for silicon production, and small amounts of limestone, asbestos, clay, and mineral paint. Also, significant deposits of sand, gravel, and rock types suitable for construction aggregate are exposed throughout the County.

Nevada County is blessed with a wide variety of landscapes and scenic resources which provide passive recreational opportunities for residents and visitors alike. Open space to be used for outdoor recreation includes scenic routes, park and recreation districts, bikeway/pedestrian/equestrian trails, and public lands.

Introduction and Setting (continued)

Open space to be set aside, where appropriate, for public health and safety includes areas prone to fire hazard, avalanche hazard, and landslide hazard. Nevada County has a high potential for wildland fires of devastating intensity. Based on a "Fire Hazard Severity Zone" map developed by the California Department of Forestry (CDF), almost all of Nevada County has been placed in the "very high" category of severity. Where adequate fire protection services are not available, maintenance of a low density rural land use pattern provides a means of providing open space for reduction of fire hazard to persons and property.

Avalanche hazard areas are generally located on high, mountainous slopes and terrain at elevations above 7,000 feet. The location of avalanche hazard areas depends upon the location of snow accumulation areas - those areas where snow tends to drift during peak winter storms. In 1982, Snow Consultant Services prepared a study that identified avalanche hazard areas within Nevada County. The areas include portions of the Donner Lake, Tahoe-Donner, and Soda Springs areas. These hazard areas are currently populated, subdivided, or where domestic or commercial uses are planned (ski areas are not included). The mapping does not include areas where people would likely travel by foot, snowshoes, skis, or snowmobile (i.e. back country or roadless areas).

The geologic properties of slope forming materials are a primary factor determining the stability of a slope. Although slope movements can occur in any type of rock material, certain bedrock formations exhibit a high susceptibility to such movement. Cenozoic Volcanic, which is found in the central portion of the County, is a form of this bedrock type. However, most of the County's soils are underlain with dense bedrock formations and lack the characteristics contributing to landslide susceptibility. There are however, other factors such as steep topography, past hydraulic mining, and large amounts of precipitation (as in 1982 and 1983) that create the potential for landslide activity.

There are many hydraulic mining sites within Nevada County. East of Nevada City, an area of over 20,000 acres contains the majority of these sites. In 1982, Nevada County experienced 100 inches of precipitation and in the following year, received 90 inches. According to the Soil Conservation Service, every landslide that occurred during those periods was adjacent to a hydraulic mine site.

The County has extensive rural and forest areas which, although not formally designated as open space, provide and protect open space values. Such areas are major contributors to the scenic quality of the County and also encompass the majority of the County's mineral, timber and agricultural resources.

Further discussion of open space in Nevada County is contained in Section 4: Open Space/Conservation Inventory, in Volume 2 of the General Plan; and discussion of open space resources may be found in Sections 3, 4, 5, and 8 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan. Fire and Avalanche Hazard Zones within the County are identified and discussed in Section 4 of the Nevada County Master Environmental Inventory.

Goals, Objectives, and Policies

The scenic, forest, timber, agricultural, mining, and water resources of the county are extensive and unique to Sierra Range counties. The management and preservation of these resources is both an economic and quality-of-life issue for Nevada County.

Additional goals, policies and objectives generally related to open space are located in Chapter 1: Land Use; Chapter 5: Recreation; Chapter 10: Safety; Chapter 11: Water; Chapter 13: Wildlife and Vegetation; Chapter 15: Forest; Chapter 16: Agriculture and Chapter 18: Aesthetics.

Goal 6.1 **Encourage that land use patterns and site development reflect open space values.**

Objective 6.1 **Integrate open space consideration in the establishment of land use patterns.**

Directive Policies

Policy 6.1 The General Plan recognizes the importance of open space serving one or more of the following purposes:

- a. Preservation of natural resource areas;
- b. Conservation of open spaces for the managed production of resources;
- c. Maintenance of areas with importance for outdoor recreation;
- d. Delineation of open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions; and
- e. Provision of open spaces to create a buffer which may be landscaped to minimize the adverse impact of one land use on another.

The General Plan includes an Open Space land use designation, which is intended to provide for lands, serving one or more of the above purposes, which is either in public ownership, or permanently preserved as open space through easements or other restrictive mechanisms. The uses of land under the Open Space designation and implementing zoning are limited to those which have minimal impact on the natural character and environmental features of the land.

In addition, the Rural, Forest and Recreation designations of the General Plan also provide visual and functional open space, including open space for production of resources and provision of recreation opportunities.

*Also see: Chapter 5: Recreation
Policy 5.14*

Goals, Policies, and Objectives (continued)

- Policy 6.2** The County may utilize clustering of development, as provided in the Land Use policies, to preserve open space within the *Rural Regions* and to encourage creation of open space which will enhance visual, habitat and other open space values. Such open space may be permanently secured and preserved as open space through permanent easements, dedication to a public agency, permanent trust or other irrevocable means.
- Also see: Chapter 1: Land Use
Policy 1.18*
- Policy 6.3** Maintain the density of development allowed in the Rural and Forest land use designations as shown on the General Plan Land Use Maps in order to provide for low density development in *Rural Regions* which preserves an open, rural character and complements the permanent public and private open space.
- Policy 6.4** Protect areas supporting renewable natural resources from incompatible or disruptive development or land uses through very low density General Plan designation. High site and public timber resources shall be designated for forest uses at the 160 acre minimum parcel size or greater, except for areas of fragmented parcelization. Identified lakes and reservoirs shall be designated as water areas in the General Plan.
- Policy 6.5** Within all Village and *Rural Centers*, as well as multi-family, commercial, business park and industrial development, the County shall require that appropriate areas be provided for urban open space in accordance with applicable zoning regulations and the Comprehensive Site Development Standards. Recreational use of urban open space shall be designed to minimize impact on sensitive environmental and/or biological values.
- Policy 6.6** Provide for, where feasible, continued access to open space and public resources by ensuring that all discretionary projects are consistent with development of the Nevada County Non-Motorized Trails Master Plan.
- Policy 6.7** Nevada County encourages the location and development of motorized off-road facilities on lands where such use can be accommodated. The location and development of such facilities shall include consultation with the State Department of Fish and Game as well as other responsible agencies.

Policy 6.8 Encourage the local recreation and park districts and/or an appropriate private entity to obtain open spaces (on environmentally constrained lots or land, lots with relatively low construction potential) and neighborhood parks within existing residential subdivisions and areas.

Objective 6.2 **Implement development standards that incorporate open space values.**

Action Policy

Policy 6.9 Development standards for project design, grading, construction and use, established through the Comprehensive Site Development Standards, shall be used in project review of all discretionary project permits to determine open space requirements for each project.

These standards shall provide for consideration of non-disturbance of, and open space setbacks from identified sensitive environmental, biological, or cultural resources, e.g. 100-year floodplains, wetlands, slopes in excess of 30% (excepting access across slopes up to 30%), lakes, ponds, significant historic or archaeological sites/resources, critical wildlife areas, minimization of land disturbance, consistency with the landforms and aesthetic context of the site, temporary and permanent erosion and sedimentation controls, and vegetation retention, replacement and enhancement.

Policy 6.10 The County shall support the activities of the Nevada County Land Trust and Truckee-Donner Land Trust to acquire and manage open space lands. These non-profit Trusts shall be encouraged to acquire open space through dedication or voluntary purchase from willing sellers of property of easements.

The Trusts shall be encouraged to acquire land or other real property interests which could focus on lands which contain unique, valuable or sensitive resources reflecting environmental or biological sensitivity; scenic landscape units; community separators; historic, cultural, and archaeological content; and low intensity recreational potential.

Policy 6.11 The County shall consider forming an Open Space District to acquire and manage open space lands.

*Also see: Chapter 1: Land Use
Policy 1.17*

*Chapter 5: Recreation
Policy after 5.14*

*Chapter 13: Wildlife and Vegetation
Policy 13.1*



Chapter 7: Education

Introduction and Setting

Public schools play an important role in the neighborhood and the community. In addition to their education role, they serve the larger community as a place for a wide range of activities, including meetings, special programs, after school play, latch-key programs, youth and adult sport programs, and even precinct voting. Coordination between school districts and the County is important to ensure that educational facilities will be available to serve future population.

A quality learning environment is dependent upon many factors, including the design of the school, class sizes, site location and school enrollment capacities. For school districts in rural counties, the need for early planning and coordination to meet future needs is especially critical, because development typically occurs through many relatively small projects, rather than a few large projects where school sites can be provided as an integral part of development.

There are currently 13 separate school districts serving Nevada County, including Tahoe-Truckee Unified School District, Pleasant Ridge Unified School District, Ready Springs Unified School District, Chicago Park School District, Clear Creek School District, Grass Valley School District, Nevada City School District, Pleasant Valley School District, Twin Ridges School District, Union Hill School District, Special Education Consortium District, Nevada Joint Union High School District and Sierra College Extension. The Placer County School Board serves as an administrative body to Tahoe-Truckee Unified School District.

Each of the school districts has identified needs for additional funding to increase staffing levels, facilities, equipment and programs. Five of the school districts are reported to be experiencing over-crowded conditions at certain schools. At some schools this situation is being corrected with the use of portable classrooms on the school grounds. The Nevada Joint Union High School District, which has had a significant increase in enrollment, is beginning preliminary planning for selection of a new high school site.

Higher education facilities serving the County are provided by Sierra Community College District, which provides two-year degree programs, continuing education, job training, job placement and skill enhancement programs for Placer and Nevada Counties. The District currently serves over 16,000 students, of which approximately 80 percent come from Placer County. The Sierra Community College campus is located in Rocklin, which is approximately 25 miles south of Nevada County. The District is currently in the process of constructing buildings on a new site in Grass Valley. The Western Nevada County Center, scheduled to open in the fall of 1996, is projected to serve 950 day students and 1,300 evening students. The

Introduction and Setting (continued)

center will provide an extension of Dorsey Drive to connect E. Main Street and Ridge Road.

Additional discussion of school facilities in the County is contained in Section 11 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the General Plan.

Goals, Objectives, and Policies

All of the school districts in Nevada County have identified significant additional funding needs and five of the districts are experiencing overcrowding. Planning and coordination for the development of new facilities is critical to meet the needs of future growth.

Additional goals, policies and objectives generally related to education are located in Chapter 1: Land Use; Chapter 2: Economic Development; Chapter 3: Public Facilities and Services; and Chapter 5: Recreation.

Goal 7.1 Facilitate the development and maintenance of schools and educational facilities to ensure the economic and cultural vitality of the County.

Objective 7.1 Support and encourage public schools that are physically and functionally integrated with their surrounding neighborhoods or service areas.

Directive Policies

Policy 7.1 The County will encourage location of future school sites which are physically and functionally integrated with their surrounding neighborhoods and community, and will cooperate with school districts and other governmental agencies to coordinate school facilities planning and site acquisition.

Policy 7.2 The County will encourage consideration of appropriate access in the location of new school sites, so that elementary and middle schools have access from collector or local streets, while high schools have access from arterial streets. The County will encourage the location of new school sites so that they can be linked with planned bikeways, greenways and pedestrian access wherever possible.

Objective 7.2 Encourage coordinated school facilities planning and site acquisition among school districts and other local government agencies.

Goals, Policies, and Objectives (Continued)

Directive Policies

Policy 7.3 Encourage all school districts serving the County to develop and to regularly update a Facilities Master Plan which specifies a districts' policies and requirements for facilities based upon realistic school growth projections. The County shall review all proposed facility sites in the school districts' Facilities Master Plans for consistency with the General Plan.

Policy 7.4 The County will encourage the joint use of school and park facilities to provide more efficient educational and recreational services.

Objective 7.3 **Support service levels that are equal to or exceed state standards for classroom size, school enrollment and school size, for all schools.**

See: Policy 7.3

Objective 7.4 **Cooperate in securing adequate funds to construct and/or renovate schools to keep pace with growth and enrollment.**

Directive Policies

Policy 7.5 The County will cooperate with the school districts and municipalities in the County, to the extent feasible, to explore methods for securing adequate funding of new school facilities. This may include the development of local funding mechanisms, as well as the utilization of state funds when available. Local resources to be considered may include the reservation or dedication of school sites, developer fees, development agreements, Mello-Roos CFDs, assessment districts, redevelopment funds, general obligation bond proceeds, special taxes, and other legal funding mechanisms.

Policy 7.6 The County shall encourage all school districts within the County which are impacted by growth to do appropriate studies, based on realistic school growth projections, and develop an impact fee program, if found to be necessary, providing for the maximum school fee permitted under the School facilities law, or applicable portion thereof, to offset the costs identified as the appropriate share of the school facility capital improvements necessary to serve future development.

Objective 7.5 **Coordinate, to the extent allowed by law, the capacity, financing and availability of school facilities with the timing of new development.**

Goals, Policies, and Objectives (continued)

Directive Policy

Policy 7.7 For any development requiring a discretionary permit, where the affected district determines adequate school facilities are not available to serve the proposed development, the County will work with affected school districts in securing project-sponsored mitigation.

Objective 7.6 **Encourage higher education programs and facilities be made available to the Nevada County area to serve the community's needs.**

Directive Policies

Policy 7.8 The County will continue to place a high priority on the establishment of higher education facilities and programs in the County including a four-year college campus. In addition to supporting the location of a campus of Sierra College in the County, the County will cooperate in the consideration of joint reciprocal use of facilities, equipment and personnel resources to establish mini-college centers in the County to provide additional access to higher education.

Policy 7.9 The County strongly encourages school districts to fully mitigate the impacts of their facility improvement projects on public services and facilities which include, but are not limited to, roads and water and sewer facilities.

Chapter 8: Housing

Introduction and Setting

During the 1970 to 1990 period, the rate of housing unit growth (i.e. supply) lagged slightly behind household formation (i.e. demand). This trend was most notably evident in Grass Valley and the unincorporated county. Although the total number of housing units in these areas in 1990 exceeded the total number of households, the comparison suggests that demand for housing in these areas is growing at a pace which exceeds supply. The opposite situation existed in the eastern county. There, the percentage change in housing units was more than 88 percent, compared to household growth of about 66 percent. Moreover, there were more than two housing units for every one household in the eastern county.

Three areas within the County contributed 8,333 units or roughly two-thirds of the 12,593 units constructed during the 1980s. The Lake Wildwood and Lake of the Pines areas accounted for approximately 40 percent of the total growth in the county's housing stock. The other area, which includes Truckee, added more than 3,300 units to and accounted for more than one fourth of new units.

The county's rate of home ownership was 74.4 percent, much higher than the state. The lowest rate of home ownership was in the city of Grass Valley, where about 41 percent of households were homeowners. This situation was understandable given that almost 40 percent of the county's multi-family units are located in Grass Valley. The share of single family units in the county has declined during the past thirty years from approximately 90 to 80 percent. In the 1980s, growth in multi-family units was flat and their share of the housing stock dropped significantly from 13 to about 9 percent. In comparison, about one-third of the housing units in California are multi-family units. In comparison to the state, the county has a significantly larger share of its housing stock consisting of trailers and mobile homes with over 11 percent of total units, compared with six percent for the State. Although this type of housing is frequently found in rural areas, the high incidence of mobile homes in the county suggests that these units provide one source of affordable housing for county residents.

In 1980, seasonal units comprised slightly less than four percent of the county's total housing stock. By 1990, the number of seasonal units had almost quadrupled, increasing the percentage of seasonal units to almost 10 percent. Furthermore, seasonal units accounted for more than 20 percent of the new home construction that occurred during the 1980s. Slightly more than half of the county's seasonal units were located in the area around Truckee which includes the Tahoe-Donner subdivision.

In comparison to the state, the county's housing stock was relatively new. In comparison to homeowners, renters were more likely to live in older units.

Introduction and Setting (continued)

Specifically, more than one-fourth of the county's rental stock was constructed prior to 1940. This situation reflects the fact that many older single-family units are converted for use as rental units.

Of the 37,352 housing units counted during the 1990 census, almost 6,600 or 17.7 percent were vacant. This vacancy rate was more than twice that recorded for the state. More than half of the 6,594 vacant units were recorded as seasonal vacancies (i.e., second homes). Only about 850 of the almost 6,600 vacant units (13 percent) in the county were available to be either rented or sold. This relatively low number of available vacant units could result in limited choices for consumers, as well as higher rents and home prices.

Owner-occupied units in the county generally were of lower value than those state-wide. The county-wide median value (i.e., the value above and below which lie 50 percent of all owner-occupied units values) in 1990 was \$154,700, significantly below the state-wide median value of \$195,500. Areas with the highest median values were also the areas (around Lake Wildwood and Lake of the Pines) with the greatest gains in housing units during the 1980 to 1990 period. These were also the only areas in the county that had median values comparable to California's.

The rents paid by county residents generally were lower than rents paid state-wide. The median contract rent paid in Nevada County was \$72 per month less than the median value recorded for California. There was a strong correlation between those areas with high median values for owner-occupied units and those with high median rents.

In Nevada County, as elsewhere, there is a high correlation between a household's income and the percentage of its income spent for housing. Lower income households generally pay high percentages of their incomes for housing while high income households tended to pay low percentages. The incidence of paying high percentages of income for housing is much higher for renters than for owners, particularly among the low income ranges. Overpaying households comprised about 22 percent of all the households in the county in 1980. This percentage was very much in line with recent estimates of the percentage of overpaying households in California (i.e., 22 percent of all California households in 1989). Overpaying was primarily a problem for renter households. In 1980, more than 38 percent of the county's renter households were lower income households with an overpaying problem. In contrast, only about 14 percent of the owner households were overpaying and low income.

The incidence of overcrowding in Nevada County (3.7 percent) was significantly below the rate for California (12.3 percent). In absolute terms, the number of overcrowded units in the county grew from 881 in 1980 to 1,132 in 1990, an increase of 28.5 percent. Overcrowding was more prevalent in the county's rental housing than in owner-occupied housing.

Housing needs in the County include both rehabilitation or replacement of existing units, and construction of new housing, particularly for lower income households. The state estimated that there were slightly more than 4,500 units in need of rehabilitation or replacement in 1989. This number was about 13 percent of

Introduction and Setting (Continued)

the county's housing stock, the same percentage as for California. Nevada County's share of units in need was the lowest of all non-metropolitan counties and therefore, was substantially below the proportion for these counties taken as whole (22 percent).

The County's Regional Housing Needs Plan prepared by the Sierra Planning Organization (SPO) allocated 100 percent of very low income households and 97 percent of other low income households to the unincorporated area of Nevada County. The county has experienced high rates of household and population growth coupled with a limited amount of higher-density residential land. Housing costs in Nevada County were approximately 10 percent higher than in the surrounding Sacramento area. These higher housing costs were most likely associated with higher land costs. According to the Construction Industry Research Board (CIRB), construction costs in Nevada County are actually lower than in Placer or Sacramento Counties.

Related to the future housing needs in the County is the jobs/housing balance. In 1990, the ratio of jobs to housing in Nevada County (0.91:1) was well below both the "theoretical" balance of one job to one housing unit (which does not take into account the incidence of second wage earners) and the balances for adjacent jurisdictions. The county's ratio was also significantly less than the state-wide ratio of 1.23:1. This situation suggests the likelihood that many of the county's residents are retired or employed outside the County. The Sierra Planning Organization has estimated that as of 1989, approximately 5,535 Nevada County residents were employed outside the county. This figure represents 22.1 percent of workers reporting a place of employment. It should be noted, however, that the SPO estimates included 5,705 workers whose place of employment was "unknown". Many of these workers may also be employed outside the County.

Additional discussion of housing and housing needs is contained in Section 2: Housing Analysis, of Volume 2 of the General Plan. Section 4: Land Use, Circulation and Infrastructure Analysis, of Volume 2 of the General Plan addresses land use needs related to housing and the jobs housing balance.

Goals, Objectives, and Policies

Additional goals, policies and objectives generally related to housing are located in Chapter 1: Land Use; Chapter 2: Economic Development; Chapter 3: Public Facilities and Services; and Chapter 9: Noise.

Goal 8.1 Provide for adequate housing opportunities for all segments of the community.

Goals, Policies, and Objectives (continued)

Objective 8.1 The County shall work to provide an adequate supply of affordable housing for all economic segments of the community, especially lower income households. Such housing should include not only multiple family but also single family opportunities.

Action Policies

Policy 8.1 The County shall work to provide housing for all households in accordance with the following Quantified Objectives for Housing Development through July 1, 1997:

| Household Income Category | Quantified Objective | | |
|---------------------------|----------------------|------------|--------------|
| | New Construction | Rehab | Conservation |
| Very Low-Income | 2,048 | 50 | 596 |
| Low-Income | 992 | 75 | 594 |
| Moderate-Income | 1,286 | 127 | 0 |
| Above-Moderate Income | 2,195 | 127 | 0 |
| Total | 6,522 | 379 | 1,190 |

The quantified objectives are based upon the following assumptions:

- a. **New Construction:** See Housing Analysis, Volume II of the General Plan, Section 2: Chapter 4, Housing Needs Projection. The Quantified Objective for unincorporated Nevada County assumes that the Town of Truckee will provide for future housing units consistent with its allocation as shown in the 1993 Draft Regional Housing Allocation Plan.
- b. **Rehabilitation:**
 - 1. The County will continue to receive funds from the State for CDBG, California Housing Rehab Program for Owner Occupied Housing (CHRP-O), and California Housing Rehab for Renters (CHRP-R).
 - 2. The County will receive the maximum amount of funds from the above programs.
 - 3. Rehab for moderate and above moderate-income assumes an equal distribution for the total minus very low and low-income.
- c. **Conservation:** Total number of Section 8 certificates and vouchers will increase by at least 25 new units per year of which one-half would be for certificates for lower-income and one-half for vouchers for very low income. Provide aftercare certificates for people with disabilities as available.

Goals, Policies, and Objectives (Continued)

Policy 8.2

Encourage variety and adequate amounts of housing through the following:

- a. Mobile homes and factory-built housing built to Federal standards shall be allowed anywhere in the County that conventionally built housing is allowed, provided that such housing is permanently installed.
- b. Continue the current granny, handicap, and other second dwelling unit distinctions of the County permit process and specifically allow granny and handicap units as a permitted use, regardless of General Plan or zoning density.

Support the construction of this housing type by promoting development by the Nevada County Housing Authority and local housing assistance organizations and providing building plans approved by the Nevada County Building Department. All second units shall comply with site development and building standards applicable to the primary dwelling on the site, including but not limited to water supply, sanitary waste disposal, vehicular access and fire safety.

- c. Encourage the construction of multi-family and single-family housing units for very low and lower-income households and senior citizens by providing for projects qualifying under California Government Code Section 65915 by providing (1) a bonus of at least 25% over density allowed by the General Plan land use map and implementing zoning and (2) at least one concession or incentive provided by items d. and e. of Policy 8.4, consistent with the provisions of California Government Code Section 65915, or provide other incentives of equal financial value. These bonuses and other incentives equal or exceed those required by Government Code Section 65915. Assurance shall be made that said projects will continue to be made available to said income groups.
- d. Provide for self-sufficient seasonal or permanent housing above that density allowed by the General Plan for employees and operators engaged in resource based production or resource management, including mineral extraction, timber harvesting and agriculture, subject to a conditional use permit (CUP) and findings that:
 1. Such housing units are not subdivided from the primary parcel.

Goals, Policies, and Objectives (continued)

2. Such housing is clearly subordinate to and incidental to resource production or management on the site.
 3. All employees occupying such housing are employed on the site or on another site under the same ownership within Nevada County.
 4. Such housing is constructed and maintained to conform to the minimum standards approved by the State Department of Housing and Community Development.
 5. The use will not require the extension of sewer or potable water.
 6. All housing in excess of the maximum density permitted in the applicable zoning district shall be subject to restrictions limiting its use to employees or immediate family of the farm operator.
- e. Provide a density bonus for multiple-family and congregate housing for disabled persons within the Urban Medium and Urban High Density land use designations if it can be demonstrated that the density bonus will not result in greater impacts than would result from a conventional multiple-family housing project.
- f. To encourage the construction of affordable housing for very-low-to-median income households, the County may provide a bonus to qualifying projects of not more than 15% over the density allowed by the General Plan Land Use Map and implementing zoning. Housing provided under this density bonus shall be made available to very low-to-median income households as defined in the General Plan Glossary and State guidelines. Additional concessions and incentives as defined under items d. and e. of Policy 8.4 may also be provided by the County for such housing.

