SIERRA COUNTY



GENERAL PLAN
2012

SIERRA COUNTY GENERAL PLAN

OCTOBER, 1996

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1996-2012 Sierra Co. General Plan

AMENDMENTS

GP Pg. #	Resolution #	*Description*
Prelim	[1996-195]	*[Background documents & studies accepted for background information]