Policy 8.3 Utilize conventional planning and zoning tools to encourage the production of housing.

Policy 8.4 Decrease those governmental constraints associated with processing housing development without compromising other General Plan policy, through the following:

- a. Continue the function of the Nevada County Planning Department as the County’s “Permit Information Center.” This center will facilitate the one-stop permit approval process that will reduce the uncertainty and costs associated with said process.

Goals, Policies, and Objectives (Continued)

- b. Continue the function of the Nevada County Planning Director as the County's Zoning Administrator. Said Administrator shall hear residential variances and "minor" use permits and site plans.
- c. To make available residential building plans approved by the Nevada County Building Department providing for affordable housing.
- d. The following shall be provided for all portions of construction projects that provide housing for very low- and lower-income households and for senior citizens. These exemptions, reductions in standards, and waivers may also be provided by the County to other qualifying projects providing affordable housing for very low-to-median-income households pursuant to Policy 8.2.f.:
 - 1. Waiver of parking lot standards for guest parking by a ratio equal to the number of affordable units to total units within a given project;
 - 2. Reduction by 25 percent in the proportional site and parking lot landscaping standards by a ratio equal to the number of affordable housing units to total housing units within a given project;
 - 3. Establishment of site and building setbacks that do not exceed the Fire Safe Standards required by the State Department of Forestry;
 - 4. Reduction by 25 percent in all limitations on lot coverage for multi-family housing projects.

These exemptions, reductions in standards, and waivers are provided as an incentive for all qualifying construction projects, as well as those requesting a density bonus pursuant to Policy 8.2c and California Government Code Section 65915, as well as individual home builders. Assurance shall be made that said projects will continue to be made available to said income groups.

- e. Reduce by 50% all county permit fees for projects that develop housing for lower-income and senior citizen households, housing for the disabled, and second residential unit housing. This waiver is provided as an incentive for all development projects, as well as those requesting a density bonus pursuant to Policy 8.1 and California Government Code Section 65915. Assurance shall be made that said projects will continue to be made available to said income

Goals, Policies, and Objectives (continued)

groups. This waiver may also be provided by the County to other qualifying projects providing affordable housing for moderate income households pursuant to Policy 8.2f.

- f. Process all other permits for production of affordable housing within time limits specified by the Permit Streamlining Act (Government Code §65920-65963.1).
- g. All subdivisions creating 20 or more parcels or dwelling units within the UHD, UMD, and USF land use map designations shall have an inclusionary affordable housing component of 10% applied to the number of parcels/units in the proposed project and rounding up any fraction of a dwelling unit to one additional unit. These parcels/units may be located either on-site or off-site.

The County shall offer a voluntary density bonus equal to the number of inclusionary parcels-units created, as well as other incentives as provided in this chapter to ensure that these projects are economically feasible. The inclusionary parcels/units shall be made available only to very low-to-median income, senior citizen, or disabled households.

- h. Encourage the purveyors of public facilities and services to reduce connection and associated fees for all residential development projects that provide housing for very low- and lower-income households and senior citizen households. The County may also encourage such purveyors to provide reduced connection and associated fees to other qualifying projects providing affordable housing for median-income households pursuant to Policy 8.2f. Assurance shall be made that said projects will continue to be made available to said income groups.

Policy 8.5 Continued affordability shall be ensured in accordance with not less than the state mandates.

Policy 8.6 Maintain active involvement in Federal and State housing grant and loan programs. On an annual basis, the County shall apply for such grants or loans unless other overriding concerns dictate otherwise. Emphasis shall be placed on providing loans to the senior citizen and lower-income families for housing rehabilitation and/or assistance.

Policy 8.7 Continue to strongly support the current housing weatherization programs and Energy Crisis Intervention Program within Nevada County.

Goals, Policies, and Objectives (Continued)

Policy 8.8 Provide for annual monitoring of Housing policy implementation. Substantial non-attainment or ineffective implementation of these policies shall be determined by comparing the actual number of housing units approved, constructed, rehabilitated, or conserved during each year of the period from July 1, 1992 to July 1, 1997 with a yearly 20% amortization of all quantified objectives. Actions to resolve non-attainment or ineffective implementation shall be identified and incorporated into an annual action program to be adopted by the County.

Incorporate the results of the monitoring of the jobs/housing balance provided by Policy 2.4 and Policy 2.5, in the annual monitoring program of Housing policy implementation monitoring so that a coordinated balance is maintained between employment and housing opportunities.

Policy 8.9 Provide that all areas of the County shown as Urban High Density and Urban Medium Density on the General Plan land use map can be appropriate sites for subsidized housing. Nothing in this policy should be construed to imply that subsidized housing cannot occur in other locations nor that non-subsidized housing cannot occur in the above-mentioned land use designations.

Policy 8.10 Recognize, encourage, and assist all private non-profit and for-profit organizations in the development, rehabilitation, and conservation of affordable housing within Nevada County.

Policy 8.11 Designate the Nevada County Department of Housing and Community Services as the primary County agency responsible for the construction, rehabilitation, conservation, and management of affordable housing, and as the County's housing information center. This Center can assist developers in providing low-and moderate-cost housing projects and provide information on various housing loan and grant programs available to the elderly and low-income families.

Policy 8.12 Encourage the use of the Section "8" rental assistance housing program.

Policy 8.13 Encourage an adequate supply of emergency shelter housing or housing that provides an immediate short-term solution to homelessness, by allowing such housing within the following General Plan land use map designation:

- a. Community Commercial
- b. Neighborhood Commercial
- c. Highway Commercial
- d. Office-Professional
- e. Urban High Density
- f. Urban Medium Density

Goals, Policies, and Objectives (continued)

- g. Public
 - h. Planned Development
 - i. Special Development Area
- Policy 8.14** Encourage an adequate supply of transitional housing, or housing intended to remove the basis for homelessness through counseling programs and integration into other social services to assist in the transition to self-sufficiency, by allowing such housing within the following General Plan land use map designations:

 - a. Urban High Density
 - b. Urban Medium Density
 - c. Urban Single Family Density
 - d. Residential
 - e. Estate
 - f. Public
 - g. Planned Development
 - h. Special Development Area
- Policy 8.15** Use of recreational vehicles or mobile homes during the construction of a permanent residence may be allowed throughout the County.
- Policy 8.16** Fund and operate the Nevada County Housing Authority to effectively address the affordable housing issue in Nevada County. If practicable, encourage transformation of the Housing Authority into a Joint Authority with the incorporated municipalities within Nevada County.
- Policy 8.17** Ensure an adequate supply of land to meet the County’s share of regional lower-income housing needs during the period from July 1, 1992 to July 1, 1997 by providing sites at a capacity-to-need ratio of at least 1.2:1. UHD and UMD lands are also located in other areas of the County, such as the *Rural Centers*, to allow for the provision of affordable housing, including housing for moderate-, low- and very low-income households in these areas.

The Urban High Density (UHD) land use designation shall be used on the General Plan Land Use Maps to identify appropriate sites for lower-income housing, at the rate of fifteen residential units per acre (strongly encouraged by Policy 8.19). The General Plan Land Use Maps shall designate additional lands for Urban Medium Density (UMD), which will provide for development of affordable housing at the rate of six residential units per acre (minimum density strongly encouraged by Policy 8.19).

Location of UHD and UMD lands are based upon maximizing the possible locations within *Community Regions* outside Grass Valley and Nevada City, and within other *Community Regions* with the greatest available urban infrastructure capacity (e.g. Higgins Corner/Lake of the Pines, and Penn Valley). UHD and

Goals, Policies, and Objectives (Continued)

UMD lands are also located in other areas of the County to allow for the provision of affordable housing, including housing for low- and very-low income households in these areas.

Objective 8.2 Strongly discourage all forms of housing discrimination.

Action Policy

Policy 8.18 The County shall promptly refer any report or complaint of discrimination in the sale, rental or occupancy of housing to the appropriate State or Federal agency. The County shall maintain documentation of all such reports or complaints, and shall include data on the County's action in the annual monitoring of Housing policy implementation.

See: Policy 8.22

Objective 8.3 Provide for a balance between jobs and housing with consideration given to wage levels, housing affordability, and commute distance.

See: Policy 8.17; Policy 8.19

Objective 8.4 Ensure an adequate supply of housing by type.

Action Policy

Policy 8.19 Maximize utilization of projected residential density on lands designated as Urban High Density (UHD) and Urban Medium Density (UMD), after considering environmental and public service constraints upon, and County development standards for each proposed project. The County shall strongly encourage the minimum density standards of fifteen dwelling units per acre for lands designated as Urban High Density (UHD), and six dwelling units per acre for lands designated as Urban Medium Density (UMD). Where legally and fiscally possible, the County shall make every effort possible to mitigate constraints upon multi-family development projects rather than under-utilize planned build-out.

See: Policy 8.17

Objective 8.5 Ensure and facilitate efficient processing of housing development without compromising other General Plan policy.

Goals, Policies, and Objectives (continued)

Action Policy

Policy 8.20 As part of the annual monitoring of Housing policy implementation, consider alternatives to increase the efficiency of the development review process for all housing developments, and incorporate recommendations for improvements in the annual action programs.

See: Policy 8.22

Objective 8.6 **Provide for the construction and maintenance of all types of housing based on standards that maintain public health and safety and conserve natural resources without necessarily increasing the cost of housing.**

Action Policies

Policy 8.21 The County should consider prescriptive building standards that supplement existing building codes for such items as alternative energy systems, building materials, and alternative sewage systems.

Policy 8.21A During project approval and review, the County should evaluate and critique a project's attempt to promote alternative energy sources (e.g. passive solar design) and the incorporation of adequate tree cover on the west side of dwellings and along streets to help reduce the cooling demand during summer months.

Policy 8.22 Provide for the maintenance and improvement of existing housing through the enforcement of all building codes.

Objective 8.7 **Provide for a variety of alternative housing options and the use of alternative, innovative, and appropriate technology.**

Action Policies

Policy 8.23 Adopt a solar access ordinance that establishes development standards to protect and maximize solar access in all new residential development.

Policy 8.24 Encourage the innovative design of all land divisions that assist in the development of low-and moderate-cost housing and energy efficient housing (i.e., planned developments, clustered parcels, south-facing parcels, etc.).

Goals, Policies, and Objectives (Continued)

Policy 8.25 Subject to a conditional use permit (CUP), allow various housing arrangement types, including construction of more than one primary residence on a parcel, community trust and co-housing (shared use of common areas) and multi-family residences within those land use map designations that permit residential development and are consistent with General Plan and zoning density.

Objective 8.8 **Ensure that appropriate types, densities, and amounts of housing development are directed to Community Regions and Rural Regions and that development of housing in the Community Regions is encouraged.**

See: Policy 8.17; Policy 8.19

Chapter 9: Noise

Introduction and Setting

California State law requires that all Counties adopt a noise element which identifies and appraises noise problems and the solutions to these problems. Consistent with this mandate, this element has been divided into two parts. This chapter includes a brief summary of existing and projected noise problems, goals and objectives based on this analysis and implementing policies necessary to achieve the goals and objectives. The Noise Analysis, contained in Volume 2, Section 3 of the General Plan, provided that detailed discussion of noise problems summarized in this chapter.

Noise has been defined in many different ways. It has been described as discordant sound resulting from non-periodic vibrations in the air, disagreeable vibrations in atmospheric pressure caused by a vibrating source, or more simply, unwanted sound. Noise is normally defined in terms of its amplitude (loudness), frequency (pitch), and duration (time).

Noise can be evaluated in many different ways. More sophisticated testing normally records noise over a given period of time. Some noise standards simply determine the “average” amount of noise for this time period. Others “weight” this average with a built-in bias toward nighttime activity penalizing that noise generated at night. Many private and public bodies have developed noise standards for specific land uses to assist local government and private industry in determining what is an acceptable level of noise.

The Noise Analysis contained in Volume 2 of the General Plan includes data from the Nevada County Noise Monitoring Study. This study, through the use of several Sound Level Meters, has determined the existing level of noise for many areas within Nevada County. Both noise generators, such as highways, airports, railroads, and industrial land uses, as well as those residential and rural areas of the County sensitive to noise, have been monitored. This monitoring forms the foundation upon which the goals, objectives and implementing policies are based.

In general, most noise is created in Nevada County adjacent to transportation routes. Noise contours show that major highways in the County, as well as local streets and roads, impact nearby residences. The Southern Pacific Railroad also strongly impacts Eastern Nevada County, particularly downtown Truckee. Local airports impact nearby noise sensitive land use to only a limited degree.

Because most industrial areas in the County are considered to be “light”, such areas do not appear to be major noise generators.

Introduction and Setting (continued)

However, specific industrial land uses involved in resource development, primarily lumber mills and mining operations would appear to impact surrounding land uses depending upon their location, level of activity, and nature of affected areas.

Most noise sensitive land uses, including residences, schools, hospitals, nursing homes, churches, and libraries exist in relatively quiet areas of the County. Higher noise levels for such areas are normally caused by transportation routes and/or the noise sensitive land uses themselves.

Projected noise problems will likely continue to center around the above-mentioned sources. As transportation routes become more heavily used, it is likely they will provide for greater noise impacts on nearby land uses. the County will also have to deal with the noise-related issues of resource development and ways to minimize their impacts on residential and rural areas. Finally, as the County's population growth continues, it can be expected that the overall ambient noise level for many residential and rural areas will slowly increase commensurate with the population growth.

Additional discussion of noise and the noise environment in the County is contained in Section 3: Noise Analysis, of Volume 2 of the General Plan, and in Section 10 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the General Plan.

Goals, Objectives, and Policies

Significant noise sources in the County include traffic on major roadways, railroad operations, airports, and localized noise sources. However, the overall noise environment in the County is such that most activities do not exceed the background ambient noise levels. Guidance of land use patterns in relation to transportation facilities along with mitigation measures in new development are means to ensure that future problems can be minimized.

Additional goals, objectives, and policies generally related to noise are located in Chapter 1: Land Use; Chapter 4: Circulation; and Chapter 17: Minerals Management.

Goal 9.1 **Provide for the health, safety, and welfare of the people of Nevada County through a set of polices designed to encourage an environment free of unnecessary and annoying noise.**

Goals, Policies, and Objectives (Continued)

Objective 9.1 Determine the existing noise environment and continue to reassess this environment so that a realistic set of noise standards can be developed reflecting the varying nature of different land uses.

Directive Policies

Policy 9.1 The following noise standards, as performance standards and land use compatibility standards, shall apply to all discretionary and ministerial projects excluding permitted residential (including tentative maps) land uses.

| Exterior Noise Limits | | | | |
|---------------------------|------------------|--------------|------------------|------------------|
| Land Use Category | Zoning Districts | Time Period | Noise Level, dBA | |
| | | | L _{eq} | L _{max} |
| Rural | “A1” “TPZ” | 7 am - 7 pm | 55 | 75 |
| | “AE” “OS” | 7 pm - 10 pm | 50 | 65 |
| | “FR” “IDR” | 10 pm - 7 am | 40 | 55 |
| Residential and Public | “RA” “R2” | 7 am - 7 pm | 55 | 75 |
| | “R1” “R3” | 7 pm - 10 pm | 50 | 65 |
| | “P” | 10 pm - 7 am | 45 | 60 |
| Commercial and Recreation | “C1” “CH” “CS” | 7 am - 7 pm | 70 | 90 |
| | “C2” “C3” | 7 pm - 7 am | 65 | 75 |
| | “OP” “REC” | | | |
| Business Park | “BP” | 7 am - 7 pm | 65 | 85 |
| | | 7 pm - 7 am | 60 | 70 |
| Industrial | “M1” “M2” | any time | 80 | 90 |

- a. Compliance with the above standards shall be determined by measuring the noise level based on the mean average of not less than three (3) 20 minute measurements for any given time period. Additional noise measurements may be necessary to ensure that the ambient noise level is adequately determined.
- b. Where two different zoning districts abut, the standard applicable to the lower, or more restrictive, district plus 5 dBA shall apply.
- c. The above standards shall be measured only on property containing a noise sensitive land use as defined in Policy 9.8 and may be measured anywhere on the property containing said land use. However, this measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement or as determined in a recorded letter of agreement between all effected property owners and approved by the County.
- d. If the measured ambient level exceeds that permitted, then the allowable noise exposure standard shall be set at 5 dBA above the ambient.

- e. Because of the unique nature of sound, the County reserves the right to provide for a more restrictive standard than shown in the Exterior Noise Limits table contained in this policy. The maximum adjustment shall be limited to be not less than the current ambient noise levels and shall not exceed the standards of this policy or as they may be further adjusted by Policy 9.1b.. Imposition of a noise level adjustment shall only be considered if one or more of the following conditions are found to exist:
 - 1. Unique characteristics of the noise source:
 - (a). The noise contains a very high or low frequency, is of a pure tone (a steady, audible tone such as a whine, screech, or hum), or contains a wide divergence in frequency spectra between the noise source and ambient level.
 - (b). The noise is impulsive in nature (such as hammering, riveting, or explosions), or contains music or speech.
 - (c). The noise source is of a long duration.
 - 2. Unique characteristics of the noise receptor when the ambient noise level is determined to be 5 dBA or more below the Policy 9.1 standard for those projects requiring a General Plan amendment, rezoning, and/or conditional use permit. In such instances, the new standard shall not exceed 10 dBA above the ambient or the Policy 9.1 standard, whichever is more restrictive.
- f. The above standards shall not apply to those activities associated with the actual construction of a project or to those projects associated with the provision of emergency services or functions.
- g. The standards of this policy shall be enforced through compliance inspections and/or complaints.
- h. Recognizing that this chapter must work toward the solution to existing noise problems, those land uses that are inconsistent with the above standards and are therefore non-conforming in nature, shall comply with said standards as these land uses are upgraded or intensified or after abandonment through the use permit or site plan process. Said standards shall apply only to that portion of the land use requiring approval. In any event, the use or portion subject to a land use permit must meet the standards in the Exterior Noise Limits table in this policy and cumulatively the noise generated from the entire site must be equal to or less than the pre-land use permit ambient noise level. All such projects

Goals, Policies, and Objectives (Continued)

will require a comprehensive noise analysis per Policy 9.10 and the Nevada County Noise Element Manual.

Policy 9.2 The Nevada County Planning Department shall be the lead agency responsible for coordination of all local noise control activities and intergovernmental group activities and subsequent enforcement efforts.

Policy 9.3 The County will continue an ongoing County-wide noise monitoring program. The purpose of this program is to assess the changing noise environment in the County in terms of the existing ambient noise level for typical rural, residential, commercial and industrial areas and to ensure that the Policy 9.1 standards realistically reflect the current needs of the County.

Action Policy

Policy 9.4 This chapter of the General Plan shall be implemented, in part, through the incorporation of the Policy 9.1 noise standards within the Land Use and Development Code and the adoption of the Noise Element Manual providing detailed direction and implementation measures. This Manual is adopted as a part of the Plan and can be found in Volume 2, Section 3-Noise Analysis, Appendix A.

Objective 9.2 **Encourage public awareness of noise and its hazards and means to minimize its existing and future impacts.**

Directive Policies

Policy 9.5 Encourage heavy truck traffic to those routes outside residential areas.

Policy 9.6 Encourage cities within Nevada County to adopt noise control programs compatible with County efforts.

Objective 9.3 **Develop a realistic policy framework designed to function as a guide to planning for appropriate land uses in relation to hazardous and annoying noise.**

Directive Policies

Policy 9.7 Strongly discourage those General Plan amendments and zone changes that would likely create land use conflicts relative to noise.

Policy 9.8 Strongly encourage future noise sensitive land uses, including residences, schools, hospitals, nursing homes, churches, and libraries, to those location of the County where the impact of noise generators is limited so that compliance with standards found in Policy 9.1 will be maintained. This policy shall apply to

the approval of all tentative maps for residentially zoned parcels. As an additional guide in evaluating land use compatibility, those standards as found in Figure 1 shall be used.

- Policy 9.9** Limit future noise generating land use to those location of the County where their impacts on noise sensitive land uses will be minimized, consistent with the standards found in Policy 9.1.
- Policy 9.10** Require the preparation of a comprehensive noise study for all land use projects determined to have a potential to create noise levels inconsistent with those standards found in Policy 9.1, and in accordance with the methodology identified in the Noise Element Manual contained in General Plan Volume 2, Section 3 - Noise Analysis Appendix A.
- Policy 9.11** Provide for adequate design controls to assist in mitigating on-site the significant adverse impacts of future noise generating land uses through increased setbacks, landscaping, earthen berms, and solid fencing.
- Policy 9.12** Strictly enforce the noise insulation standards for new construction as required by Title 24 of the California Administrative Code.
- Policy 9.13** Minimize the noise impact from automobiles, trucks, motorcycles, and off-road vehicles by continuing to request enforcement of those sections of the California Vehicle Code relative to vehicle exhaust system maintenance by the County Sheriff and State Highway Patrol.
- Policy 9.14** Where realistically possible, encourage noise sensitive land uses away from railroad operations.
- Policy 9.15** The routing and design of new or expanded transportation facilities by the County shall incorporate feasible measures necessary to mitigate increases in noise levels.
- Policy 9.16** Encourage the minimization of noise emission from all County-controlled activities consistent with Policy 9.1 standards.
- Objective 9.4** **Protect the safety and general welfare of people in the vicinity of the Truckee-Tahoe Airport and Nevada County Airpark by promoting the overall goals and objectives of the California Airport Noise Standards (California Administrative Code, Title 21, Section 5000 et seq.) and the California Noise Insulation Standards (California Administrative Code, Title 25, Section 28), to prevent the creation of new noise-generated complaints around the two airports, and to minimize the public's exposure to excessive aircraft-generated noise.**

Directive Policies

- Policy 9.17** Ensure the development of compatible land uses adjacent to the Nevada County Airpark-Airport through the approval of

Goals, Policies, and Objectives (Continued)

development consistent with the land use maps of the General Plan, recommendations of the Airport Land Use Commission, and the continued enforcement of the Airport Land Use Noise Compatibility Criteria as found in the Nevada County Airpark Master Plan. (See Figure 1.)

Policy 9.18 Ensure the development of compatible land uses adjacent to the Truckee-Tahoe Airport through the approval of development consistent with the land use maps of the Nevada County General Plan, recommendations of the Airport Land Use Commission, and by encouraging the implementation of the Truckee-Tahoe Airport Master Plan.

Policy 9.19 The County shall enforce noise standards consistent with the airport noise policies included in the Foothill Airport Land use Commission Comprehensive Land Use Plans for the Truckee-Tahoe Airport, adopted on December 3, 1986, and for the Nevada County Airpark, adopted on June 3, 1987, as those standards are in effect and may hereafter be amended.

FIGURE 1 TO BE INSERTED

Chapter 10: Safety

Introduction and Setting

Within Nevada County, the interface of the natural and manmade environment create potential safety hazards, including wildfires, avalanches, earthquakes (along with related seiches and dam failures) and flooding. Other potential safety hazards, such as airport operations and transportation of hazardous materials arise from the potential for accidents in the transport of goods and people. Each of these hazards has particular characteristics which affect the future development of the County, as described below.

As demonstrated by the 49er Fire of 1988, Nevada County has a high potential for wildland fires of devastating intensity. Based on a “Fire Hazard Severity Zone” map developed by the California Department of Forestry (CDF), almost all of Nevada County has been placed in the “very high” category of severity. There are several factors that influence the potential for fire hazard including population growth, vegetation and slope, and weather.

Generally, vegetative areas over 8 percent in slope are defined as fire hazardous. Basically, the steeper the slope the faster the fire climbs. The California Department of Forestry has categorized vegetation based on fuel burning, or “fuel loading” characteristics. These are:

- Light - flammable grass and annual herbs;
- Medium - scrub brush of lighter species; and
- Heavy - timber, woodland, and heavier brush species.

Weather also plays a critical role in determining fire hazard. According to the California Department of Forestry, summers with little precipitation and low relative humidity dry out vegetation which increases the amount of fuel available for burning. The drying winds of the winter months also contribute to fire hazard in Nevada County.

The U.S. Tahoe National Forest Service and CDF provide fire protection for the wildland areas, and are legally responsible only for wildland fires - not structural fires - during the fire season. Therefore most of the County does not have year-round fire protection. In addition, most of these districts are staffed with volunteers

Avalanche hazard areas are generally located on high, mountainous slopes and terrain at elevations above 7,000 feet. The location of avalanche hazard areas depends upon the location of snow accumulation areas - those areas where snow tends to drift during peak winter storms. Wind velocity and the density of vegetation determine the pattern of snow drift and accumulation. In general, snow drifts from areas of low, or no vegetation to areas such as woodland terrain, where the wind is

Introduction and Setting (continued)

less able to exert its influence. The most important factor necessary to release an avalanche is heavy snow fall. A rapidly increasing snow layer is unable to stabilize or bond with the old layer of snow or the ground below it, so that after a certain amount of time the new snow layer will simply slide off as an avalanche.

Four avalanche hazard zones are defined, ranging from no hazard to high hazard. High hazard areas are those where avalanches that could damage standard wood-frame structures and/or bury automobiles are expected to occur with a probability of one chance in twenty per year. Identified high hazard areas within Nevada County include portions of the Donner Lake, Tahoe-Donner, and Soda Springs areas.

A landslide can be defined as an event in which surface masses of slope-forming earth move outward and downward from their underlying and stable floors in response to the force of gravity. Unstable or potentially unstable slopes are those areas susceptible to slides, falls, creeps, or flows. Topography, climate, geology, and hydrology are factors contributing to slope instability. The degree of severity of these factors and their interactions is what determines potential hazard. Although slope movements can occur in any type of rock material, certain bedrock formations exhibit a high susceptibility to such movement. This type is found in the central portion of the County. However, most of the County's soils are underlain with dense bedrock formations and lack the characteristics contributing to landslide susceptibility.

There are other factors such as steep topography, past hydraulic mining, and large amounts of precipitation (as in 1982 and 1983) that create the potential for landslide activity. According to the Soil Conservation Service, any area adjacent to a hydraulically mined area is subject to landslide activity. The mining removes the toe of the slope resulting in slope instability uphill or upstream. Triggering devices such as an earthquake or heavy rainfall would set a slide in motion. Within Nevada County are many hydraulic mining sites, one of which, located east of Nevada City is an area of over 20,000 acres containing the majority of these sites .

Earthquakes are naturally occurring events that involve primary and secondary seismic related impacts. Primary impacts are those caused by the actual breaking and shaking of the ground. For example, a potential primary impact would be dam failure resulting from severe ground shaking, which in turn would result in flooding. Secondary impacts include ground settlement, soil liquefaction, landslides, and seiches, which would be considered moderate at worst due to the characteristics of Nevada County's soils and bedrock.

Generally, the hazard of an earthquake is based on the interrelationships between faults, weak geologic materials, and human activity. Faults within the State of California are divided into three categories; prequaternary (older than two million years), quaternary (younger than two million years), and historic (less than 200 years). Prequaternary faults can be found in the County's western half, running generally in a north-south direction. Quaternary and historic active faults can be found in the eastern portion of the County near the community of Truckee.

Introduction and Setting (Continued)

According to the U.S. Geological Service, Nevada County falls within all three earthquake severity zones. The western half of the County is in the low intensity zone, the middle quarter is in the moderate zone and the eastern quarter is in the highest intensity zone.

Since 1887, the Nevada County area has experienced 36 earthquakes. The latest earthquake to affect Nevada County was the Boca or Truckee earthquake of 1966 which had a Richter magnitude of 5.4. Twenty-one after shocks at a magnitude of four or greater were felt in the area, with Russell Valley generally believed to be the location of the earthquake's epicenter. Although damage was extensive in the area, it was minor in scale, occurring almost entirely in unconsolidated natural fill. Relatively slight damage occurred to bridges along Highway 80 and both Prosser and Boca earth fill dams. The earthquake was also noticeably felt in western Nevada County.

Flooding of lands adjacent to streams and rivers are caused by flows that exceed the capacity of the normal water course. Those areas subject to overflow are referred to as the stream or river's flood plain. Areas within Nevada County subject to flood hazard from stream flooding are generally confined to the areas adjacent to the County's local rivers and streams and are not extensive.

Dam failure is another form of flood hazard. Failure can occur as a result of manmade or natural causes. Such causes include improper siting, structural design flaws, erosion of the face of foundation, earthquakes, massive landslides, and rapidly rising flood waters. There are 12 dams located within Nevada County, owned and/or operated by various agencies or organizations. Populations occur within the inundation zone of several of these dams. Flooding in the event of failure of either the Upper or Lower Scott's Flat Dams would inundate a wide area extending from east of Nevada City to Lake Wildwood. The failure of such a dam would most likely be the result of an earthquake. However, the area of Nevada County in which these dams exist is not located within an historical seismic zone. In fact, the western half of the County resides within the lowest earthquake intensity zone in California.

Within the eastern portion of the County classified in the highest earthquake intensity zone area are three major dams: Prosser Creek Reservoir Dam, Stampede Reservoir Dam (located within Sierra County), and Boca Reservoir Dam. One of two major faults believed to be potential seismic sources appears to be relatively active and of special significance due to its close proximity to the three dams listed above. However, the Truckee earthquake of 1966 had a magnitude of 5.4 but only relatively slight damage occurred to both Prosser and Boca earth fill dams.

Seiches are seismically induced waves in bodies of water that can be particularly hazardous where lakes and reservoirs are bordered by campgrounds or other facilities on flat banks. Because of the large number of recreational lakes in Nevada County, seismically-induced seiches could prove very damaging. However, most recorded seiches have not been of significant magnitude and considering the overall seismic risk in this County, seiche risk should be considered only a moderate hazard.

Introduction and Setting (continued)

Nevada County has within its boundaries several small private airports and two public airports; the Nevada County Airpark and Truckee-Tahoe Airport. The Nevada County Airpark lies within the foothills near Grass Valley and Nevada City and the Truckee-Tahoe Airport is located east of the community of Truckee.

Safety issues arise as a result of compatible use and non-compatible land uses existing side by side with one another. The FAA (Federal Aviation Administration) defines the most critical areas as those that are immediately beyond the runway ends - the initial climb out and final approach sectors. It is within these approach/departure sectors that the concentration of aircraft accidents occur. In addition, there are studies indicating that about half of all airport accidents occur on airport property and an additional 15 percent of accidents occur within one mile outside the airport property. This information suggests that areas immediately off the ends of the runway and under the airport traffic pattern should be carefully evaluated for developed land use.

The Foothill Airport Land Use Commission designates airport safety areas. Safety areas for Nevada County Airpark are bordered, but not encroached upon, on the north and south sides by residential developments or by industrial buildings. All other safety areas at this airport are surrounded by open space.

Safety areas at the Truckee-Tahoe Airport are generally unconstrained by development. Some industrial buildings are located south of Runways 28L and 10R but do not encroach in any of the safety areas. Most of the airport is bordered by open space, with the exception of a residential development at the foot of one runway.

The significance of hazardous materials to the environment, property, and human health depends on the type, location, and quantity of the material released. Certain areas of the County are at higher risk of encountering a hazardous material incident. Roadways, railways, waterways, and airways are frequently used for transporting hazardous materials. Areas with industrial facilities that use, store, or dispose of such materials all have an increased potential to exposure. In 1988 it was estimated that approximately 97 percent of the hazardous waste stream within Nevada County is generated by "small quantity generators" generating less than 2,200 pounds of waste per month. The major contributor to the hazardous waste stream is "waste oil." Miscellaneous waste, which includes types of waste such as asbestos, metal dust, chemical toilet waste, and photo processing waste, is another major group. Other groups include non-halogenated solvents, dye and paint sludges, resins, and non-metallic inorganic liquids.

A total of 43 contaminated sites were identified in Nevada County; 21 of which are known to have contaminated ground water. Sites contaminated with hydrocarbons (gasoline, diesel, and other fuels) are the most commonly found. Federally listed contaminated sites are not found in the County. There are two sites within the County previously identified on the State Superfund List; these two sites have been declared clean by the County.

Interstate 80, the Southern Pacific Railroad, and the Southern Pacific pipeline are the three major transportation routes by which tons of hazardous material are

Introduction and Setting (Continued)

transported through the County. Interstate-80 weaves in and out of the County from the State Route 20 interchange to the Nevada State line. It is within this corridor that the incident of an accidental release of hazardous material is most likely to occur. Traffic volumes, the winding character of the Interstate, and snow and ice make this corridor especially dangerous during the winter months. In addition to the character of the interstate, the remoteness of the County from outside help creates even a greater potential for a major incident. Assistance from areas outside the County would be unavailable for a period of one to four hours in the event of a hazardous materials spill.

Additional discussion related to safety is contained in Section 4: Open Space/Recreation Inventory, and Section 5: Resource Capability Analysis, of Volume 2 of the General Plan, and in Section 8 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the General Plan.

Goals, Objectives, and Policies

The interface between the man-made and natural environment can produce safety hazards which affect future development in the County. These hazards include flooding, earthquakes, dam failure, avalanches, and wildfires. Other potential hazards relate to transportation and airport operations.

Additional goals, policies and objectives generally related to safety are located in Chapter 1: Land Use; Chapter 4: Circulation; Chapter 11 Water; Chapter 12: Soils and Chapter 17: Minerals Management.

Goal 10.1 **Develop and maintain a high level of safety for people and property.**

Objective 10.1 **Encourage fire protection agencies to determine appropriate levels of fire protection facilities and services for both *Community and Rural Regions*.**

Directive Policies

Policy 10.1 Encourage the development of one uniform county-wide fire protection ordinance that maintains high fire protection standards for all public and private development, including adequate access and water flow standards. Also encourage local districts to adopt/accept said uniform ordinance with minimal adjustments to reflect local circumstances.

Policy 10.2 Encourage the upgrading of facilities within existing fire protection districts, and encourage the expansion of existing districts where warranted by the population density allowed under the General Plan.

Goals, Policies, and Objectives (continued)

Policy 10.3 Cooperate with the California Department of Forestry, U.S. Forest Service, and local fire districts in fire prevention programs.

Objective 10.2 **Land use patterns and development standards shall minimize fire hazard.**

Action Policies

Policy 10.4 Through establishment of the office of the County Fire Marshal or other appropriate means, the County shall coordinate and centralize firesafe reviews which will include coordination of development with respect to fire prevention and safety, and implementation of County fire safety programs, standards and procedures.

Policy 10.5 The following shall be included in Comprehensive Site Development Standards to be adopted by the County as the basis for site plan review:

- a. Standards for roads and private driveways which will enhance the ability of emergency service providers to respond to structural and wildland fires, and calls for medical and law enforcement emergency assistance. The standards shall provide for secondary road access to new projects where necessary for fire safety or emergency access.
- b. Water supply standards which will provide necessary on-site water supply for fire protection.
- c. Sign and address standards which will provide for easy identification of roads, streets, driveways and buildings by emergency service providers.
- d. Standards to reduce hazards associated with the structural and wildland intermix including:
 - 1. Fuel modification and vegetation management procedures adjacent to structures;
 - 2. Vegetation management adjacent to roads and driveways to provide safe travel of residents and fire fighting personnel; and
 - 3. Building setbacks.

*Also see: Chapter 1: Land Use
Policy 1.17*

Goals, Policies, and Objectives (continued)

Directive Policy

Policy 10.6 In those areas outside *Community Regions*, which are clearly shown to have a high fire hazard and/or lack adequate year-round fire protection facilities, maintain low-density land use designations (Rural or Forest) in order to minimize the potential fire hazard.

Objective 10.3 **Maintain land use and development patterns in the vicinity of airports that reflect and are consistent with airport safety zones.**

Directive Policy

Policy 10.7 Through appropriate zoning regulations, the County shall enforce airport ground and height safety areas, and land use compatibility standards, consistent with the Comprehensive Land Use Plans (CLUPs) adopted by the Foothill Airport Land Use Commission for the Truckee-Tahoe Airport and the Nevada County Airpark, as those plans are currently in effect. Changes in the CLUPs shall be reflected in the General Plan

Objective 10.4 **Provide for adequate evacuation routes in areas of high fire hazard, high potential for dam failure, earthquake, seiches, avalanche, flooding or other natural disaster.**

Directive Policies

Policy 10.8 Promote the continued effectiveness and public awareness of the Nevada County Emergency Operational Plan, through the local Office of Emergency Services, as the focus for planning for emergency evacuation of threatened population. The Plan identifies procedures and responsibilities for designating and preparing local evacuation routes on a area-specific and event-specific basis.

Policy 10.9 Consistent with the Emergency Operational Plan, the routes designated on the General Plan Land Use Maps as Interstates, freeways, highways, and other principal arterial routes shall be considered primary evacuation routes on a county-wide basis. Such routes provide the highest levels of capacity and contiguity and serve as the primary means for egress from the County.

The routes designated on the General Plan Land Use Maps as minor arterial or major collector routes shall be considered secondary evacuation routes on a county-wide basis. These routes supplement the primary evacuation routes, and provide egress from local neighborhood and communities.

Goals, Policies, and Objectives (continued)

Objective 10.5 **Maintain appropriate levels of safety and protection services and facilities on land and water for both *Community* and *Rural Regions*.**

Directive Policy

Policy 10.10 County public safety facilities shall be included in the County's development impact fee program, as provided in Policy 3.8 to provide for new facilities or upgrading of existing facilities necessary to serve new development.

Action Policy

Policy 10.11 The following shall be included in Comprehensive Site Development Standards to be adopted by the County as the basis for site plan review:

- a. Standards to enhance the ability of the County law enforcement personnel to protect multi-family, commercial, industrial, and business park uses, including but not limited to:
 - 1. exterior building and parking area lighting;
 - 2. trimming and maintenance of on-site vegetation to provide adequate view of parking areas, building entrances, and other areas accessible to the public;
- b. Standards to ensure adequate site and building access for fire and emergency medical access.

Objective 10.6 **Land use patterns and development standards shall minimize hazards resulting from flooding, earthquake, slope failure, avalanche, and other natural occurrences.**

Action Policies

Policy 10.12 Avoid potential increases in downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review, application of Comprehensive Site Development Standards, use of clustered development and project subdivision design. The Comprehensive Site Development Standards shall include measures applicable to all discretionary and ministerial projects to avoid downstream flooding resulting from new development. Such measures, shall include, but not be limited to:

- a. Avoidance of stream channel modifications;
- b. Avoidance of excessive areas of impervious surfaces; and
- c. Use of on-site retention or detention of storm water.

Goals, Policies, and Objectives (continued)

Policy 10.13 Continue to cooperate with the State Division of Mines and Geology, the State Office of Emergency Services and other appropriate Federal, State and local agencies and incorporate the most current data concerning the following as the basis for the County's Site Development Standards, and project site plan review:

- a. geologic hazards; and
- b. seismic hazard data for sensitive land uses such as schools, medical facilities, high-density residential uses, and intensive commercial uses.

The project review shall consider the need to mitigate development in such areas in accordance with Federal, State and local standards.

As part of the project site review process, require sufficient soils and geologic investigations to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development, including subdivisions. Such investigations shall be required within an area determined to be seismically active by the State Division of Mines and Geology or within an area having potential geologic hazards, including slope instability and excessive erosion.

Directive Policies

Policy 10.14 Continue to work with appropriate local, State and Federal agencies (particularly FEMA) in maintaining the most current flood hazard and flood plain information as a basis for project review in such areas in accordance with Federal, State and local standards.

Policy 10.15 Continue to participate in the National Flood Insurance Program.

Policy 10.16 Carry out the requirements of the Uniform Building Code, particularly with regard to seismic design.

Policy 10.17 Coordinate with the State Office of Emergency Services for wildfire, earthquake, seiche, avalanche and other natural disaster and encourage public awareness of implementation of State programs. The local earthquake preparedness plan shall be coordinated with regional plans for earthquake preparedness through the local and State Office of Emergency Services.

Policy 10.18 Require that underground utility lines, particularly water and natural gas mains, are designed to withstand seismic forces.

Objective 10.7 **Provide means for the identification, safe use, storage, transport, and disposal of hazardous materials.**

Goals, Policies, and Objectives (continued)

Directive Policy

Policy 10.19 In siting on and off-site hazardous waste management facilities, the County shall follow the criteria and mitigation measures set forth in the Nevada County Hazardous Waste Management Plan (HWMP), and attendant Final Environmental Impact Report, in order to minimize safety hazards associated with hazardous material and hazardous waste incidents.

Objective 10.8 Existing and future land use patterns shall provide for alternative routes for emergency access.

See: Policy 10.5; Policy 10.9

See: Circulation Maps

*Also see: Chapter 4: Circulation
Policy 4.23*

Objective 10.9 Encourage appropriate levels of consolidated services to provide for efficiency and cost containment.

Directive Policy

Policy 10.20 The County will encourage joint service agreements and consolidation of police, fire, and emergency services between the County, cities, and service districts.

Nevada County General Plan

Volume 1: Goals, Objectives, Policies, and Implementation Measures

Section 3: Resource Conservation and Development

Chapter 11: Water

Introduction and Setting

Nevada County is characterized by a large and diverse hydrologic system. Surface water drainage is comprised of three watersheds: the Truckee River basin in the eastern part of the County; and the Yuba River and Bear River basins in the western part of the County. These watersheds supply water to serve portions of both northern California and western Nevada, and many of the creeks and rivers produce hydroelectricity as well.

As would be expected, all of the hydrologic features are dependent on winter rain and snowfall, with the Sierra snowpack being the primary source of water for all of the watersheds. The seasonal as well as annual water flows are highly variable, with rainfall peaks typically occurring between November and February, and snowmelt-related peaks typically occurring between April and June.

Within all parts of the County, there is an extensive network of perennial (year round) and intermittent (seasonal) creeks, streams and rivers, ranging in size from the South Yuba River to small, unnamed seasonal drainages. Riparian corridors along these watercourses provide important year round and migratory wildlife habitats, and allow for movement and linkages across wider areas of the county. While riparian corridors in the County may have been disrupted in some areas as a result of agriculture, logging, hydroelectric facilities and land development, these disruptions do not negate the potential value of the corridors as wildlife habitat and linkages.

The quality of surface waters in Nevada County varies, typically with very good water quality in the more mountainous, less-developed areas, and more frequent water quality impacts as elevation decreases and development increases. Water quality is most affected in the upper elevations as a result of recreational and logging uses, while the lower elevations are affected by land development, mining, grazing and urban runoff. Soil erosion and sedimentation are closely tied to surface water quality. The smallest soil particles may be transported and deposited by water or air constituting the process of siltation. Sedimentation occurs when larger particles consolidate and are deposited on the beds of creeks, rivers or streams. Naturally occurring elements such as heavy metals, have also contributed to water quality degradation in a number of areas within the western county, while the Department of Water Resources is currently testing eastern Nevada County for radon.

Introduction and Setting (continued)

Wetlands in Nevada County are generally small, isolated features dependent on riparian water, NID ditch leaks or overflows, diversions by agricultural operations or natural seeps or springs. Man-made or naturally occurring wetlands provide an important biological resource both through provision of localized habitat and habitat for migratory species and as a natural water filtration system. The wetlands of the County are not well mapped but are located throughout the area. The primary issues related to wetlands are loss due to filling as a result of land development; degradation or loss due to interruption of water supply from natural and man-made drainage systems; and degradation due to degraded water quality, resulting from increased pollution from urban runoff, sedimentation, pesticides and herbicides.

The ground water resources in the County are of two distinct types. Those in the western County are characterized as poorly defined and variable. The highly fractured characteristics of the subsurface geology, as well as a variety of other factors such as soil depth and percolation, combine to create a highly variable and inconsistent ground water characteristics. In eastern Nevada County, the Martis Valley aquifer is the primary subsurface hydrologic resource.

Areas susceptible to flood hazard are relatively limited in the County. In general, there are no significant wide flood plains as would be found in areas with less general slope. Squirrel Creek in Penn Valley has a wider flood potential area than other streams within the County; however, it is still not a wide, in comparison with other locations in the State, such as those in the Central Valley, which cover thousands of acres. The major flooding problems in Nevada County normally occur during the winter months from November through April. Localized flooding can be severe when the ground is already saturated or existing snow is melted by warmer rains.

Further discussion of the water resources of the county is contained in Section 4: Open Space/Conservation Inventory, of Volume 2 of the Nevada County General Plan; and in Section 4 of the Nevada County Master Environmental Inventory, which is part of Volume 2 of the Nevada County General Plan. Flood Hazard Zones within the county are identified and discussed in Section 4 of the Nevada County Master Environmental Inventory.

Goals, Objectives, and Policies

Nevada County possesses a large diverse hydrological system of surface and land ground water resources. The good water quality of the mountainous areas gives way to adverse impacts in the lower elevations due to land development, grazing, mining, and urban runoff.

Goals, Policies, and Objectives (continued)

Additional goals, policies and objectives generally related to water resources are located in Chapter 1: Land Use; Chapter 3: Public Facilities and Services; Chapter 5: Recreation; Chapter 6: Open Space; Chapter 10: Safety; Chapter 13: Wildlife and Vegetation; Chapter 16: Agriculture; and Chapter 17: Minerals Management.

Goal 11.1 Identify, protect and manage for sustainable water resources and riparian habitats.

Objective 11.1 Promote and provide for conservation of domestic and agricultural water.

Action Policy

Policy 11.1 Adopt water conservation standards, consistent with State guidelines, for multi-family, commercial and industrial development encouraging installation and use of low-flow plumbing fixtures, drip irrigation systems, and drought-tolerant landscape plantings.

Directive Policy

Policy 11.2 Encourage the protection of resources which produce water for domestic and agricultural consumption.

*Also see: Chapter 13: Wildlife and Vegetation
Policy 13.1*

*Chapter 16: Agriculture
Policy 16.14*

Directive Policy

Policy 11.3 To promote protection of water quality where water is transported in open canals, the County shall support reasonable protective regulations adopted by public water purveyors in the processing of subdivision and discretionary permit applications.

Policy 11.3A The County shall provide for a comprehensive and organized system of well log data. Such data shall be generalized as necessary to protect confidentiality of individual wells. This information will be utilized by decision makers to assist in the making of land use decisions.

Objective 11.2 Preserve surface and sub-surface water quality and, where feasible, improve such quality.

Goals, Policies, and Objectives (continued)

Directive Policies

Policy 11.4 Cooperate with State and local agencies in efforts to identify and reduce to acceptable levels all sources of existing and potential point- and non-point-source pollution to ground and surface waters, including leaking fuel tanks, discharges from storm drains, auto dismantling and dump sites, sanitary waste systems, parking lots, roadways, logging and mining operations.

*Also see: Chapter 12: Soils
Policy 12.1*

*Chapter 17: Minerals Management
Policy 17.11; Policy 17.12; Policy 17.15*

Policy 11.5 Maintain the operation of the Nevada County Water Agency Advisory Council in order to promote continuing communication and cooperation between public water purveyors and other public agencies in protecting and enhancing the County's water resources.

Policy 11.6 The County shall continue to enforce its regulations concerning the installation and operation of private sanitary waste disposal systems in order to protect the quality of surface and ground water.

The location of septic tanks and leachfields and their appropriate setbacks from water courses shall be in accordance with the guidelines of the Lahontan Regional Water Quality Control Board (eastern County) and the Central Valley Regional Water Quality Control Board (western County).

Policy 11.6A New development shall minimize the discharge of pollutants into surface water drainages by providing the following improvements or similar methods which provide equal or greater runoff control: (a) include curbs and gutters on arterials, collectors, and local roads consistent with adopted urban street designs; and (b) oil, grease, and silt traps for subdivisions creating 5 or more parcels and commercial and industrial development of 1 acre or greater size. Maintenance of such facilities shall be assured through a legally-enforceable mechanism.

Policy 11.6B In order to determine the potential long-term effects of the continued use of septic tank/leachfield systems on groundwater quality, the County shall provide for a comprehensive and organized database of system failures based on current and

Goals, Policies, and Objectives (continued)

updated data available in the Department of Environmental Health. Such information shall assist the County in determining existing and potential septic tank/leachfield system problem areas.

*Also see: Chapter 3: Public Facilities and Services
Policy 3.19*

Objective 11.3 Preserve and, where economically feasible, restore the density and diversity of water-dependent species and continuous riparian habitats based on sound ecological principles.

Action Policy

Policy 11.7 Through the development and application of Comprehensive Site Development Standards, and project environmental review, establish and enforce minimum building setback lines from perennial streams and significant wetlands that are adequate to protect stream and wetland resource values.

*Also see: Chapter 1: Land Use
Policy 1.17*

*Chapter 13: Wildlife and Vegetation
Policy 13.1*

Directive Policy

Policy 11.8 Utilize voluntary clustering of development to preserve stream corridors, riparian habitat, wetlands, and floodplains.

*Also see: Chapter 1: Land Use
Policy 1.18*

*Chapter 13: Wildlife and Vegetation
Policy 13.1*

Objective 11.4 Preserve the integrity and minimize the disruption of watersheds and identified critical water courses.

Directive Policy

Policy 11.9 Within *Rural Regions*, maintain the low densities of development allowed in the Rural and Forest General Plan Land Use Designations, in order to protect existing watersheds.

Goals, Policies, and Objectives (continued)

Policy 11.9A Approve only those grading applications and development proposals that are adequately protected from flood hazards and which do not add flood damage potential. This may include the requirement for foundation design which minimizes displacement of flood waters, as well as other mitigation measures.

Policy 11.9B Require new utilities, critical facilities and non-essential public structures to be located outside the 100-year flood plain unless such facilities are necessary to serve existing uses, there is no other feasible location, and construction of these structures will not increase hazards to life or property within or adjacent to the floodplains.

Policy 11.9C When constructed within a floodplain, require elevation of the habitable portions of residential structures to be above the 100-year flood level. Require flood-proofing or elevation of non-residential structures. Require that foundations do not cause floodwater displacement except where necessary for flood-proofing.

*Also see: Chapter 1: Land Use
Policy 1.22*

Objective 11.5 **Support the acquisition, development, maintenance and restoration, where clearly consistent with General Plan policies, of habitat lands for wildlife enhancement.**

Directive Policies

Policy 11.10 Cooperate with State and Federal agencies and public and quasi-public organizations and agencies in the acquisition, restoration, and maintenance of habitat lands.

*Also see: Chapter 13: Wildlife and Vegetation
Policy 13.1*

Policy 11.11 Cooperate with and encourage the USFS and BLM to restore/maintain habitat areas on existing owned lands.

Chapter 12: Soils

Introduction and Setting

Nevada County is part of the Sierra Nevada Range, a geologic block approximately 400 miles long and 80 miles wide which extends in a north-south band along the eastern portion of California. The terrain of Nevada County is distinctly characterized by two features of the Sierra Nevada Range. The western third of the County is comprised of rolling foothills which form a transition between the low-lying Sacramento Valley and the mountains to the east. The eastern two-thirds of the County is comprised of the steep terrain and exposed granite of the Sierra Nevada range itself.

The geologic substructure of the county can be divided into three very broad groups, which are reflected in the surface soils:

- Western Foothills. This area, extending from the Yuba County border to just northeast of the Grass Valley/Nevada City area, is generally comprised of metavolcanic and granitic formations.
- Central Portion. The area extending northeast of the Grass Valley/Nevada City area to the upper mountainous area near Bowman Lake Road is generally comprised of sedimentary, metasedimentary and volcanic formations.
- Eastern Portion. This portion of the County through the high Sierra to the Nevada state line is generally comprised of volcanic and granitic formations.

Soil surveys for Nevada County conducted by the United States Department of Agriculture Soil Conservation Service and the Tahoe National Forest have identified general soil types found in the County. The characteristics of different soil types result in varying potential capabilities and constraints in terms of permeability, suitability for intensive development, erosion hazards, or agricultural and timber capabilities. Within these general soil types, however, there is a great deal of variation in soil capability from location to location.

The general soil types present potential constraints to septic uses and effluent disposal due to slow permeability, steep slopes, and soil depth. While conditions vary greatly within the County, there are locations which may require application of specific measures to ensure effective use of land based disposal of effluent. These same constraints may limit the suitability of soils for installation of pipelines and subsurface infrastructure or may require the use of site specific measures to avoid potential future problems. Erosion hazard is variable but generally increases near major rivers and with steeper slopes and is increased by more intensive development.

Introduction and Setting (continued)

Although the soils are generally poor for intensive agriculture use, ranging from Class II and up, the moderate to high elevation soils are an excellent resource for timber growth.

Further discussion of the soils and underlying geology of the county is contained in Section 3 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives, and Policies

The soils types found in the County present potential constraints on future development in terms of permeability, erosion potential, soil depths, and suitability for installation of subsurface infrastructure.

Additional goals, policies and objectives generally related to soils are located in Chapter 1: Land Use; Chapter 3: Public Facilities and Services; Chapter 10: Safety; and Chapter 16: Agriculture.

Goal 12.1 Minimize adverse impacts of grading activities, loss of soils and soil productivity.

Objective 12.1 Minimize earth movement and disturbance.

Directive Policies

Policy 12.1 Enforce Grading Ordinance provisions for erosion control on all new development projects by adopting provisions for ongoing monitoring of project grading. Project site inspection shall be required prior to initial site disturbance and grading to ensure all necessary control measures, including proper staking and tree protection measures, are in place. The installation, maintenance, and performance of erosion and sedimentation control measures shall be monitored by County or District staff (or their designee) and completely funded by a project applicant. All County projects shall comply with this policy.

Policy 12.2 Enforce Grading Ordinance requirements for grading or vegetation removal not associated with a development project. Exempted from this requirement are actions necessary for evaluation of soils and other environmental characteristics, and for control of fire fuels, and for agricultural and timber production.

Goals, Policies, and Objectives (continued)

Policy 12.3 Cooperate and encourage those activities dealing with techniques and practices to minimize erosion in cooperation with Nevada County Resource Conservation District, including provision of educational materials for the general public regarding techniques and practices to minimize erosion from construction activities.

Objective 12.2 **Minimize erosion due to road construction and maintenance.**

Directive Policies

Policy 12.4 Require erosion control measures as an element of all County contracts, discretionary projects, and ministerial projects.

Policy 12.5 Encourage the efforts of the Resource Conservation District and other related agencies to educate and assist the general public about techniques and practices to minimize private road maintenance related erosion.

*Also See: Chapter 1: Land Use
Policy 1.17*

Objective 12.3 **Minimize vegetation removal.**

*Also See: Chapter 13: Wildlife and Vegetation
Policy 13.2 Policy 13.3; Policy 13.8*



Chapter 13: Wildlife and Vegetation

Introduction and Setting

Nevada County contains an extremely wide range of plants, animals and habitat types. With topographic elevations ranging from 300 feet in the west to 9,143 feet in the east and average annual precipitation amounts varying from 30 inches in the west to 60 inches in Nevada City and near the crest of the Sierras, the County supports a true diversity of habitat types. Generally, the county can be characterized by gently rolling oak woodlands in the west transitioning to coniferous forest and then to an almost desert-like association on the eastern slope of the Sierras.

The State of California Department of Fish and Game recognizes five primary wildlife habitat types in California: tree dominated; shrub dominated; herbaceous dominated; aquatic; and developed. These habitats occur in continuous stretches, as well as isolated "pockets" depending on the overall topography, elevation, climate and pattern of development of a particular area. Animals may move between various habitat types to satisfy their life requirements. Animals will utilize riparian corridors, low lying or "saddle" areas of ridges, established trails, and other corridors for this inter-habitat movement. In addition, many species including deer move seasonally throughout the county in response to their seasonal habitat requirements.

Habitats throughout the county have been modified by human activity. The western portions of the county have experienced rapid residential growth in recent years and the resultant parcelization, fencing, alteration of vegetation, introduction of cats and dogs, roadways, noise and night lighting have served to reduce the habitat values throughout the area. In the mid to high elevations, logging, mining, and development of second homes and rural subdivisions have also served to alter habitats. Habitat values can be reduced by both direct (construction of housing) and indirect (increased density in wide movement corridors) activities. Although the overall trend in the county is toward a decline in habitat values as identified by the Department of Fish and Game, there is a wide localized variation in habitats, tolerances of species and degrees of human disturbance. In some cases, disruption of predator-prey balances occur; in others, food sources are affected; while in others, breeding or birthing areas are disturbed. While some species may benefit, the larger percentage of species are adversely affected.

Nevada County supports a variety of wildlife habitats which are important or unique. These habitats consist of movement corridors, wetlands and riparian areas, and residence/breeding/foraging areas.

Introduction and Setting (Continued)

Movement corridors serve two primary purposes: first, to enable migratory animals, especially deer, to move seasonally from and between winter and summer habitats, and second, to allow animals to move within their home range or residence areas. Seasonal corridors also sustain overall habitat values and insure population density and diversity. These corridors are not necessarily individual paths, but can also be characterized as zones or corridors through which animals move. In the case of deer, the corridors serve to link winter and summer habitats which serve the life cycle of the animal. In general, animal movement generally occurs along riparian corridors and/or low-lying “saddles” which connect various micro-habitat areas. The creeks, streams and drainages in the County constitute riparian corridors which are capable of support, for both migratory and resident wildlife movement.

The deer population in Nevada County is made up of both resident and migrating animals. The western portion of the county supports both resident deer and winter populations of migrating deer. The migratory populations tend to move seasonally with winter ranges located in the eastern slope near Reno or western slope, and summer and spring ranges moving into the timbered area of mid-county. Much of the summer range is in the forested mid-county area currently designated for timber preserve. Deer populations throughout the county have been characterized by both the California Department of Fish and Game and the Tahoe National Forest as unstable and declining. The east side of the County supports portions of the Truckee-Loyalton migratory deer herd, while the western portion of the County supports the migratory Nevada City deer herd, as well as resident populations of the Motherlode deer herd. Winter ranges of the Nevada City and Motherlode herds often overlap.

Aside from deer, most mammals in the County move locally through established vegetation. Even corridors which have been impacted by residential development, road construction or other uses can retain residual values and support animal movement.

The highest values for resident wildlife in the County generally occur in areas which have not yet been disturbed by development. The areas of the county which are still in large-parcel, undeveloped acreage generally represent the more valuable habitat areas simply due to their essentially open space and low density land uses, although the values vary locally with density and diversity varying in response to local vegetational characteristics. Animals which do not migrate, but which move throughout a home range can be severely affected by development within their range, especially those species which are less tolerant of human activity or are dependent on specific habitat characteristics which are altered by development. Wetlands and riparian areas both serve as important habitats in their own right, as well as critical components in animal movement and migration and as supporting habitat for special status species.

Oak woodlands and savannas provide an important habitat which serves as a significant grazing resource for area ranchers, a wildlife habitat of diverse values, and as a source of hardwood. Additionally, oak woodlands and savannas contribute to the overall protection of watersheds by stabilizing soils on even the steepest slopes.

The oak trees of California have been experiencing a significant decline in reproduction rates in recent years. Since 1979, or before, this phenomenon had been documented and concerns have been raised. The decline in regeneration has resulted in a variety of studies and the development of guidelines for resource management. While the Nevada County oak woodlands have not been officially evaluated, oak populations, both locally and statewide, appear to be experiencing a decline in both numbers and regeneration due to impacts of agricultural practices, residential development, and cord wood harvesting (affecting primarily Blue Oak and Black Oak) in the western foothill area and due to timber practices in the mid-county area (affecting Black Oak).

As contributions to wildlife values, oaks are extremely important. Oak trees, although varying by species and by associated plant communities, provide food (acorns), shelter, roosting, and nesting habitats for a wide variety of birds. The understory associated with the oaks can also provide browsing, shelter and breeding habitat for mammals, insects and reptiles. They also provide microhabitats due to their shading characteristics, which contribute to the overall diversity of species in areas where they occur.

Plants or animals which are recognized by the California State Department of Fish and Game or the U.S. Fish and Wildlife Service as being rare, endangered, or threatened are classified as special status species. Generally, species are considered to be endangered if its survival is threatened by factors such as environmental pollution, serious disturbance of habitat, introduction of unwanted species or inability to adapt to environmental change. A species may be defined as "rare" if it is nowhere abundant, confined to a small specialized habitat, or so limited that it could become endangered.

There are approximately 50 known locations of special status species in Nevada County. There is also a high potential that special status species exist in areas not yet officially mapped, as the majority of the county has not been systematically surveyed and studied. According to the Department of Fish and Game, the overall trend in the county is toward a decline in habitat values. It is probable that such a decline could result in an increase in plant and animal species gaining formal listing as endangered, rare, or threatened. Additionally, without ongoing management and monitoring, species in the County that are currently listed as endangered, rare, or threatened could become extinct in the County.

Further discussion of wildlife and vegetation in the county is contained in Section 4: Open Space/Conservation Inventory, of Volume 2 of the Nevada County General Plan; and in Section 5 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives, and Policies

The extremely wide variety of wildlife, vegetation, and habitats within the County has been significantly modified by human activities. Some wildlife species

Introduction and Setting (Continued)

and forests are experiencing a decline. Without management, some species could become extinct in the County.

Additional goals, policies and objectives generally related to wildlife and vegetation are located in Chapter 1: Land Use; Chapter 5: Recreation; Chapter 6: Open Space; Chapter 11: Water; Chapter 15: Forest; and Chapter 18: Aesthetics.

Goal 13.1 Identify and manage significant areas to achieve sustainable habitat.

Objective 13.1 Discourage intrusion and encroachment by incompatible land uses in significant and sensitive habitats.

Directive Policy

Policy 13.1 Where significant environmental features, as defined in Policy 1.17, are identified during review of projects, the County shall require all portions of the project site that contain or influence said areas to be retained as non-disturbance open space through clustered development on suitable portions of the project site, or other means where mandatory clustering cannot be achieved.

The intent and emphasis of such open space designation and non-disturbance is to promote continued viability of contiguous or inter-dependent habitats by avoiding fragmentation of existing habitat areas and preserving movement corridors between related habitats. Vegetation management for the benefit of habitat preservation or restoration shall be considered consistent with the intent of this policy.

*Also see: Chapter 1: Land Use
Policy 1.18*

*Chapter 6: Open Space
Policy 6.2*

*Chapter 11: Water
Policy 11.3; Policy 11.4*

*Chapter 15: Forest
Policy 15.3*

Action Policies

Policy 13.2 As part of the Comprehensive Site Development Standards, include standards to minimize removal of existing vegetation and require installation and long-term maintenance of landscaping in setbacks and buffer areas. These standards shall be applicable to all discretionary projects and to all ministerial projects other than a single-family residence located on an individual lot. Tree

Goals, Policies, and Objectives (continued)

removal may be allowed where necessary to comply with public right-of-way development or dedication, or development of required site access and public utilities. Individual trees or groups of trees shall be protected during construction to prevent damage to the trees and their root systems. Vegetation in proximity to structures shall conform to applicable fire protection standards.

Policy 13.2A Project review standards shall include a requirement to conduct a site-specific biological inventory to determine the presence of special status species or habitat for such species that may be affected by a proposed project. The results of the biological inventory shall be used as the basis for establishing land use siting and design tools required to achieve the objective of no net loss of habitat function or value for special status species.

Where a Habitat Management Plan is deemed appropriate, the Plan shall be prepared to comply with the requirements of the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). The plan shall provide the background data, impact analysis, and mitigation programs necessary to obtain a FESA Section 10(a) and CESA Section 2081 permit authorizing incidental take of federal and state listed threatened and endangered species that occur in areas proposed for future development. Prior to implementation of an adopted Habitat Management Plan, project applicants proposing the development of a project that would impact a federal or state listed species, or a species that is proposed for listing, shall be individually responsible for obtaining federal and state incidental take permits on a project-by-project basis.

Policy 13.2B Development projects which have the potential to remove natural riparian or wetland habitat of 1 acre or more shall not be permitted unless:

- (a) No suitable alternative site or design exists for the land use;
- (b) There is no degradation of the habitat or reduction in the numbers of any rare, threatened, or endangered plant or animal species as a result of the project;
- (c) Habitat of superior quantity and superior or comparable quality will be created or restored to compensate for the loss; and
- (d) The project conforms with regulations and guidelines of the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Game, and other relevant agencies.

Introduction and Setting (Continued)

*Also See: Chapter 1: Land Use
Policy 1.17*

*Chapter 10: Safety
Policy 10.5*

Policy 13.3 As part of the Comprehensive Site Development Standards, require the maximum feasible use of drought tolerant native plant species for landscaping of all new multi-family residential, commercial, industrial, and public projects. Invasive, non-native plants, as determined by a landscape architect or other similar expert, that may displace native vegetation on adjoining undeveloped lands shall not be used. Landscaping with native trees and shrubs shall be encouraged to provide suitable habitat for native wildlife, particularly in proposed open space uses of future development.

*Also See: Chapter 1: Land Use
Policy 1.17*

Directive Policy

Policy 13.4 Encourage long-term sustainability and maintenance of landscaped areas.

Policy 13.4A No net loss of habitat functions or values shall be caused by development where rare and endangered species and wetlands of over 1 acre, in aggregate, are identified during the review of proposed projects. No net loss shall be achieved through avoidance of the resource, or through creation or restoration of habitat of superior or comparable quality, in accordance with guidelines of the U.S. Fish and Wildlife Service and the California Department of Fish and Game.

Policy 13.4B Habitat that is required to be protected, restored, or created as mitigation for a project's impacts shall be monitored and maintained in accord with a County-approved Habitat Management Plan.

Goals, Policies, and Objectives (continued)

- Policy 13.4C** The land use designations and associated acreages identified on the proposed General Plan land use maps for Special Development Areas should be modified as necessary at the Specific Plan stage to protect sensitive natural communities and other important biotic resources.
- Policy 13.4D** The County shall prepare and implement a Habitat Management Plan for rare and endangered species and wetlands habitat while allowing the preparation of individual project habitat management plans as an alternative, including an offsite ecological reserve.
- Policy 13.4E** The County shall investigate establishing interagency agreements with adjoining counties where new developments could impact significant natural resource areas shared by adjoining counties. The agreements shall require notification of development projects within one mile of the County's borders and provide for review and comment by affected counties.
- Policy 13.4F** To minimize the loss of wildlife habitat and fragmentation, clustering shall be required on parcels of 20 acres in size or larger within the North San Juan and Penn Valley areas, when such parcels are located in areas where the existing parcelization pattern in the immediate vicinity is currently 20 acres or more.
- Policy 13.4G** To minimize the loss or disturbance of deer habitat, clustering shall be required on parcels of 40 acres in size or larger in critical migratory deer winter ranges in Rural Regions within the western portion of the County, when such parcels are located in areas where the existing parcelization in the immediate vicinity is currently 40 acres or more.
- Policy 13.4H** Non-development buffers shall be maintained adjacent to perennial stream corridors through the use of clustering, the designation of a Planned Development, or the implementation of other siting and design tools. Buffers shall be sufficient in size to protect the stream corridor for movement, as well as provide some adjacent upland habitat for foraging.
- Objective 13.2** **Minimize impacts to corridors to ensure movement of wildlife.**
See: Policy 13.1
- Objective 13.3** **Provide for the integrity and continuity of wildlife environments.**
See: Policy 13.1; Policy 13.2
- Objective 13.4** **Support the acquisition, development, maintenance and restoration, where feasible, of habitat lands for wildlife enhancement.**

Introduction and Setting (Continued)

Directive Policy

Policy 13.5 Participate in all bio-regional planning councils, initiated by Federal or State agencies, that involve lands within the jurisdiction of Nevada County. County representatives on such councils shall be appointed by the Board of Supervisors. The purpose of participation shall be to ensure the policies of the General Plan are complemented by and incorporated into any bio-regional plan encompassing all or part of Nevada County.

See: Policy 13.1

Objective 13.5 **Support, where feasible, the continued diversity and sustainability of the habitat resource through restoration and protection.**

Directive Policy

Policy 13.6 Monitor, through the input of other agencies, the sensitive wildlife and habitat resources of Nevada County to ensure the continued validity and effectiveness of General Plan policies intended to protect, preserve and enhance these resources. Results of monitoring shall be incorporated into the General Plan Update process.

*Also see: Chapter 1: Land Use
Policy 1.35*

Action Policy

Policy 13.7 Require a Conditional Use Permit (CUP) for alteration of significant environmental features (as defined in Policy 1.18) not associated with a development project for parcels planned for subdivision or for multi-family residential, commercial or industrial development. Exempted from this requirement are actions necessary for evaluation of environmental characteristics, and for control of fire fuels.

*Also see: Chapter 1: Land Use
Policy 1.17*

Objective 13.6 **Discourage significant adverse environmental impacts of land development, agricultural, forest and mining activities on important and sensitive habitats.**

See: Policy 13.1

*Also see: Chapter 1: Land Use
Policy 1.17; Policy 1.18*

Goals, Policies, and Objectives (continued)

*Chapter 15: Forest
Policy 15.1*

*Chapter 17: Mineral Management
Policy 17.15*

Objective 13.7 Identify and preserve heritage and landmark trees and groves where appropriate.

Directive Policy

Policy 13.8 As part of the Comprehensive Site Development Standards, include measures applicable to all discretionary and ministerial projects to minimize disturbance of heritage and landmark trees and groves. These measures shall include, but are not limited to, requirements for on-site vegetation inventories and mandatory clustering of development in areas likely to support such vegetation or habitat.

Policy 13.9 Development in the vicinity of significant oak groves of all oak species shall be designed and sited to maximize the long-term preservation of the trees and the integrity of their natural setting. The County shall adopt a regulation to protect native heritage oak trees and significant oak groves. All native oak tree species with a trunk diameter of 36" or greater shall be protected.

See: Policy 13.2

*Also see: Chapter 1: Land Use
Policy 1.17*

Objective 13.8 Minimize removal or disturbance of low elevation oak habitat.

See: Policy 13.8

Chapter 14: Air Quality

Introduction and Setting

Nevada County exhibits large variations in terrain and consequently exhibits large variations in climate, both of which affect air quality. The western portions of the County slope relatively gradually with deep river canyons running from southwest to northeast towards the crest of the Sierra Nevada Range. East of the divide, the slope of the Sierra is steeper, but river canyons are relatively shallow. The warmest areas within the County are found at the lower elevations along the west side of the County, while the coldest average temperatures are found at the highest elevations.

The prevailing wind direction over the County is westerly. However, the terrain of the area has a great influence on local winds, so that wide variability in wind direction can be expected. Afternoon winds are generally channeled up-canyon, while nighttime winds generally flow down-canyon. Winds are, in general, stronger in spring and summer and lower in fall and winter. Periods of calm winds and clear skies in fall and winter often result in strong, ground-based inversions forming in mountain valleys. These layers of very stable air restrict the dispersal of pollutants, trapping these pollutants near the ground, representing the worst conditions for local air pollution occurring in the County.

The overall air quality in Nevada County is very good. Of the many pollutants, only two, ozone and suspended particulate matter (PM-10), are known to be problems in the County. Nevada County is considered by the State, under the terms of the California Clean Air Act, to be “nonattainment” for ozone and PM-10, and to be either “attainment” or unclassified for other pollutants.

Ozone is the most prevalent of a class of photochemical oxidants formed in the urban atmosphere, resulting from complex chemical reactions between hydrocarbons and oxides of nitrogen in the presence of sunshine. Unlike other pollutants, ozone is not released directly into the atmosphere from any sources. The major sources of oxides of nitrogen and reactive hydrocarbons, known as ozone precursors, are combustion sources such as factories, automobiles and evaporation of solvents and fuels. For the most part the ozone affecting Nevada County is transported into the area by the prevailing summertime westerly winds. Ozone is known to be transported from the Sacramento Metropolitan area to the mountainous areas to the east and north. Local sources of ozone include the regional vehicular transportation facilities such as Interstate 80, where high seasonal and peak traffic volumes have a significant and potential influence on ozone nonattainment, particularly in eastern Nevada County.

Suspended particulate matter consists of solid and liquid particles of dust, soot, aerosols and other matter which are small enough to remain suspended in the air

Introduction and Setting (continued)

for a long period of time. A portion of the suspended particulate matter in the air is due to natural sources such as wind blown dust and pollen. Man-made sources include combustion, automobiles, field burning, factories and unpaved roads. Fireplaces and wood stoves are known to be major sources of particulate matter in mountain towns during the winter months.

Until recently, air quality was not monitored in Nevada County. Beginning in 1986 the Northern Sierra Air Quality Management District started operating air quality monitoring sites in the County. At present, the District has monitoring sites in Nevada City, Grass Valley and Truckee. The Nevada City station was established to monitor ozone levels, while those in Truckee and Grass Valley are designed to monitor PM-10. The Placer County Air Pollution Control District also operates a monitoring site just south of the Nevada County border in Colfax.

Data from 1989 and 1990 shows that both the state and federal ambient air quality standards are exceeded in Nevada City. Data from Colfax, located just south of the Nevada County border, also shows violations of both the state and federal standards. PM-10 is measured in Nevada County in Grass Valley and Truckee. In general, both sites meet the federal PM-10 standards, but exceed the more stringent state standards. The violations of the PM-10 standards in Grass Valley and Truckee generally occur in winter, although violations in the summer months have been noted during forest fires or periods of open burning. This pattern suggests that the major contributor to PM-10 violations is wood smoke.

Nevada County is within the Mountain Counties Air Basin, an air basin consisting of nine counties or portions of counties stretching from Plumas County on the north to Mariposa County on the south. The Northern Sierra Air Quality Management District is the local agency for air quality planning with authority over air pollutant sources.

Further discussion of air quality in the county is contained in Section 6 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives, and Policies

The overall air quality in Nevada County is very good. However, there are several areas in the County that do not meet State and Federal ambient air quality standards. Consideration of a variety of site-specific measures can provide means to protect the County's air quality resources.

Additional goals, policies and objectives generally related to air quality are located in Chapter 1: Land Use; Chapter 4: Circulation; and Chapter 12: Soils.

Goals, Policies, and Objectives (continued)

Goal 14.1 **Attain, maintain and ensure high air quality.**

Objective 14.1 **Establish land use patterns that minimize impacts on air quality.**

Directive Policy

Policy 14.1 Cooperate with the Air Quality Management District (currently the NSAQMD), during review of development proposals. As part of the site plan review process, require applicants of all subdivisions, multi-family, commercial and industrial development projects to address cumulative and long-term air quality impacts, and request the District enforce appropriate land use regulations to reduce air pollution.

*Also See: Chapter 4: Circulation
Policy 4.30*

Objective 14.2 **Implement standards that minimize impacts on and/or restore air quality.**

Action Policy

Policy 14.2 Include the following as part of the Comprehensive Site Development Standards:

- a. Encourage maximized solar access, where feasible, and consistent with the maintenance of scenic values, in new subdivision designs to optimize energy efficiency;
- b. Require all installations of solid fuel-burning devices comply with the current Federal EPA emission standards;
- c. Require installation of masonry and zero-clearance fireplaces in new construction to comply with the current EPA Phase particulate emission limits;

*Also See: Chapter 1: Land Use
Policy 1.17*

*Chapter 4: Circulation
Policy 4.25*

Directive Policies

Policy 14.3 Where it is determined necessary to reduce short-term and long-term cumulative impact, the County shall require all new discretionary projects to offset any pollutant increases. Wherever possible, such offsets shall benefit lower-income housing.

Goals, Policies, and Objectives (continued)

- Policy 14.4** Encourage and cooperate with the Northern Sierra Air Quality Management District, or any successor agency, to:
- a. Work with the County, local public utility districts, other public agencies and the private sector to encourage the development and implementation of educational and incentive programs to encourage energy conservation, house weatherization, solar energy use in new and existing buildings, and provide air quality monitoring and advisory programs (e.g. daily standard air pollution index data);
 - b. Develop a community biomass program in cooperation with the Nevada County Department of Sanitation and existing homeowner associations, and provide incentives for composting, mulching, grinding, cogeneration, feedstocks, and chipping in-lieu of outdoor burning;
 - c. Adopt control measures to reduce pollutant emissions from open burning;
 - d. Develop a program to regulate and control fugitive dust emissions from construction projects; and
 - e. Identify and establish visibility standards for air quality in the County.
- Policy 14.5** Encourage and cooperate with the Northern Sierra Air Quality Management District, or any successor agency, to develop and implement a long term monitoring program to quantify air quality in the County. The County shall work with the District to identify areas for monitoring and to develop an implementation program to begin on-site monitoring upon project application where a proposal will result in an increase of more than 25 tons per year of non-attainment pollutants (or precursors). The County will also cooperate with the District in developing a monitoring program for carbon monoxide emissions at key intersections as a basis for consideration of short- to long-term air quality in the preparation of the County Road Improvement Program.
- Policy 14.6** For new construction, the County shall prohibit the installation of non-EPA certified and non-EPA exempt solid fuel burning devices.
- Policy 14.7** The County shall cooperate with all appropriate agencies and other regional transportation agencies that include surrounding counties to develop programs designed to maximize the participation of employers in employer-operated van pool and/or ride sharing for employees, and mass transit service for both employees and customers.

Goals, Policies, and Objectives (continued)

Policy 14.7A The County shall, as part of its development review process, ensure that proposed discretionary developments address the requirements of NSAQMD Rule 226.

Policy 14.7B The County shall, as part of its Road Improvement Program, consider the benefits to air quality from the paving of unpaved roads.

*Also see: Chapter 4: Circulation
Policy 4.7; Policy 4.16; Policy 4.25; Policy 4.28*

Objective 14.3 **Identify regional impacts and coordinate with other agencies to achieve attainment.**

Directive Policy

Policy 14.8 Consider adoption of Joint Powers Agreements or similar legal mechanisms with other counties located within Nevada County's regional sphere to comprehensively address regional air quality impacts as a result of development in each County.

Chapter 15: Forest

Introduction and Setting

Nevada County supports an extensive timber resource, the majority of which is under the jurisdiction of the Tahoe National Forest (TNF). According to the Soil Conservation Service, "forests are one of the important resources of the Nevada County area. They supply raw material for one of the major industries, provide recreation and aesthetic enjoyment for many people, provide food and cover for many forms of wildlife, and protect watersheds."

Forested lands within the county consist of timberlands and woodlands. Timberlands are those lands capable, available and suitable for commercial timber production. Woodlands are defined as forested areas not suitable for timber production. While not considered suitable for commercial timber production, woodlands provide firewood resources and offer opportunities for other forest-related uses such as recreation. The forest and woodland areas of the county also are important in providing wildlife habitat, vegetation diversity, watershed protection and recreation.

Commercial timberlands are located primarily in the mid and eastern areas of the county, in elevations ranging from 1,200 feet above sea level in the west to over 9,000 feet in the east. The most extensive timberlands are located in the Tahoe National Forest, where nearly 200,000 acres are considered suitable for timber production. Woodlands are located throughout the county, including many scattered parcels of less than 100 acres in size, as well as larger tracts located primarily north of Highway 20.

Further discussion of the forests and forest resources of the county is contained in Section 4: Open Space/Conservation Inventory, of Volume 2 of the Nevada County General Plan; and in Section 5 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan. Timberland Production Zones within the county are identified and discussed in Section 4: Open Space/Conservation Inventory of Volume 2 of the Nevada County General Plan.

Goals, Objectives and Policies

Protection and management of the forest resources in Nevada County are important considerations in the General Plan, contributing to the economic vitality and scenic quality of the County.

Goals, Policies, and Objectives (continued)

Additional goals, policies and objectives generally related to forest lands and resources are located in Chapter 1: Land Use, Chapter 2: Economic Development, Chapter 10: Safety and Chapter 13: Wildlife and Vegetation.

Goal 15.1 Identify and maintain sustainable timber lands and resources.

Objective 15.1 Identify and protect significant timber lands from conversion to unrelated residential and other non-timber-related uses.

Directive Policies

Policy 15.1 Maintain a low density of allowable development in the Forest land use designation as shown on the General Plan Land Use maps, in order to protect the major areas of potential timber resources in the County from conversion to other more intensive uses.

Policy 15.2 Limit the provision of public facilities and services in important timber areas, except where necessary to address public health or safety problems.

Policy 15.3 Encourage the clustering of development in timberland areas within the Rural and Forest land use designation as shown on the General Plan Land Use Maps, to preserve timber resources for productive use.

*Also see: Chapter 1: Land Use
Policy 1.18*

*Chapter 13: Wildlife and Vegetation
Policy 13.1*

Objective 15.2 Promote and provide for the continued diversity and sustainability of the forest resources including timber, watersheds, wildlife habitat, aesthetics and recreation.

Directive Policies

Policy 15.4 The Forest and Open Space land use designations are the major timber producing land use designations; however, other land uses also provide opportunities for timber management and production.

*Also See: Chapter 1: Land Use
Policy 1.5; Policy 1.19*

Goals, Policies and Objectives (continued)

Policy 15.5 Encourage and provide for use of the Timberland Production Zone (“TPZ”) provisions of the County zoning regulations in the Estate, Rural and Forest land use designations, for those lands which have significant commercial timber value.

Action Policy

Policy 15.6 Recognize the need and importance in the Forest land use designation of managing forest products, and of managing natural resources to enhance outdoor recreation. Recognize the importance for providing for an efficient and cost effective means of harvesting and using forest lands.

Recognize that the forested areas have a need for certain commercial support uses which should be allowed in a manner which is consistent with the forest use and outdoor recreation areas.

Uses which are consistent in the Forest land use designation may include:

- a. the processing of forest products and natural resources;
- b. campgrounds; and
- c. outdoor recreation activities.

Comprehensive Site Development Standards shall be implemented to ensure that such development is consistent with the character of the area, will not adversely impact resource management, and is sensitive to environmental constraints.

*Also see: Chapter 1: Land Use
Policy 1.17*

Objective 15.3 **Provide for both on-site and off-site forest-related industries while minimizing conflicts with adjacent uses.**

See: Policy 15.1; Policy 15.6

*Also see: Chapter 1: Land Use
Policy 1.17*



Chapter 16: Agriculture

Introduction and Setting

Agriculture has always been an integral part of Nevada County and has continually grown and changed along with the county. The beginning of major agriculture pursuits began concurrently with the discovery of gold in California. With the sudden influx of miners there was also a need for food. This need, along with the high prices miners were willing to pay, made it attractive for farmers (many of whom had been miners) to start raising crops in the western end of the county. This area, with its mild climate and good soils, attracted a large number of farmers who grew a variety of crops, including fruit of all varieties, small grains, hay, potatoes, and wine grapes. Some citrus was attempted at the extreme southwestern corner of the county. Sheep and cattle were raised in large quantities, utilizing the high mountain ranges in summer and the oak woodlands for winter grazing.

One commodity, often not thought of as agriculture, that was harvested extensively in this period was timber. During the initial phase of placer mining, the demand was mainly for construction lumber. With the advent of hardrock mining, the demand for mining timbers expanded greatly, and much of the easy-to-reach virgin forest was cut at this time. Most of the timber in the western county today is second or third generation which reseeded from the initial stand.

During the 1800s and early 1900s, the most limiting feature for agriculture in the county was the lack of irrigation water. This was changed dramatically in 1921 with the formation of the Nevada Irrigation District. This was the first in a series of steps which culminated in reliable irrigation water being delivered to many county farmers. With the availability of irrigation water, the number of livestock increased sharply and dairies in particular began to flourish, as farmers were able to raise larger quantities of hay for feed. Agricultural production in the county reached a peak in total acreage and head of livestock during the period before World War II.

During the post World War II era, timber continued to be a strong industry. With thousands of acres of prime timber soils, and moderate climate, the county was able to produce millions of board feet of lumber a year to supply the increasing demand for lumber in the growing state.

The last 20 years have been a time of considerable change for agriculture in Nevada County. Land prices have escalated rapidly and the pressure to subdivide large tracts of historical farmlands increases. However, there has also been an increase in the number of farms. From 1976 to 1982, farm numbers have increased 115 percent. The increase in farms has included a diversification of crops being raised. Many types of exotic livestock, including llamas, ostriches, colored sheep and

Goals, Policies, and Objectives (continued)

pot-belly pigs, as well as the more historical types of livestock, are raised in the county. Numerous fruit and nut crops are also raised with the wine grape industry attracting national attention. Other diversified agricultural businesses include specialty nurseries, herb farms, mushroom farms, aquaculture, Christmas tree farms and fuelwood lots.

According to the 1987 Census of Agriculture, there were 386 farms in Nevada County (farm is defined as any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold during the census year). This is an increase of 122% since 1974. While the number of farms has increased, the size of individual farms has declined 73% since 1974. The average size of a farm in Nevada County is 146 acres; 267, or 69 percent, are less than 50 acres in size. According to the 1989 Nevada County Agriculture Commissioner's Crop Report, agricultural income reached \$20 million. This is an increase of 223% over the agricultural income of \$6 million in 1982.

Much of this increase can be attributed to the increase in specialty crops being grown in the area. Fruit, vegetables, herbs, nurseries, and Christmas trees, fish, and honey have all played a big role in this increase. Given the diverse nature of crops being grown in the County, agricultural income should continue to rise.

Further discussion of the agricultural resources of the county is contained in Section 4: Open Space/Conservation Inventory, of Volume 2 of the Nevada County General Plan; and in Section 3 and 7 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives, and Policies

The soils and climate of Nevada County make it an ideal area to sustain many agricultural endeavors. Agriculture in Nevada County is a mosaic of farm land intermingled with other uses in the rural setting which typifies the County. This land provides marketable products, open space, wildlife habitat, watershed and an aesthetic environment.

Additional goals, policies and objectives generally related to agriculture are located in Chapter 1: Land Use; Chapter 3: Public Facilities and Services; Chapter 5: Recreation; Chapter 6: Open Space; Chapter 10: Safety; Chapter 13: Wildlife and Vegetation; and Chapter 18: Aesthetics.

Goal 16.1 **Encourage the use of significant agricultural lands and operations in *Rural Regions*.**

Objective 16.1 **Identify and encourage the use of significant agricultural lands based on soil type and suitability for various forms of agriculture.**

Goals, Policies, and Objectives (continued)

Directive Policies

Policy 16.1 Agriculture is strongly encouraged in *Rural Regions* and allowed in *Community Regions*. Agricultural land shall include all those land areas of Nevada County now used for agricultural operations, or upon which agricultural operations may be established in the future in conformance with applicable zoning regulations.

Policy 16.2 Agricultural operations shall include, but not be limited to:

- a. Cultivation and tillage of the soil
- b. Dairying
- c. Production, irrigation, frost protection, cultivation, growing, harvesting, storage, and processing of any agricultural commodity, including production of timber, trees, shrubs, flowers, herbs and all other plants
- d. Viticulture, including vineyards
- e. Horticulture
- f. Apiculture
- g. Raising of livestock, fur-bearing animals and all other kinds of animal husbandry
- h. Culture or breeding of poultry, fish, marine life, mollusks, and all other types of animal or plant life
- i. Commercial practices performed incidental to or in conjunction with such agricultural operations, including selling, processing, packing, preparation for market, delivery to storage, market or to carriers for transportation to market.

Policy 16.3 Allow aquaculture (the raising, harvesting and production of fish) on lands zoned for agricultural use on the same basis as land-based agricultural operations.

Objective 16.2 **Maintain and encourage agriculture on lands zoned for agricultural use, especially those which border *Community Regions*, while minimizing conflicts with adjacent non agricultural lands.**

Directive Policy

Policy 16.4 In *Rural Regions*, maintain existing agricultural zoning on lands designated as Rural on the General Plan Land Use maps, including land in the RA, A1, AE, FR and TPZ districts, to allow for the continuation of existing agricultural operations, as well as the introduction of new agricultural operations consistent with the regulations of the respective districts.

Action Policy

Policy 16.5 All new residential land divisions adjacent to important agricultural lands shall require a setback of not less than 100 feet

Goals, Policies, and Objectives (continued)

to minimize potential land use conflicts. All such development will require the recording of a declaration acknowledging proximity of agricultural resources and the potential for conflict.

Objective 16.3 Minimize and reduce pressures to convert lands zoned for agricultural use to more intensive uses.

Action Policy

Policy 16.6 Amend the Right to Farm Ordinance to provide for notice to buyers of land in the RA, A1, AE and FR zoning districts describing normal agricultural practices which may occur in such districts and informing buyers of the right to continue such practices in conformance with the applicable district regulations.

Directive Policy

Policy 16.7 Support efforts by private conservation organizations to utilize voluntary conservation easements as a means of preserving land in agricultural use.

Objective 16.4 Identify the appropriate parcel sizes on lands zoned for agricultural use that provide for a range of agricultural operations that may be carried on in those zones.

Directive Policies

Policy 16.8 Allow new development in *Rural Regions* outside of *Rural Centers* only for those land use types which are consistent and compatible with the rural agricultural character of these areas. Compatible land use types are those defined in the following General Plan land use designations:

- a. Estate 0.3 du/acre (3 ac/du)
- b. Rural -5 0.2 du/acre (5 ac/ du)
- c. Rural-10 0.1 du/acre (10 ac/du)
- d. Rural-20 0.05 du/acre (20 ac/du)
- e. Rural-30 0.03 du/acre (30 ac/du)
- f. Rural-40 0.025 du/acre (40 ac/du)
- g. Rural-160 0.00625 du/acre (160 ac/du)
- h. Highway Commercial
- i. Rural Commercial
- j. Public
- k. Open Space
- l. Forest
- m. Water Area
- n. Planned Development

*Also see: Chapter 1: Land Use
Policy 1.6*

Goals, Policies, and Objectives (continued)

Policy 16.9 Clustering of new residential development in *Rural Regions* shall be encouraged and utilized in accordance with Policy 1.18 to reduce potential conflicts between agricultural operations. Such clustering shall provide for a natural or man-made buffer between the residential development and adjacent agricultural uses.

*Also see: Chapter 1: Land Use
Policy 1.18*

Objective 16.5 **On all lands zoned for agricultural use, allow and provide for on-site and off-site support facilities, services and uses that further local agricultural production and marketing.**

Action Policy

Policy 16.10 Allow permanent facilities for marketing of products grown or processed on-site as a permitted use on lands zoned for agricultural use; allow agricultural support services, visitor-serving uses and facilities, and lodging facilities for visitors on all lands zoned for agricultural use with a Use Permit (UP), which addresses but is not limited to the following:

- a. The use clearly supports local agricultural production and promotes or markets agricultural products grown or processed in Nevada County; is clearly subordinate and incidental to agricultural production; and does not substantially detract from agricultural production on-site or in the area.
- b. The use will not require the extension of public sewer or potable water.
- c. The use does not create a concentration of commercial uses in the immediate area.
- d. There shall be no significant adverse effect on the surrounding area.

Agricultural support services shall include processing services, maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal services and other similar services.

Directive Policy

Policy 16.11 Support efforts by the Nevada County Department of Agriculture and other sponsoring agencies to develop and promote a marketing program for products to be recognized as originating in Nevada County.

Objective 16.6 **Allow housing for agricultural workers and their families on lands zoned for agricultural use, to serve seasonal requirements.**

Goals, Policies, and Objectives (continued)

Action Policy

Policy 16.12 Allow housing for the farm operator and employees of the farm operator and their families (including temporary or permanent housing for seasonal employees) on all lands zoned predominantly for agricultural use provided that:

- a. Housing units are not subdivided from the primary agricultural parcel.
- b. Housing is clearly subordinate to and incidental to agricultural production on the site.
- c. All employees occupying such housing are employed on the site or on another site under the same ownership within Nevada County.
- d. Housing is constructed and maintained to conform to the minimum standards approved by the State Department of Housing and Community Development.
- e. The use will not require the extension of sewer or potable water.
- f. All housing in excess of the maximum density permitted in the applicable zoning district shall be limited to use by employees or immediate family of the farm operator.

To facilitate the approval of employee housing, the County shall establish appropriate standards and pre-approved plans for temporary dormitory or trailer housing for seasonal agricultural employees in conformance with the minimum standards approved by the State Department of Housing and Community Development.

*Also see: Chapter 8: Housing
Policy 8.2d*

Goal 16.2 **Promote a strong and sustainable local agricultural economy.**

Objective 16.7 **Allow marketing of products grown or processed on-site in all areas zoned for agricultural uses.**

See: Policy 16.10

Objective 16.8 **Facilitate the placement of significant agricultural lands in the Williamson Act.**

Directive Policy

Policy 16.13 Continue participation in the Williamson Act program. Parcels eligible for Williamson Act contract shall be 5 or more acres in size.

Goals, Policies, and Objectives (continued)

Objective 16.9 Promote new means for the recycling of waste that could be used by agricultural operations.

Directive Policy

Policy 16.14 Cooperate with wastewater generators in establishing programs for voluntary agricultural reuse of treated water in a manner which would be economically beneficial to agriculture, including investigations of reuse alternatives and establishment of a wastewater irrigation district.

Goal 16.3 Provide for and protect agricultural water supplies.

Objective 16.10 Support the provision of adequate water for agricultural irrigation in Nevada County, while encouraging conservation in its use.

Directive Policies

Policy 16.15 Encourage the Nevada Irrigation District and the Nevada County Resource Conservation District in their efforts to implement water conservation and greater efficiency of water use by agricultural as well as urban users through measures such as:

- a. Development of an irrigation system that could supply water on an “as needed” basis.
- b. Continued efforts to line existing canals.
- c. Increased use of sprinklers and drip irrigation.
- d. Monitoring of water usage through the use of current technology such as tensiometers and gypsum blocks.

Policy 16.16 Encourage multiagency participation in water projects where such coordination may facilitate providing affordable irrigation water to areas of the County which have water deficiencies.

*Also see: Chapter 11: Water
Policy 11.5*

Chapter 16: Agriculture

Goals, Policies, and Objectives (continued)



Chapter 17: Mineral Management

Introduction and Setting

Historically in Nevada County, mining activities have played an important role in not only the local economics, but also in regional, state and national economics. In recent years, conflicts have intensified between interests in renewed mining and interests in the burgeoning growth of urban and suburban uses of the land.

This Mineral Management Chapter, a part of the County's General Plan, provides guidance for identifying, evaluating, and resolving those conflicts. It is not the intent of the Chapter to resolve every conflict; it is the intent, however, to provide policies which can either eliminate obvious conflicts and/or guide the resolution of more obscure conflicts.

The Mineral Management Chapter applies to lands in Nevada County which are outside the administration of the Bureau of Land Management, the Forest Service and other Federal and State land-holding agencies. It recognizes that while mining on said lands may not be prohibited by the County, and thus the County's use permit process will not apply to such activities, such mining is subject to compliance with the County's health, sanitation, building, and environmental regulations (reference is to the U.S. Supreme Court decision in Granite Rock).

The Chapter is compatible with and required by the California State Surface Mining and Reclamation Act of 1975.

The Chapter includes the goals, objectives and policies followed by an appendix identifying State Classification Reports incorporated by reference. A Mineral Management Background Data Report is contained in Volume 2, Section 7 of the General Plan.

Urbanization and increased environmental awareness have resulted in conflicts between non-mining and mining interests in Nevada County. The goal of this Chapter is to outline policies to be used by both planners and private interests to mitigate and resolve these conflicts and to better manage the development of mineral resources in the County. These policies will help to protect valuable mineral resources from urban encroachment while assuring that mining operations do not disturb the more developed regions of the County.

Recreational mining is allowed in all Nevada County General Plan designations without County permits. Mine exploration of limited scope and duration is allowed in designations compatible with mining, but is restricted in incompatible designations. Large scale exploration projects, surface mines, and subsurface mines, however, require conditional use permits issued by the County, and most of these activities are disallowed in designations incompatible for mining. Incompatible designations are generally in the more urban areas of the County, whereas compatible designations are generally in the more rural areas.

Mine development is encouraged in compatible areas before encroachment of conflicting uses. The anticipated time until these conflicts arise will be a factor used to determine the permitted duration of operations. Reclamation will be an integral part of any mining operation and must be designed to conserve resources and protect the environment. Thus, new mining operations may result in the reclamation of previously mined and environmentally damaged areas. Water conservation will also be a part of any mine plan, and conservative on-site use as well as measures assuring the quality and quantity of off-site discharge will be required for mine operations. If a proposed venture threatens the environmental quality of public or private property, the County may require a surety to assure mitigation of any damage.

Surface mining is conditionally permitted in compatible designations that are zoned within the "ME" Mineral Extraction Combining District. Such areas are those known to contain potentially significant mineral resources and lie in compatible areas for surface mining. Areas not currently zoned "ME" and that lie in a compatible designation may be rezoned if a significant resource can be shown to be present. The "ME" zone will be used to warn the public that the potential for a future surface mining operation exists and thus this zone will discourage the encroachment of incompatible land uses. Its use will be based on data found in State Classification Reports or similar data identifying significant mineral resource areas.

Subsurface mining is conditionally permitted in all General Plan designations, but in areas whose designation is incompatible with surface mining these mines must assure a minimal impact on surface land uses. Changes in water quality and quantity, noise, vibration, land subsidence, and traffic at the surface access will all be addressed.

Surface access to subsurface mines is conditionally permitted only in areas compatible with surface mining. Minor surface disturbance, such as emergency access or air vents may be permitted in incompatible areas. Surface plants for subsurface mines that may cause significant disruption at the surface are subject to the same policies as surface mines.

This Chapter outlines only part of the regulations to which recreational mining, mineral exploration, and surface and subsurface mines are subject. Mining and related operations must also comply with the other Chapters of the Nevada County General Plan. All mine operations in Nevada County must comply with all State and Federal regulations that may apply. It is the responsibility of the mine developer to meet all regulatory requirements.

Further discussion of the mineral resources of the county is contained in Section 4: Open Space/Conservation Inventory, of Volume 2 of the Nevada County General Plan; and in Section 3 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Policies, and Objectives (continued)

Goals, Objectives, and Policies

The mineral deposits identified throughout the County represent a significant local economic resource, which needs to be balanced with other resource and community values. Increasing urbanization has the potential to create conflicts with future mineral extraction activities.

Additional goals, policies and objectives generally related to minerals management are located in Chapter 1: Land Use; Chapter 6: Open Space; Chapter 9: Noise; and Chapter 10: Safety.

Goal 17.1 Recognize and protect valuable mineral resources for current and future generations in a manner that does not create land use conflicts.

Objective 17.1 Protect valuable mineral deposits from intrusion by incompatible land uses that will impede or preclude mineral extraction or processing. Promote the proper management of all mineral resource activities in the County and minimize the impact of extraction and processing on neighboring activities and the environment in general.

Recreational Mining

Directive Policy

Policy 17.1 Recreational mining as defined herein shall not require a County use permit; however, certain Federal or State regulations and local building and sanitation regulations may apply.

Exploration

Directive Policies

Policy 17.2 Exploration is conditionally permitted in compatible General Plan designations. A conditional use permit shall be required if:

- a. Overburden or mineral deposits in excess of 1,000 cubic yards are disturbed, or
- b. The operation in any one location exceeds one acre in size, or
- c. De-watering will occur or water will be discharged from the site as a result of the operation.

Exploration is conditionally permitted in incompatible General Plan designations providing:

- a. Methods of geological survey, geophysical, or geochemical prospecting are used, or

Goals, Policies, and Objectives (continued)

- b. Bore holes and trial pits not exceeding 100 cubic yards of overburden or other mineral disturbance per acre may be done.
- c. No explosives may be used other than geophysical; there may be no drifting or tunneling and de-watering or water discharge is not allowed.

Policy 17.3 All exploratory operations shall require a reclamation plan unless:

- a. Less than 1,000 cubic yards of overburden are disturbed, and
- b. The size of the operation in any one location is one acre or less.

In those instances where a reclamation plan is not required, an erosion control plan, approved by the Nevada County Planning Department, and a grading permit shall be required for those operations in which 50 cubic yards or more of overburden are disturbed.

Mine Development and Operation

General

Directive Policies

Policy 17.4 All operations shall comply with the Nevada County General Plan Noise Chapter standards.

Policy 17.5 Nevada County hereby recognizes, accepts, and adopts by reference those State Classification Reports as found in Appendix A of this Chapter providing information on the location of significant mineral deposits within the County.

The General Plan land use map shall include a Significant Mineral Deposit identification reflecting MRZ-2 areas as determined in the Reports and similar studies. At any time a Classification Report is presented to the County, said map shall be amended to reflect the Report within 12 months. When it is necessary, due to the lack of specificity, to clarify the exact location of this identification, said Reports shall be used.

Policy 17.6 Encourage extraction of mineral resources in compatible areas prior to intensified urbanization or conversion to other incompatible land use development.

Policy 17.7 Use permit time limits for each project shall be established on a case-by-case basis. Time limits shall be based on the reasonably expected life of the mining operation and potential conflicts with future neighboring land uses. Each project shall have a periodic review for compliance with the use permit by the Planning

Goals, Policies, and Objectives (continued)

Agency. In no case shall such review time period exceed five years. Said review shall be funded by the applicant.

Policy 17.8

A reclamation plan, consistent with the State Surface Mining and Reclamation Act standards, is required for all mining operations. Reclamation shall:

1. Prevent, mitigate, or minimize adverse effects on the environment.
2. Encourage the production and conservation of minerals.
3. Provide for the protection and subsequent beneficial use of mined and reclaimed land.
4. Eliminate residual hazards to the public health and safety.
5. Ensure that mined lands are reclaimed on a timely basis to a usable condition that is readily adaptable for alternative land uses.
6. Avoid the environmental and legal problems created by improperly abandoned mines.

Policy 17.9

Encourage the mining of previously mined land, if such land still contains economically mineable minerals, so the land can be reclaimed for alternative uses.

Policy 17.10

Consider the socio-economic impacts associated with proposed mining operations.

Policy 17.11

Recognize the importance of water conservation and quality for the present and future needs of the County by:

1. Requiring the conservation of on-site water during mining operations.
2. Requiring that off-site water discharge complies with State water quality standards.
3. Requiring that any increase or decrease of off-site discharge is not detrimental to the downstream environment or downstream water users.

Policy 17.12

In approving mining projects which according to expert opinion may threaten the existing quality or quantity of surface or subsurface water which supply adjacent homes and businesses, the

Goals, Policies, and Objectives (continued)

County shall require the operator to guarantee a comparable supply of water to such homes or businesses through accessible forms of security or alternate sources of water.

Where water quantity and quality problems occur, an immediate water supply shall be provided by the operator until the source of the problem is determined. The burden of proof shall be on the operator to show that the mining operation did not create the water problem. If it is determined that the operator is at fault, impacted owners shall be compensated by the operator.

Policy 17.13 The County shall require satisfactory forms of accessible security, including irrevocable letters of credit, cash deposits, escrowed negotiable securities, or performance bonds, from all mining projects to cover all such damages which may stem from the projects.

Policy 17.14 Already existing development - commercial, residential, and community - as well as undeveloped private lands, shall be protected from adverse environmental effects caused by mining through enforced use permit conditions and mitigations measures, or denial of the projects. The County shall be the enforcement agency.

Surface Mining

Action Policies

Policy 17.15 Surface mining is conditionally permitted only in compatible General Plan designations as defined herein and on parcels zoned "ME". Said mining shall be allowed only after impacts on the environment and nearby land uses have been adequately reviewed and found to be in compliance with CEQA

Of particular importance shall be the impact of the operation on nearby land uses, water quantity and quality, noise and vibration impacts, and traffic associated with the operation. All other related impacts shall also be addressed.

Policy 17.16 Upon acceptance of the State Classification Reports by the County, all existing and subsequent property owners of MRZ-2 lands shall be notified by the County of the existence of significant mineral deposits and the potential for mining in that area.

Goals, Policies, and Objectives (continued)

Directive Policies

- Policy 17.17** The County shall use the "ME" Mineral Extraction Combining District as a means to provide for the public awareness of the potential for surface mining to occur where it has been established that important minerals are present. The "ME" District shall be used only on those lands which are within any of the compatible General Plan designations and which are not residentially zoned.
- Policy 17.18** Incompatible land uses relative to surface mining should be discouraged in all areas designated both compatible and MRZ-2.
- Policy 17.19** Any proposed residential development, including land divisions and dwelling unit construction, located within 1,000 linear feet from an area zoned "ME" shall be developed to ensure that said development is located as far removed from the area zoned "ME" as is reasonably possible.
- Policy 17.20** Zone changes removing the "ME" district from the base district shall be considered by the County only when specific studies similar in nature to State Classification Reports prove that a significant mineral deposit no longer exists.
- Policy 17.21** To ensure the protection of significant aggregate deposits, the County may zone "ME" all such identified and potential deposits within compatible General Plan designations and non-residential zoning districts.
- Policy 17.22** Aggregate extraction may be allowed in rivers and floodplains provided environmental impacts associated therewith are addressed through the CEQA process.

Action Policies

- Policy 17.23** Prepare a comprehensive plan for river and flood plain development that ensures aggregate operations within rivers and floodplains which have the least impact on the environment are developed before more environmentally-sensitive areas are approved and to also ensure that the environmental impacts of proposed aggregate operations within rivers and floodplains may be more readily assessed.

Subsurface Mining

Directive Policy

- Policy 17.24** Regardless of the General Plan designation, subsurface mining shall be conditionally permitted throughout the County. Said mining shall be allowed only after impacts on the environment and affected surface land uses have been adequately reviewed and

Goals, Policies, and Objectives (continued)

found to be in compliance with CEQA. Of particular importance shall be the impact of the operation on surface land uses, water quantity and quality, noise and vibration, land subsidence, and traffic associated with surface access. All other related impacts shall also be addressed.

Surface Access to Subsurface Mining**Directive Policies**

Policy 17.25 Surface access to subsurface mining is conditionally permitted only in compatible General Plan designations as defined herein. However, vent and escape shafts are conditionally permitted in incompatible General Plan designations where surface disturbance is minimal.

Policy 17.26 Surface plants for underground mines differ greatly in complexity and areal extent so evaluation on an individual project basis is required to assess impact on the environment. The simplest case is a mine portal or shaft collar from which ore and waste are removed from the site for treatment and disposal elsewhere. As a result, the impact on the environment could be minimal. The most complex cases involve stockpiles, crushing and grinding facilities, concentrators and other processing units, shops, warehouses and offices, waste disposal areas, tailings ponds and extended infrastructure. Such operations shall receive the same evaluation as large surface mines.

Appendix A Classification Reports

The following State Classification Reports are herein incorporated by reference within the Mineral Management Element:

- Mineral Land Classification of the Placer Services Corporation Placer Gold Deposit on San Juan Ridge, 1982.
- Mineral Land Classification of the Joe Chevreux Company Property for Portland Cement Concrete Grade Aggregate, 1983.
- Mineral Land Classification: Portland Cement Concrete-Grade Aggregate in the Yuba City-Marysville Production-Consumption Region, 1986.
- Mineral Land Classification of Nevada County, California, 1990, Special Report 164.



Chapter 18: Aesthetics

Introduction and Setting

Nevada County is an area of extraordinary scenic quality - from the covered bridge at Bridgeport to the vista of Lake Donner from the heights of Old Highway 40. Views of the valleys created by the South Fork of the Yuba River and its smaller tributaries to the many peaks of the mountains comprising the Sierra Nevada Range such as Castle Peak provide spectacular scenery.

In addition to scenic values, aesthetics in Nevada County also consist of aggregate appearance of all the structures that comprise the cities, towns and suburban areas, which defines the urban design quality of the County. Scenic preservation is accomplished by such measures as the scenic highways, establishment of permanent open spaces, public forests, conservation areas and agricultural zoning. Urban design quality is accomplished by architectural controls, historic preservation ordinances and even zoning that controls land use patterns.

In addition, land use patterns and areas preserved as open space contribute significantly to the County's aesthetic quality and preservation of scenic values. The ownership and operation of forests by the U.S. Forest Service in the Tahoe National Forest and the open lands under the control of the Bureau of Land Management also preserve a significant portion of the County for permanent scenic quality.

The scenic highways in Nevada County administered by the State Department of Transportation are an important scenic program within Nevada County - State scenic route designations include:

- Route 20 from near Grass Valley to Interstate 80 near Emigrant Gap;
- Route 49 throughout the entire County;
- Route 174 throughout the entire County;
- Interstate 80 throughout the entire County; and
- Route 89 throughout the entire County.

Any highway that is a part of this State Scenic Highways Master Plan is eligible for official designation as an "Official Scenic Highway" and to be publicized on official maps. This program includes signage, roadside rests, vista points and other improvements by the State. Other opportunities for designated scenic routes, include several County roads, State Route 267, and the Yuba-Donner Scenic Byway sponsored by the Tahoe National Forest.

Further discussion of scenic values as related to open space is contained in Section 4: Open Space/Conservation Inventory, of Volume 2 of the General Plan; additional material related to historic resources is contained in Chapter 12 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Policies, and Objectives (continued)

Goals, Objectives, and Policies

The scenic values and aggregate appearance of all the cities, towns, and suburban areas define the aesthetic quality of Nevada County. Achieving a desirable aesthetic character involves attention to both urban design and scenic preservation.

Additional goals, policies and objectives generally related to aesthetics are located in Chapter 1: Land Use; Chapter 5: Recreation; Chapter 6: Open Space; Chapter 11: Water; Chapter 13: Wildlife and Vegetation; Chapter 15: Forest; Chapter 16: Agriculture; and Chapter 19: Cultural Resources.

Goal 18.1 Promote and provide for aesthetic design in new development which reflects existing character.

Objective 18.1 Develop appropriate community design guidelines to ensure aesthetic design in new development.

Action Policy

Policy 18.1 The County shall prepare Community Design Guidelines applicable to the various General Plan Designations and zoning classifications, and adopt such guidelines as part of Comprehensive Site Development Standards, to be used in the project site review of all discretionary and ministerial project permits. The guidelines may include, but not be limited to the following:

- a. Community identity
- b. Preservation of natural landforms
- c. Protection and management of viewsheds
- d. Protection and management of river corridors and other significant streams

These Guidelines shall be the base design standards applicable to all projects. Area-specific Design Guidelines, where adopted by the County pursuant to Policy 18.2, shall be applicable in addition to the base guidelines within the specified area.

Directive Policy

Policy 18.2 The County may adopt Specific Design Guidelines for areas within *Community Regions, Rural Places, and Rural Centers* to provide for the maintenance of community identity, scenic resources and historic sites and areas.

The Specific Design Guidelines may include, but not be limited to standards which:

Goals, Policies, and Objectives (continued)

- a. Reflect the distinctions among and transitions between different areas within *Community Regions*;
- b. Reflect and retain the historic character of the area by requiring designs consistent with historic buildings, areas and sites related to a project;
- c. Reflect and retain the rural and small-town character of the County;
- d. Address building height and bulk at locations of visual sensitivity;
- e. Encourage consistent thematic use of building materials and design elements appropriate to the visual and scenic qualities of specific areas;
- f. Encourage cluster-type development of office, commercial uses, and residential uses to enhance open space;
- g. Encourage office and commercial development provide safe, functional and attractive pedestrian connections and, where appropriate, social places (e.g. seating, landscaped patio areas, etc.);
- h. Locate parking areas out of view from road traffic where conditions permit and provide measures to reduce the impacts of large paved areas;
- i. Encourage building designs which provide customer entrance from pedestrian and parking areas, with customer-friendly store fronts facing pedestrian areas; and
- j. Provide uniform criteria for project design review.
- k. Encourage landscape treatment to enhance the built environment, including the preservation, long-term maintenance, and use of drought-tolerant native species.

Specific Design Guidelines shall be implemented through the regulations of the "D" Design Combining District of the County zoning ordinance.

Goal 18.2 Protect and preserve important scenic resources.

Objective 18.2 Develop standards to protect scenic resources and viewsheds.

Action Policies

Policy 18.3 The County shall establish standards for the protection of large-scale views and viewsheds and shall incorporate such standards in the Comprehensive Site Development Standards. The standards shall provide an inventory of sensitive views and viewsheds within Nevada County, and specify protective measures and impact controls applicable through the project site review process.

Policy 18.3A To provide for scenic stream corridor protection along designated streams, the County shall prepare standards and procedures whereby local groups, associations, or similar organizations can,

Goals, Policies, and Objectives (continued)

after first obtaining 66% or more of landowner concurrence, apply for designation of a segment of any stream as a local scenic stream corridor. The applicants sponsoring such designations shall prepare their application consistent with the County prepared standards and procedures and process their application similar to other planning applications.

See: Policy 18.1; Policy 18.2

Policy 18.4 Nevada County shall not permit the use of billboards due to unmitigable, significant adverse effects upon aesthetic values and upon scenic values which contribute to the value of tourism to the local economy. The County shall adopt regulations requiring the removal of existing billboards on an amortized basis, providing for a 5-15 year period to remove such signs, with the time period allowing for consideration of compensation for said removal.

Policy 18.5 Nevada County shall not permit the continued use of non-conforming signs. The County shall adopt regulations requiring the removal of existing non-conforming signs on an amortized basis, providing for a 5-15 year period to remove such signs, with the time period allowing for consideration of compensation for said removal.

Directive Policies

Policy 18.6 Discretionary development in *Rural Regions* and in *Community Regions* near the Community Boundary shall, wherever possible, preserve natural landmarks and avoid ridge-line placement of structures.

See: Policy 18.1

Policy 18.7 Encourage protection of scenic corridors wherever feasible.

Policy 18.7A The County shall promote a compact development pattern to protect open space buffers between communities and to maintain a geographic distinction between communities.

See: Policy 18.1

Objective 18.3 **Promote the conservation of scenic roads and highways.**

Action Policies

Policy 18.8 The County shall amend the “SC” Scenic Corridor Combining District Regulations to require design review of all proposed development within the district.

Goals, Policies, and Objectives (continued)

Policy 18.8A The County will designate scenic corridors along the following routes: Interstate 80 and Highways 49, 89, 174, and 267 for their entire length in the County; all of Highway 20, Donner Pass Road (Old Highway 40), from the Interstate 80 intersection at Soda Springs to the town limits of Truckee. These corridors should be placed within the SC "Scenic Corridor" Combining District, with boundaries based upon adopted studies.

Policy 18.9 To encourage a system of scenic County roads, the County shall prepare standards and procedures whereby local groups, associations, or similar organizations can, after first obtaining 66% of owners of land affected by scenic designation, apply for scenic designation of County roadways. The applicants sponsoring such designations shall prepare their application consistent with the County prepared standards and procedures and process their application similar to other planning applications.

Directive Policies

Policy 18.10 New and replacement road system lighting shall utilize fixtures and light sources that minimize night-time light pollution, without compromising traffic safety.

Policy 18.11 New Commercial, Industrial and Multiple Family development shall utilize fixtures and light sources that minimize night time light pollution.

*Also See: Chapter 1: Land Use
Policy 1.18*

*Chapter 2: Economic Development
Policy 2.19*



Chapter 19: Cultural Resources

Introduction and Setting

Traditionally the term "cultural resources" has been used rather narrowly to refer to archaeological remains and to historical structures. Archaeologists, anthropologists, historians, architects, sociologists, folklorists, geographers, planners, and others have in recent years expanded the term to include all forms of past cultural expression found within the archaeological, historical and cultural landscape. Nevada County's contemporary landscape does not reflect the continued occupancy of a single culture, but instead is a composite landscape affected by many contrasting cultural systems over a period of thousands of years. The contemporary landscape therefore, the one with which the land-use planner must deal, is the accumulation of layer upon layer of values and uses imposed on the land by past cultural events.

Nevada County contains 978 square miles or approximately 625,920 acres. About 172,260 acres, or 28 percent of the county is contained on Tahoe and Toiyabe National Forest lands and an additional 19,011 acres, or three percent, are managed by the Bureau of Land Management (BLM). Approximately 52,069 acres, or about eight percent of Nevada County has been subjected to archaeological survey with relatively "complete" systematic coverage. Complete coverage implies the implementation of a systematic survey at 30-meter transect intervals or less. About 29,300 acres have been surveyed on private lands, 22,769 acres on forest service lands and 482 acres on BLM lands. Within this total area approximately 1,490 prehistoric and historic archaeological sites have been recorded to date (see Appendix E of the Nevada County Master Environmental Inventory).

Considering the total number of sites recorded in the County and given the amount of acreage that has been surveyed, it can be estimated that the potential number of sites expected within Nevada County number about 17,900, leaving about 16,400 potential archaeological sites yet undiscovered. On the average, one site is expected per every 35 acres surveyed within Nevada County. This figure accounts for a relatively high site density, especially when considering that nearly half of the total prior archaeological coverage within the County falls on forested and mountainous public lands which are, overall, less likely to contain cultural resources.

Introduction and Setting (continued)

The varied environmental zones, the geological characteristics, and the geographical position of Nevada County account for a cultural resource base which is exceedingly rich and exceptionally complex. This explains the relatively large number of recorded prehistoric and historic sites and the wide array of types. Prehistoric site types which have been inventoried include villages and associated cemeteries, multi-task camps, single task-specific locales (such as bedrock mortar milling features), and special use sites (hunting blinds, petroglyphs and quarries). Historic themes within Nevada County are manifest archaeologically by site types related to mining, water management, logging, transportation, emigrant travel, ranching and agriculture, grazing, and the ice industry.

The National Register of Historic Places is the official list of the nation's cultural resources worthy of preservation. It was established to help preserve the diversity of our cultural heritage by highlighting the best remaining examples of all site types. Within Nevada County, 39 sites are either listed on, or have been determined eligible to the National Register of Historic Places. Another 22 historic properties have been nominated to the National Register, but their eligibility remains to be determined. An additional 19 sites are listed as California Historic Landmarks, 27 properties have been established as Points of Historical Interest, and another three sites are on the State Inventory of Historic Places.

Cultural resource sensitivity predictions for Nevada County indicate that cultural resource sites do not appear to be randomly located. Rather, it is apparent that the prehistoric and historic inhabitants of an area selected specific areas in which to occupy or work because of the presence of particular environmental conditions. In general, correlations with specific environmental variables are better for prehistoric site types than for historic sites. This is consistent with the idea that historic activities, particularly mining, involved intensive use of specific locations with little reliance or dependence on local resources for subsistence or other nonindustrial needs.

Further discussion of the cultural resources of the county is contained in Section 4: Open Space/Conservation Inventory, of Volume 2 of the Nevada County General Plan; and in Section 12 of the Nevada County Master Environmental Inventory, which is part of Volume 3 of the Nevada County General Plan.

Goals, Objectives and Policies

Cultural resources in Nevada County include pre-historic sites such as camp and village sites, quarries, petroglyphs, and special use sites, as well as more recent historic sites and buildings related to emigrant travel, mining, logging, agricultural commerce, and transportation. Preservation of these cultural resources is an important part of the County's legacy to future generations.

Additional goals, policies and objectives generally related to cultural resources are located in Chapter 1: Land Use; Chapter 6: Open Space; and Chapter 18: Aesthetics.

Goals, Policies, and Objectives (continued)

Goal 19.1 Identify and protect and where economically feasible restore significant archaeological and historic resources.

Objective 19.1 Encourage the inventory, protection and interpretation of the cultural heritage of Nevada County, including historical and archaeological landscapes, sites, buildings, features, artifacts.

Action Policy

Policy 19.1 Enact a Cultural Resources Ordinance to ensure effective preservation, protection and management of cultural resources. Such an ordinance might include the identification and preservation of historical, cultural, and architecturally significant sites and resources within Nevada County. The establishment of a county listing of significant cultural resources may be part of a Cultural Resources Ordinance. The identified cultural resources could be evaluated as to their potential significance in relation to the criteria used for both the National Register of Historic Places and the California Register of Historic Places. These four criteria for evaluation are the same for both registers. The resource must either be:

- A. associated with events that made a significant contribution to local, state, or national history;
- B. associated with the lives of persons significant in our past (local, state, or national);
- C. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose component may lack individual distinction; or
- D. yields, or may be likely to yield information important in prehistory or history.

In addition, the identified cultural resource should be evaluated as to its integrity of location, design, setting, materials, workmanship, and association. All of these same criteria may be used to designate significant resources for a local, county-wide listing of significant sites and/or resources.

Goals, Policies, and Objectives (continued)

The Cultural Resources Ordinance could also specify the mitigation procedures to be followed once a resource has been identified and determined to be significant. The preferred measure would be avoidance and/or protection of a site by project redesign or fencing, etc. If the resource is or will be impacted, a professional archaeologist/historian/ architectural historian should be contacted to set up a research design to deal with the resource.

Directive Policies

Policy 19.2 Encourage the inclusion of significant sites or districts in the Federal or State Historical Register based on the recommendation of local historical societies.

Policy 19.3 Encourage and cooperate with the private sector in the implementation of innovative techniques intended to preserve archaeological and historic sites by gift, private conservancies and easements.

Objective 19.2 **Implement development standards, including the preservation of open space, to protect identified significant cultural sites.**

Directive Policies

Policy 19.4 Incorporate cultural and historic resource management standards in the Comprehensive Site Development Standards, for use in project review of all discretionary project permits. These standards shall provide for the use of clustering and restricted building sites as techniques for the preservation of significant cultural resources.

See: Policy 1.18; Policy 18.1

Policy 19.5 In order to maintain a definition of community character and enhance local economies and tourism through adaptive reuse, include guidelines for preservation, maintenance and enhancement of the exterior design elements of structures and districts of local historic or architectural interest, as part of the Nevada County Community Design Guidelines.

These guidelines shall encourage and provide for the adaptive reuse of historic buildings in order to preserve such buildings and to enhance local economies. The guidelines shall be advisory in nature and integrated with the Comprehensive Site Development Standards in the project review process.

See: Policy 18.1

Goals, Policies, and Objectives (continued)

Directive Policy

Policy 19.6 Require all applications for discretionary project permits, and all applications for ministerial project permits except single family residences on individual lots shall be accompanied by a Site Sensitivity Literature Review, prepared by a qualified archaeologist or entity such as the North Central Information Center, Department of Anthropology, California State University at Sacramento.

Where review indicates significant archaeological or historical sites or artifacts are, or are likely, present, on-site field review shall be required. If a site or artifacts are discovered, the find shall be evaluated and potential significance determined. If significant cultural resources may be directly or indirectly impacted by proposed development, appropriate mitigation shall be developed and implemented in accordance with California Environmental Quality Act standards, including Appendix K, prior to onset of ground disturbance. Avoidance of significant cultural resources shall be considered the mitigation priority. Excavation of such resources shall be considered only as a last resort when sufficient planning flexibility does not permit avoidance. On-site field review, evaluation of site significance, and development of mitigation measures, as identified above, shall be performed by a qualified professional archaeologist.

Objective 19.3 **Include in the development review process consideration of historic, cultural, and Native American concerns and values.**

Directive Policy

Policy 19.7 Cooperate with local historical societies and the Native American Indian community to protect significant historical, cultural and archaeological artifacts, improve access to and interpretation of unrestricted resources and archaeological history by involving them in the development review process.

Nevada County General Plan

Volume 1: Goals, Objectives, Policies, and Implementation Measures

Section 4: Implementation Measures

Implementation Measures

Implementation measures are embedded in many of the policies contained in the topical chapters of Sections 2 and 3 of this document. In these policies, specific implementation measures are identified. The identified programs and other implementation measures are thus clearly linked to a specific policy or series of policies. The implementation of these programs and other measures is the basis by which progress in implementing the General Plan as a whole can be measured.

The following Summary Implementation Matrix identifies the key measures which are necessary to implement the Action Policies of the Plan. For each implementing measure, the summary also highlights the method of implementation, the primary and secondary body responsible for taking the lead in implementing the measure, and the recommended timing for completion of the action. The completion dates shown are from the date of General Plan adoption.

Each implementation measure is more fully described in later sections of this chapter.

| General Plan Summary Implementation Matrix | | | | | |
|--|------------------------|--------------------------|-------------------|-----------|------------------|
| Policy # | Implementation Measure | Method of Implementation | Implementing Body | | Completion Date |
| | | | Primary | Secondary | |
| 1.17 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 1.18 | 2 | Ordinance | Planning Dept. | - | Within 6 months |
| 1.19 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 1.24 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 1.25 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 1.25 | 68 | Ordinance | Planning Dept. | - | Within 6 months |
| 1.26 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 1.27 | 3 | Ordinance | Planning Dept. | - | Within 6 months |

Implementation Measures

| General Plan Summary Implementation Matrix | | | | | |
|--|------------------------|--------------------------|-------------------|------------------------|--------------------------------|
| Policy # | Implementation Measure | Method of Implementation | Implementing Body | | Completion Date |
| | | | Primary | Secondary | |
| 1.35 | 4 | Resolution | Planning Dept. | - | Consistent with State Statutes |
| 2.1 | 5 | Resolution | County Admin. | - | Within 3 months |
| 2.2 | 6 | Resolution | County Admin. | Economic Advisory Body | Within 9 months |
| 2.3 | 7 | Minute Order | County Admin. | - | Within 9 months |
| 2.6 | 8 | Ordinance | Planning Dept. | - | Within 12 months |
| 3.6 | 9 | Resolution | County Admin. | DOT, STAR, Other Dept. | Within 12 months |
| 3.7 | 10 | Resolution | County Admin. | DOT, STAR, Other Dept. | Within 12 months |
| 3.8 | 11 | Resolution | County Admin. | County Counsel | Within 12 months |
| 3.9 | 12 | Minute Order | Sanitation Dept. | - | Within 12 months |
| 3.25 | 13 | Minute Order | Sanitation Dept. | - | Within 12 months |
| 3.27 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 4.4 | 14 | Minute Order | Dept. Trans. | - | Biennially |
| 4.5 | 15 | Resolution | Dept. Trans. | - | 1994 and annually |
| 4.11 | 10 | Resolution | County Admin. | County Counsel | Within 12 months |
| 4.17 | 16 | Resolution | Dept. Trans. | - | Within 24 months |
| 4.26 | 17 | Ordinance | Planning Dept. | County DOT | Within 6 months |

Implementation Measures

| General Plan Summary Implementation Matrix | | | | | |
|--|----------------|----------------|-------------------|-------------------------------|-----------------------------|
| Policy # | Implementation | Method of | Implementing Body | | Completion |
| | Measure | Implementation | Primary | Secondary | Date |
| 4.27 | 18 | Resolution | Planning Dept. | County DOT | Within 12 months |
| 4.28 | 19 | Resolution | Planning Dept. | County DOT | Within 12 months |
| 5.7 | 20 | Ordinance | Planning Dept. | - | Within 18 months |
| 6.9 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 6.11 | 55 | Minute Order | Planning Dept. | - | Within 24 months |
| 8.2a | 21 | Ordinance | Planning Dept. | - | Within 6 months |
| 8.2b 8.4c 8.4f | 22 | Ordinance | Planning Dept. | Dept. Housing and Bldg. Dept. | Within 6 months |
| 8.2c 8.4d 8.4e | 23 | Ordinance | Planning Dept. | Dept. Housing | Within 6 months |
| 8.2d | 24 | Minute Order | Planning Dept. | - | Ongoing |
| 8.2e | 25 | Ordinance | Planning Dept. | - | Within 6 months |
| 8.4 | 26 | Ordinance | Planning Dept. | Bldg. Dept. and Trans. Dept. | Within 6 months and ongoing |
| 8.6 | 27 | Resolution | Dept. Housing | - | Ongoing |
| 8.7 | 28 | Minute Order | Dept. Housing | - | Ongoing |
| 8.7 | 29 | Minute Order | Dept. Housing | - | Ongoing |
| 8.8 | 32 | Minute Order | Planning Dept. | - | Every 5 years |
| 8.8 | 33 | Minute Order | Dept. Housing | - | Annually |

Implementation Measures

| General Plan Summary Implementation Matrix | | | | | |
|--|------------------------|--------------------------|-------------------|----------------|-------------------|
| Policy # | Implementation Measure | Method of Implementation | Implementing Body | | Completion Date |
| | | | Primary | Secondary | |
| 8.10 | 34 | Resolution | Dept. Housing | - | Ongoing |
| 8.11 | 35 | Minute Order | Dept. Housing | - | Within 12 months. |
| 8.12 | 36 | Resolution | Dept. Housing | - | Ongoing |
| 8.13 | 38 | Ordinance | Planning Dept. | - | Within 6 months |
| 8.14 | 39 | Ordinance | Planning Dept. | - | Within 6 months |
| 8.15 | 40 | Ordinance | Planning Dept. | - | Within 6 months |
| 8.16 | 41 | Resolution | County Admin. | - | Ongoing |
| 8.17 | 42 | Resolution | Planning Dept. | - | Within 6 months |
| 8.18 | 37 | Resolution | Planning Dept. | - | Within 3 months |
| 8.19 | 43 | Ordinance | Planning Dept. | - | Within 6 months |
| 8.21 | 66 | Ordinance | Bldg. Dept. | Planning Dept. | Within 12 months |
| 8.21A | 65 | Ordinance | Planning Dept. | - | Within 12 months |
| 8.22 | 30 | Minute Order | Bldg. Dept. | - | Ongoing |
| 8.24 | 31 | Minute Order | Planning Dept. | - | Ongoing |
| 10.5 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 10.11 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 10.12 | 1 | Ordinance | Planning Dept. | - | Within 12 months |

Implementation Measures

| General Plan Summary Implementation Matrix | | | | | |
|--|----------------|----------------|-------------------|----------------|------------------|
| Policy # | Implementation | Method of | Implementing Body | | Completi on |
| | Measure | Implementation | Primary | Secondary | Date |
| 10.13 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 11.1 | 46 | Resolution | Planning Dept. | - | Within 18 months |
| 11.3A | 56 | Minute Order | Env. Hlth. Dept. | Planning Dept. | Within 24 months |
| 11.7 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 13.2 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 13.2A | 61 | Ordinance | Planning Dept. | - | Within 12 months |
| 13.2B | 62 | Ordinance | Planning Dept. | - | Within 24 months |
| 13.3 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 13.4D | 58 | Resolution | Planning Dept. | - | Within 12 months |
| 13.4E | 59 | Resolution | Planning Dept. | - | Within 6 months |
| 13.4G | 57 | Ordinance | Planning Dept. | - | Within 12 months |
| 13.7 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 13.9 | 60 | Ordinance | Planning Dept. | - | Within 12 months |
| 14.2 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 15.6 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 16.5 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 16.6 | 47 | Ordinance | Planning Dept. | - | Within 6 months |

Implementation Measures

| General Plan Summary Implementation Matrix | | | | | |
|--|------------------------|--------------------------|-------------------|-----------|------------------------------|
| Policy # | Implementation Measure | Method of Implementation | Implementing Body | | Completion Date |
| | | | Primary | Secondary | |
| 16.10 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 16.12 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 17.15 | 48 | Ordinance | Planning Dept. | - | Within 6 months |
| 17.16 | 49 | Minute Order | Planning Dept. | - | Within 12 months and ongoing |
| 17.23 | 50 | Minute Order | Planning Dept. | - | Within 12 months |
| 18.1 | 51 | Resolution | Planning Dept. | - | Within 12 months |
| 18.2 | 67 | Ordinance | Planning Dept. | - | Within 24 months |
| 18.3A | 64 | Ordinance | Planning Dept. | - | Within 24 months |
| 18.4 | 1 | Ordinance | Planning Dept. | - | Within 12 months |
| 18.4 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 18.5 | 3 | Ordinance | Planning Dept. | - | Within 6 months |
| 18.8 | 52 | Ordinance | Planning Dept. | - | Within 6 months |
| 18.8A | 63 | Resolution | Planning Dept. | - | Within 12 months |
| | | Ordinance | | | Within 18 months |
| 18.9 | 53 | Ordinance | Planning Dept. | - | Within 24 months |
| 19.1 | 54 | Ordinance | Planning Dept. | - | Within 12 months |

IMPLEMENTATION MEASURE 1: PREPARE AND ADOPT COMPREHENSIVE SITE DEVELOPMENT STANDARDS

- Action: Prepare and adopt a comprehensive set of site development standards to be used in project review; amend zoning ordinance to require application of standards for review of all discretionary development projects, and of ministerial project where applicable.
- Purpose: Provide for review of development projects to ensure basic requirements for site development are met.
- Funding: Nevada County General Fund
- Responsible Agency: Nevada County Planning Department
- Time Frame: Adoption and ordinance amendment within 12 months from adoption of General Plan
- Implements: Policy 1.17; Policy 3.27; Policy 8.23; Policy 10.5; Policy 10.11; Policy 10.12; Policy 10.13; Policy 11.7; Policy 13.2; Policy 13.3; Policy 13.7; Policy 14.2; Policy 15.6; Policy 18.4

IMPLEMENTATION MEASURE 2: ADOPT CLUSTERING PROVISIONS

- Action: Amend Zoning Ordinance to encourage clustering where natural constraints are present.
- Purpose: To provide a mechanism for preservation of natural resources, environmentally sensitive areas and the rural character of the County while maintaining reasonable expectations for development of private property.
- Funding: Nevada County General Fund
- Responsible Agency: Nevada County Planning Department
- Time Frame: Within 6 months from adoption of the General Plan
- Implements: Policy 1.18

IMPLEMENTATION MEASURE 3: AMEND ZONING REGULATIONS AND ZONING DISTRICT MAPS

- Action: Adopt amended zoning regulations and zoning district maps, which are consistent with the General Plan.
- Purpose: To implement the General Plan land use designations.
- Funding: Nevada County General Fund
- Responsible Agency: Nevada County Planning Department

Implementation Measures

Time Frame: Within 6 months from adoption of the General Plan

Implements: Policy 1.18; Policy 1.24; Policy 1.25; Policy 1.26; Policy 1.27; Policy 8.25; Policy 16.5; Policy 16.10; Policy 16.12; Policy 17.16; Policy 18.4; Policy 18.5

IMPLEMENTATION MEASURE 4: UPDATE GENERAL PLAN

Action: Update the General Plan based upon the revised regional housing allocation and incorporating an updated housing needs assessment.

Purpose: Assure the updating of the General Plan in accordance with State mandated requirements.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Consistent with State Statutes

Implements: Policy 1.35

IMPLEMENTATION MEASURE 5: ECONOMIC ADVISORY BODY

Action: Designate a permanent economic advisory body

Purpose: Establish an economic advisory body to assist the County in the development of an economic development strategy.

Funding: Nevada County General Fund

Responsible Agency: Office of County Administrator

Time Frame: Within three months from adoption of General Plan

Implements: Policy 2.1

IMPLEMENTATION MEASURE 6: PREPARE AND ADOPT A COUNTY ECONOMIC POLICY

Action: Prepare, adopt, and implement a County Economic Policy Including a 5-year Strategic Plan

Purpose: To guide county economic development activities and programs, including business retention and attraction.

Funding: Nevada County General Fund

Responsible Agency: Office of County Administrator and Economic Advisory Body

Time Frame: Adoption within 9 months from adoption of General Plan; implementation ongoing

Implements: Policy 2.2

IMPLEMENTATION MEASURE 7: ECONOMIC DATA BASE

Action: Compile an economic data base to support the County Economic Policy

Purpose: To provide a source of information to support county economic development activities and programs.

Funding: Nevada County General Fund

Responsible Agency: Office of County Administrator

Time Frame: Adoption within 9 months from adoption of General Plan; implementation ongoing

Implements: Policy 2.3

IMPLEMENTATION MEASURE 8: ECONOMIC ANALYSIS OF GENERAL PLAN AMENDMENTS

Action: Amend Zoning Ordinance to require economic analysis of General Plan Amendment requests

Purpose: To require economic evaluation of future projects

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan

Implements: Policy 2.6

IMPLEMENTATION MEASURE 9: LONG-RANGE CAPITAL FACILITIES PLAN

Action: Preparation of a Long-Range Capital Facilities Plan

Purpose: Assure the completion of a long-range Public Facilities Plan through the year 2010 for all facilities identified in the level of service standards

Funding: Nevada County General Fund

Responsible

Implementation Measures

Agency: Office of County Administrator, with required input from Transportation, STAR, and other County departments

Time Frame: Within 6 months from adoption of the General Plan

Implements: Policy 3.6

IMPLEMENTATION MEASURE 10: CAPITAL IMPROVEMENT PROGRAM

Action: Adoption of a Five Year Capital Improvement Program

Purpose: Assure the completion of a Five Year Capital Improvement Program, based upon the Long-Range Capital Facilities Plan

Funding: Nevada County General Fund

Responsible Agency: Office of County Administrator, with required input from Transportation, STAR, and other County departments

Time Frame: Within 12 months from adoption of the General Plan and updated annually thereafter

Implements: Policy 3.7

IMPLEMENTATION MEASURE 11: IMPACT FEE PROGRAM

Action: Adoption of an Impact Fee Program for County Facilities including Roads, Parks, Bicycle and Pedestrian Facilities and Public Buildings

Purpose: Assure the completion of a comprehensive development fee program meeting the requirements of AB 1600 and SB 327

Funding: Nevada County General Fund

Responsible Agency: Office of County Administrator and County Counsel, with required input from Transportation, STAR, and other County departments

Time Frame: Within 12 months from adoption of the General Plan, or within 6 months of adoption of facility master plans, whichever is longer.

Implements: Policy 3.8; Policy 4.11; Policy 4.33

IMPLEMENTATION MEASURE 12: REGIONAL WASTEWATER TREATMENT SYSTEM STUDY

Action: Formally approach the Cities of Grass Valley and Nevada City to consider a joint study of a western Regional Wastewater Treatment System for Western Nevada County

Purpose: To evaluate the long-term feasibility of a regional wastewater system to serve the more intensely developed portions of the Western County

Funding: Nevada County General Fund

Responsible Agency: Nevada County Department of Sanitation

Time Frame: Within 12 months from adoption of General Plan

Implements: Policy 3.9

IMPLEMENTATION MEASURE 13: DEVELOP LONG RANGE SOLID WASTE DISPOSAL PLAN

Action: Institute the development of a long-range plan for disposal of solid waste

Purpose: To provide for long term solid waste disposal needs of Nevada County

Funding: Solid Waste Revenues

Responsible Agency: Nevada County Department of Sanitation

Time Frame: Within 12 months from adoption of the General Plan

Implements: Policy 3.25

IMPLEMENTATION MEASURE 14: ROAD SYSTEM MONITORING

Action: Monitor the road system for non-attainment of level of service standards and preparation of biennial report to Board of Supervisors and Planning Commission

Purpose: To insure adequate roadway level of service

Funding: Nevada County Road Fund

Responsible Agency: Nevada County Department of Transportation

Time Frame: Ongoing; Report prepared biennially, in conjunction with preparation of the Regional Transportation Plan (RTP)

Implements: Policy 4.5

IMPLEMENTATION MEASURE 15: COUNTY ROAD IMPROVEMENT PROGRAM

Action: Maintain and update the County Road Improvement Program

Purpose: Identify and establish a schedule for needed road improvements and source of funding

Funding: Nevada County Road Fund

Responsible Agency: Nevada County Department of Transportation

Implementation Measures

Time Frame: Annually beginning in 1994

Implements: Policy 4.6

IMPLEMENTATION MEASURE 16: TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAM

Action: Preparation and adoption of TSM program

Purpose: To assure implementation of a TSM program

Funding: Nevada County General Fund

Responsible Agency: Nevada County Department of Transportation

Time Frame: Within 24 months from adoption of the General Plan

Implements: Policy 4.17

IMPLEMENTATION MEASURE 17: ALTERNATIVE TRANSPORTATION MEASURES

Action: Amend Zoning Ordinance to require consideration of transit in all discretionary project review; amend Zoning Ordinance to require consideration of other alternative transportation measures in review of all non-residential projects

Purpose: To reduce reliance on the automobile and increase the availability of alternative means of transportation

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department; Department of Transportation

Time Frame: Within 6 months from adoption of the General Plan

Implements: Policy 4.26

IMPLEMENTATION MEASURE 18: PEDESTRIAN MASTER PLAN

Action: Preparation and adoption of a Pedestrian Master Plan

Purpose: Assure preparation of a Pedestrian Master Plan

Funding: Nevada County General Fund

Responsible Agency: County Department of Transportation and County Planning Department in cooperation with the Nevada County Transportation Commission

Time Frame: Within 18 months from adoption of the General Plan

Implements: Policy 4.27

IMPLEMENTATION MEASURE 19: BICYCLE MASTER PLAN

Action: Preparation and adoption of an updated Bicycle Master Plan

Purpose: Assure update of the Bicycle Master Plan

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department; Department of Transportation

Time Frame: Within 18 months from adoption of the General Plan

Implements: Policy 4.28

IMPLEMENTATION MEASURE 20: PARKS AND RECREATION MASTER PLAN

Action: Preparation and adoption of an updated Parks and Recreation Master Plan

Purpose: Assure preparation of a Parks and Recreation Master Plan

Funding: Nevada County General Fund

Responsible Agency: County Department of Services for Transit, Airports, and Recreation (STAR); Nevada County Planning Department

Time Frame: Within 18 months from adoption of the General Plan

Implements: Policy 5.7

IMPLEMENTATION MEASURE 21: ALLOW FOR MOBILE HOMES AND FACTORY BUILT HOUSING

Action: Amend and enforce Zoning Ordinance to allow all mobile homes and factory-built housing, if permanently installed, to be allow on the same basis as conventional housing.

Purpose: To provide for a variety of housing; to provide for additional low and moderate cost housing.

Funding: Nevada County General Fund.

Responsible Agency: Nevada County Planning Department.

Time Frame: Amendment of Zoning Ordinance within 6 months of General Plan adoption; enforcement on ongoing basis

Implementation Measures

Quantified Objective: 250 new units.
Implements: Policy 8.1; Policy 8.2a

IMPLEMENTATION MEASURE 22: SECOND RESIDENTIAL UNITS

Actions: a) Amend and enforce existing "Second Residential Unit" ordinance; b) provide technical assistance to the Nevada County Housing Authority, Nevada County Housing Development Corporation, Rural California Housing Corporation, Community Spirit Corporation, and other organizations providing senior housing assistance; c) provide approved building plans for senior citizen second residential units to the general public; and d) amend the zoning ordinance qualifications for ministerial projects and adopt a Resolution directing all County Departments to maintain compliance with State-mandated time limits for permit reviews.

Purposes: To provide for and encourage a variety of housing; to provide for additional low and moderate cost housing.

Funding: Nevada County General Fund.

Responsible Agency: Nevada County Planning Department [a) and d)], Nevada County Department of Housing and Community Services [b)], Nevada County Building Department [c)].

Time Frames: Amend Zoning Ordinance and provide building plans within eighteen months; enforce existing ordinance and provide technical assistance on an ongoing basis.

Quantified Objective: 130 new units.
Implements: Policy 8.1; Policy 8.2b; Policy 8.4c; Policy 8.4f

IMPLEMENTATION MEASURE 23: CONSTRUCTION OF HOUSING FOR LOWER INCOME HOUSEHOLDS

Action: Adopt density bonus provisions and additional concessions and incentives to encourage construction of housing for lower income households.

Purpose: To assist in the construction of low-cost housing.

Funding: Nevada County General Fund.

Responsible Agencies: Nevada County Planning Department

Time Frame: Zoning Ordinance amendments within 6 months of General Plan adoption

Quantified
Objective: 250 new units.

Implements: Policy 8.1; Policy 8.2c; Policy 8.4d; Policy 8.4e; Policy 8.5

IMPLEMENTATION MEASURE 24: EMPLOYEE HOUSING

Action: Continue to enforce existing ordinance.

Purpose: To provide for a variety of housing.

Funding: Nevada County General Fund.

Responsible
Agency: Nevada County Planning Department.

Time Frame: Ongoing basis.

Quantifiable
Objective: 20 new units.

Implements: Policy 8.1; Policy 8.2d

IMPLEMENTATION MEASURE 25: DENSITY BONUS FOR HOUSING FOR DISABLED PERSONS

Action: Amend zoning ordinance to include disabled persons in the provisions permitting senior citizens apartments/senior independent living center, including the provisions for minimum accessibility standards.

Purpose: To provide affordable housing for disabled persons.

Funding: Nevada County General Fund.

Responsible
Agency: Nevada County Planning Department.

Time Frame: Within 6 months.

Quantified
Objective: Unknown number of new units.

Implements: Policy 8.2e

IMPLEMENTATION MEASURE 26: REDUCE GOVERNMENTAL CONSTRAINTS FOR HOUSING

Action: (1) Enforce existing ordinance. (2) provide approved building plans for affordable single-family housing to the general public. (3) amend the zoning ordinance standards for architectural design, proportional open space retention, parking lot spaces, site and parking lot landscaping, site and building setbacks, maximum building height, infrastructure improvements, permit and impact fees, and lot coverage. (4) amend the zoning ordinance qualifications for ministerial projects

Implementation Measures

and adopt a Resolution directing all County Departments to maintain compliance with State-mandated time limits for permit reviews. (5) amend zoning ordinance standards for density bonus and subdivision ordinance standards for map design and approval.

Purpose: To decrease the cost of housing, reduce governmental constraints upon production of affordable housing, and increase the availability of low-cost land for the production of affordable housing.

Funding: Nevada County General Fund.

Responsible Agency: Items (1), (3), and (5) Nevada County Planning Department. Item (2) Nevada County Building Department. Item (4) Nevada County Planning Department and Nevada County Department of Transportation.

Time Frames: Item (1) Ongoing basis. Items (2) through (5) Within 6 months.

Quantifiable Objectives: Policy 8.4a: 44 new units, Policy 8.4b: 720 new units, Policy 8.4g: other items under Policy 8.4: unknown number of units.

Implements: Policy 8.4

IMPLEMENTATION MEASURE 27: HOUSING GRANT AND LOAN PROGRAMS

Action: Apply for and administer grants and loans.

Purpose: To provide low- or no-cost funding for housing rehabilitation and extension of utilities/services to low-income households.

Funding: Nevada County General Fund.

Responsible Agency: Nevada County Department of Housing and Community Services.

Time Frame: Ongoing basis.

Quantified Objective: Unknown.

Implements: Policy 8.6

IMPLEMENTATION MEASURE 28: WEATHERIZATION PROGRAMS

Action: Continue County administration of the LIHEAP and DOE Weatherization Programs.

Purpose: To improve the quality of housing for low-income households.

Funding: State Department of Economic Opportunity.

Responsible Agency: Nevada County Department of Housing and Community Service.

Time Frame: Ongoing Basis.

Quantified
Objective: 940 households.

Implements: Policy 8.7

IMPLEMENTATION MEASURE 29: ENERGY CRISIS INTERVENTION PROGRAM

Action: Continue County administration of the Energy Crisis Intervention Program.

Purpose: To provide financial assistance to low-income households for housing energy costs.

Funding: State Department of Economic Opportunity.

Responsible
Agency: Nevada County Department of Housing and Community Services.

Time Frame: Ongoing basis.

Quantified
Objective: 2260 households.

Implements: Policy 8.7

IMPLEMENTATION MEASURE 30: BUILDING CODE ENFORCEMENT

Action: Continue to enforce existing ordinance.

Purpose: To maintain and improve the quality of existing housing.

Funding: Nevada County General Fund.

Responsible
Agency: Nevada County Building Department and Nevada County Planning Department

Time Frame: Ongoing basis.

Quantifiable
Objective: Unknown number of units.

Implements: Policy 8.22

IMPLEMENTATION MEASURE 31: INNOVATIVE SUBDIVISION DESIGN

Action: Work with developers during the subdivision approval process, encourage those techniques that provide for maintenance, preservation, and use of open space as a part of a planned development.

Purpose: To decrease the cost of housing.

Funding: Nevada County General Fund.

Responsible
Agency: Nevada County Planning Department

Implementation Measures

Time Frame: Ongoing basis.

Implements: Policy 8.24

IMPLEMENTATION MEASURE 32: LAND USE MONITORING

Action: Monitor existing land uses.

Purpose: To maintain an adequate housing supply.

Funding: Nevada County General Fund.

Responsible Agency: Nevada County Planning Department.

Time Frame: Once every five years as part of General Plan Review.

Implements: Policy 8.8

IMPLEMENTATION MEASURE 33: HOUSING IMPLEMENTATION MONITORING

Action: Monitor assistance, approval, and construction of housing units.

Purpose: To ensure achievement of adopted quantified objectives.

Funding: Nevada County General Fund.

Responsible Agency: Nevada County Department of Housing and Community Services.

Time Frame: Annually

Implements: Policy 8.3; Policy 8.8; Policy 8.20

IMPLEMENTATION MEASURE 34: ASSISTANCE TO HOUSING PROVIDERS

Actions: (a) Pursuit of Federal and/or State grants for housing development, rehabilitation, and conservation; (b) Where feasible, direct monetary assistance for agency support and housing assistance; (c) Provide technical assistance from County departments utilized by said organizations.

Purpose: To assist the Nevada County Housing Development Corporation, Rural California Housing Corporation, Community Spirit Corporation, Emergency Assistance Coalition, and other private non-profit and for-profit organizations involved in addressing affordable housing issues.

Funding: Nevada County General Fund and Federal and State grants.

Responsible Agency: Nevada County Department of Housing and Community Services.

Time Frame: Ongoing basis.

Implements: Policy 8.10

IMPLEMENTATION MEASURE 35: HOUSING INFORMATION CENTER

Action: Provide housing information.

Purpose: To provide a central location for housing information.

Funding: Nevada County General Fund.

Responsible Agency: Nevada County Department of Housing and Community Services.

Time Frame: Within 12 months from adoption of the General Plan

Implements: Policy 8.11

IMPLEMENTATION MEASURE 36: SECTION 8 HOUSING PROGRAM

Action: Formal notification of need to the State Department of Housing and Community Development.

Purpose: To provide cost assistance to low-income renters.

Funding: Nevada County General Fund for administrative purposes.

Responsible Agency: Nevada County Department of Housing and Community Services.

Time Frame: Ongoing basis.

Quantifiable Objective: 320 units receiving cost assistance.

Implements: Policy 8.12

IMPLEMENTATION MEASURE 37: DISCOURAGE HOUSING DISCRIMINATION

Actions: Resolution passed by the Board of Supervisors directing all County department heads to direct all local housing discrimination complaints to the U.S. Department of Fair Employment and Housing and the State Department of Fair Employment and Housing. An information dissemination program shall be implemented providing educational material on government services provided to the public. Said program shall include the posting of such information in public places and advertising in the local media.

Purpose: Discourage housing discrimination.

Funding: Nevada County General Fund.

Responsible Agency: Nevada County Department of Housing and Community Services.

Time Frame: Within 3 months from adoption of the General Plan

Implements: Policy 8.18

Implementation Measures

IMPLEMENTATION MEASURE 38: EMERGENCY SHELTER HOUSING

- Actions:** Amend the zoning ordinance to allow such housing as a permitted use for up to six persons per unit and as a conditionally-allowed use for more than six persons per unit for those districts consistent with the stated map designations.
- Purpose:** To assist in the provision of an adequate supply of emergency shelter housing.
- Funding:** Nevada County General Fund.
- Responsible Agency:** Nevada County Planning Department.
- Time Frame:** Within 6 months from adoption of the General Plan
- Quantified Objective:** Unknown number of new units.
- Implements:** Policy 8.13

IMPLEMENTATION MEASURE 39: TRANSITIONAL HOUSING

- Actions:** Amend the zoning ordinance to allow such housing as a permitted use for up to six persons per unit and as a conditionally-allowed use for more than six persons per unit for those districts consistent with the stated map designations.
- Purpose:** To assist in the provision of an adequate supply of transitional housing.
- Funding:** Nevada County General Fund.
- Responsible Agency:** Nevada County Planning Department.
- Time Frame:** Within 6 months from adoption of the General Plan
- Quantified Objective:** Unknown number of new units.
- Implements:** Policy 8.14

IMPLEMENTATION MEASURE 40: TEMPORARY USE OF RECREATIONAL VEHICLES

- Action:** Amend Zoning Ordinance
- Purpose:** To assist property owners in establishing temporary residences prior to, and during, construction of a permanent single-family home.
- Funding:** Nevada County General Fund
- Responsible Agency:** Nevada County Planning Department.
- Time Frame:** Within 6 months from adoption of the General Plan

Quantified
Objective: Unknown number of new units.
Implements: Policy 8.15

IMPLEMENTATION MEASURE 41: COUNTY HOUSING AUTHORITY

Action: Continued funding of the Nevada County Housing Authority.
Purpose: To provide the organization necessary to implement existing programs and create and implement new programs to effectively address the affordable housing issue.
Funding: Nevada County General Fund.
Responsible Agency: Nevada County Department of Administration.
Time Frame: Ongoing basis
Implements: Policy 8.16

IMPLEMENTATION MEASURE 42: LAND SUPPLY FOR REGIONAL HOUSING NEEDS

Actions: Amend the zoning district maps.
Purposes: To accommodate production of affordable housing by designating urban-level residential density within urban fringe and other areas served by existing infrastructure; to reduce constraints upon production of affordable housing due to limited public water and/or sewage treatment services.
Funding: Nevada County General Fund.
Responsible Agency: Nevada County Planning Department.
Time Frame: Within 6 months.
Quantified Objective: 1,261 new units.
Implements: Policy 8.17

IMPLEMENTATION MEASURE 43: REVISE MULTI-FAMILY ZONING DISTRICTS

Action: Revise Zoning Ordinance provisions for minimum density development in multi-family zoning districts.
Purpose: To ensure development of multi-family residential projects at the highest practical densities, maximize residential utilization of public services, and ensure construction of affordable housing units.

Implementation Measures

Funding: Nevada County General Fund.

Responsible Agency: Nevada County Planning Department.

Time Frame: Within 6 months from adoption of the General Plan

Quantified Objective: Unknown number of units.

Implements: Policy 8.19

IMPLEMENTATION MEASURE 44: NOISE STANDARDS AND NOISE ELEMENT MANUAL

Action: Adopt noise standards and Noise Element Manual to minimize noise impacts from noise generating land uses

Purpose: Establish measures to minimize impacts from noise generating land uses

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan

Implements: Policy 9.4

IMPLEMENTATION MEASURE 45: FIRE MARSHAL

Action: Establish the Office of County Fire Marshal

Purpose: To provide for the coordination of development with respect to fire prevention and safety

Funding: Nevada County General Fund

Responsible Agency: Office of County Administrator

Time Frame: Within 6 months from adoption of the General Plan

Implements: Policy 10.4

IMPLEMENTATION MEASURE 46: WATER CONSERVATION STANDARDS

Action: Adoption of County Water Conservation Standards

Purpose: Assure the adoption of water conservation standards consistent with State guidelines

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 18 months from adoption of the General Plan

Implements: Policy 11.1

IMPLEMENTATION MEASURE 47: AMEND RIGHT TO FARM ORDINANCE

Action: Amend the Right to Farm Ordinance to require all sellers to notify prospective buyers of rights to engage in agricultural operations

Purpose: Minimize potential conflicts by educating potential buyers of property in rural areas

Funding: Nevada County General Fund
Responsible Agency: Nevada County Planning Department

Time Frame: Within six months from adoption of the General Plan

Implements: Policy 16.6

IMPLEMENTATION MEASURE 48: SURFACE MINING IN THE “ME” DISTRICT

Action: Amend the Zoning Ordinance to provide for surface mining only in the “ME” District.

Purpose: To allow for surface mining only in the “ME” District and to remove surface mining as an allowable use in other district.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within six months from adoption of the General Plan; and ongoing

Implements: Policy 17.15

IMPLEMENTATION MEASURE 49: NOTIFICATION OF MRZ-2 PROPERTY OWNERS

Action: Notify all existing and subsequent property owners of MRZ-2 lands of the existence of significant mineral deposits and the potential for mining

Purpose: Provide for awareness by property owners of the potential for mining to occur where important minerals are present.

Funding: Nevada County General Fund

Responsible

Implementation Measures

Agency: Nevada County Planning Department

Time Frame: Initially, within one year from adoption of the General Plan; and ongoing

Implements: Policy 17.16

IMPLEMENTATION MEASURE 50: RIVER AND FLOODPLAIN DEVELOPMENT PLAN

Action: Prepare a comprehensive plan for river and floodplain development

Purpose: Ensure that aggregate operations are appropriately located and developed.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within one year from adoption of the General Plan

Implements: Policy 17.23

IMPLEMENTATION MEASURE 51: COMMUNITY REGION DESIGN GUIDELINES

Action: Prepare and adopt Community Region Design Guidelines as part of Comprehensive Site Development Standards

Purpose: Provide guidelines for review of basic design features of new development to ensure that aesthetic considerations such as community identity, preservation of landforms, viewsheds, architecture, signage, and site planning are considered in the design of new development

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within one year from adoption of the General Plan

Implements: Policy 18.1

IMPLEMENTATION MEASURE 52: AMEND SCENIC CORRIDOR COMBINING DISTRICT

Action: Adopt amended Zoning District Regulations

Purpose: Establish discretionary authority to increase landscaping within the SC District

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 6 months from adoption of the General Plan

Implements: Policy 18.8

IMPLEMENTATION MEASURE 53: LOCAL SCENIC ROAD PROTECTION

Action: Adoption of standards and procedures for local scenic road designation applications.

Purpose: To conserve and protect the scenic quality of local scenic roads.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 24 months from adoption of the General Plan.

Implements: Policy 18.9

IMPLEMENTATION MEASURE 54: CULTURAL RESOURCES ORDINANCE

Action: Adopt a Cultural Resource Ordinance

Purpose: Provide for the preservation of cultural and historic resources

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan

Implements: Policy 19.1

Implementation Measures

IMPLEMENTATION MEASURE 55: OPEN SPACE DISTRICT FORMATION

Action: Determine whether to proceed with voter-consideration of an open space district and consider implementation of said procedure.

Purpose: To provide for the consideration of a special district that would acquire and manage open space lands.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 24 months from adoption of the General Plan.

Implements: Policy 6.11

IMPLEMENTATION MEASURE 56: WELL LOG DATA PROVISION

Action: Provide for a comprehensive and organized system of well log data.

Purpose: To assist decision-makers and the general public in the making of land use decisions.

Funding: Nevada County General Fund or AB 8 funds

Responsible Agency: Nevada County Environmental Health Department and Nevada County Planning Department

Time Frame: Within 24 months from adoption of the General Plan.

Implements: Policy 11.3A

IMPLEMENTATION MEASURE 57: CLUSTERING WITHIN DEER WINTER RANGES

Action: Adopt development standards to ensure clustering of development for selected areas or parcels within critical migratory deer winter ranges where the existing average parcel size is 40 acres or larger.

Purpose: To minimize the loss or disturbance of critical migratory deer winter ranges.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan.

Implements: Policy 13.4G

IMPLEMENTATION MEASURE 58: HABITAT MANAGEMENT PLAN

Action: Establish procedures whereby the County can prepare and implement a Habitat Management Plan for rare and endangered species and wetland habitat or require the preparation of individual plans on a project-by-project basis.

Purpose: To minimize intrusion and encroachment by incompatible land uses in rare and endangered species' habitat and wetland habitat.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan.

Implements: Policy 13.4D

IMPLEMENTATION MEASURE 59: INTERAGENCY AGREEMENTS TO COORDINATE DEVELOPMENT REVIEW

Action: Adopt a resolution to determine the potential for establishing formal agreements with adjoining Counties to ensure proper review of development projects and their impacts on significant natural resources.

Purpose: To minimize impacts to significant natural resources through a coordinated and comprehensive review process.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 6 months from adoption of the General Plan.

Implements: Policy 13.4E

IMPLEMENTATION MEASURE 60: PROTECTION OF NATIVE HERITAGE OAK TREES & SIGNIFICANT OAK GROVES

Action: Adoption of an ordinance to protect native heritage oak trees and significant oak groves.

Purpose: To maximize the long-term preservation of said trees and groves and the integrity of their natural setting.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan.

Implements: Policy 13.9

Implementation Measures

IMPLEMENTATION MEASURE 61: SITE-SPECIFIC BIOLOGICAL INVENTORY

Action: Adoption of an ordinance requiring projects to prepare a site-specific biological inventory for special status species and their habitats. The ordinance shall also include land use siting and design tools necessary to achieve no net loss of special status species habitat function or value.

Purpose: To minimize the impact of development projects on special status species and their habitats.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan.

Implements: Policy 13.2A

IMPLEMENTATION MEASURE 62: NATURAL RIPARIAN & WETLAND HABITAT PROTECTION

Action: Adoption of an ordinance protecting natural riparian and wetland habitat of 1 acre or more.

Purpose: To minimize the impact of development in natural riparian and wetland habitats.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 24 months from adoption of the General Plan.

Implements: Policy 13.2B

IMPLEMENTATION MEASURE 63: SCENIC HIGHWAY & ROAD PROTECTION

Action: Adoption of Scenic Corridor Studies establishing corridor boundaries for specified highways and roads. Adoption of "SC" Scenic Corridor Combining District zoning consistent with corridor boundaries.

Purpose: To conserve and protect the scenic quality of specified scenic highways and roads.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Adoption of studies within 12 months from adoption of the General Plan. Adoption of zoning within 18 months from adoption of the General Plan.

Implements: Policy 18.8A

IMPLEMENTATION MEASURE 64: SCENIC STREAM CORRIDOR PROTECTION

Action: Adoption of an ordinance providing standards and procedures by which the scenic resources of specified stream segments can be protected.

Purpose: To protect the scenic resources and viewsheds of local scenic streams from development.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 24 months from adoption of the General Plan.

Implements: Policy 18.3A

IMPLEMENTATION MEASURE 65: ALTERNATIVE ENERGY SOURCES & ADEQUATE TREE COVER

Action: Adoption of an ordinance providing development standards for alternative energy sources and tree cover to reduce the cooling demand during the summer during project review.

Purpose: To conserve natural resources and promote energy efficient design in development projects.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan.

Implements: Policy 8.21A

IMPLEMENTATION MEASURE 66: PRESCRIPTIVE BUILDING STANDARDS

Action: Consider adoption of an ordinance providing for prescriptive building standards in addition to existing standards.

Purpose: To encourage a variety of building techniques that maintain basic public health and safety standards and conserve natural resources without increasing the cost of housing.

Implementation Measures

Funding: Nevada County General Fund

Responsible Agency: Nevada County Building Department and Nevada County Planning Department

Time Frame: Within 12 months from adoption of the General Plan.

Implements: Policy 8.21

IMPLEMENTATION MEASURE 67: DESIGN GUIDELINES

Action: Consider adoption of an ordinance providing specific design guidelines for specific areas of the County.

Purpose: To encourage aesthetic design in new development which reflects local existing character, community identity, scenic resources, and historic sites and areas for specified local areas within Community and Rural Regions.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department

Time Frame: Within 24 months from adoption of the General Plan.

Implements: Policy 18.2

IMPLEMENTATION MEASURE 68: HOME OCCUPATION & COTTAGE INDUSTRY REGULATIONS

Action: Adoption of an ordinance providing regulations for home occupations and cottage industries. Pursue special State legislation, if necessary, to ensure implementation.

Purpose: To encourage flexibility and provide for variety in land use activities, encourage employment opportunities and mix land uses, and decrease dependency on the auto.

Funding: Nevada County General Fund

Responsible Agency: Nevada County Planning Department; Nevada County Counsel

Time Frame: Within 6 months from adoption of the General Plan.

Implements: Policy 1.25

Nevada County General Plan

Volume 1: Goals, Objectives, Policies, and Implementation Measures

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NEVADA COUNTY GENERAL PLAN

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| DATE | AMENDMENT # | RESOLUTION # | TYPE |
|---------|-------------|--------------|--|
| 8-20-96 | GP96-004 | 96-387 | Amend Policies 1.19 and 1.23 |
| 6-3-97 | GP96-003 | 97-220 | Amend land use map from Industrial to Planned Development (26.19 ac.) and Open Space (8 ac.), Hwy. 49/Old Downieville Rd. (Common Ground) |
| 7-8-97 | GP97-002 | 97-293 | Amend land use map from FOR-160 to REC-160, Eagle Lakes Road. (Menasha) |
| 1-20-98 | GP97-001 | 98-35 | Amend land use maps per Exhibit "A" and "B" (Misc. Clean-up items-see file) |
| 1-20-98 | GP97-001 | 98-36 | Amend land use maps from NC & OS to PD: NC (2.6 ac.) & OS (remainder), Combie Rd. & W. Hacienda Dr. (Schoellerman) |
| 1-20-98 | GP97-001 | 98-37 | Amend Policy 1.19 and add buildout tables to Volume 2 |
| 1-20-98 | GP97-003 | 98-38 | Amend land use map from UHD to OP for .75 acre portion of 10 ac. Parcel, Brunswick Rd. (Seghezzi) |
| 12-8-98 | GP98-004 | 98-539 | Amend Policy 3.1 , to modify the criteria for establishing levels of service in Rural Areas, changing "no transit" to "limited transit". |
| 12-8-98 | GP98-004 | 98-540 | Amend land use map for "The Cedars" subdivision in Cedar Ridge, from Estate to Residential. |
| 12-8-98 | GP98-004 | 98-541 | Amend land use map for twelve parcels on Margaret Lane, Spree Avenue and Dorsey Drive, from Urban Single Family to Office and Professional. |
| 5-25-99 | GP98-004 | 99-249 | Amend land use map for properties on Donner Summit; delete Policy 1.16A of the Land Use Chapter of the General Plan Text. |
| 1-25-00 | GP99-003 | 00-46 | Addendum to General Plan to add Penn Valley Village Center Area Plan (an addendum, no text or map changes) |

Plan Amendments

| DATE | AMENDMENT | RESOLUTION | TYPE |
|----------|-----------|------------|--|
| 4-11-00 | GP99-002 | 00-166 | Amend land use map from UMD to OP (Combie Rd) |
| 4-11-00 | GP99-004 | 00-166 | Amend land use map for seven parcels within the Town Talk Planned Development |
| 6-27-00 | GP00-001 | 00-325 | Amend Policies 1.5.g, 1.5.h, 1.5.j., and 1.5.k., 8.4.f., 16.10, 18.4, and 18.5 |
| 12-05-00 | GP00-002 | 00-572 | Adopt Higgins Area Plan |
| 03-13-01 | GP00-003 | 01-90 | Amend land use map to change 569.95 acres from PD (440 ac. RUR 10 and 120 ac. OS) to RUR 30 (Sierra Nev Reserve - Casci Ranch Rd) |
| 10-23-01 | GP01-001 | 01-509 | Amend land use map to change .25 of an acre of NC, and .75 acre of Estate to UMD, and to expand the boundaries of the Cedar Ridge Rural Center to add .75 acre (D. Peterson). |
| 3-12-02 | GP01-002 | 02-118 | Amend land use map from NC & UMD to Res (Newnan on Dog Bar Rd) |
| 1-28-03 | GP02-002 | 03-38 | Amend land use map to add 1.29 ac.to Rural Center and change 1.29 acres <i>from</i> Estate to NC (Smith-Alta Sierra) |
| 04-08-03 | GP02-003 | 03-139 | Amend land use map from to change 6.37 acres from the RES portion of a PD to OP (Northstar Ranch) |
| 12-09-04 | GP03-002 | 03-553 | Amend land use map from Recreation to USF for 1.69 acres (4 lots in Cascade Shores) |
| 12-09-04 | GP03-003 | 03-552 | Amend land use map to add 1-acre to Rural Center and change 1-acre from Rural-10 and RES, to NC (Evans - NSJ) |
| 03-04-04 | GP03-004 | 04-086 | Amend land use map to change 7.28 acres from OS to Estate (Foster-Cement Hill Rd) |
| 9-14-04 | GP04-001 | 04-429 | Amend land use map to change 0.11 acres from "P" to "OP" (Gold Flat Fire NC Hwy) |
| 12/07/04 | GP04-002 | 04-576 | Amend land use map to change 2.46 acres from Estate to HC (Featherlite Hwy 49) |
| 04-12-05 | GP04-007 | 05-129 | Amend land use map (correction) to change 371 acres from OS to FR-160 |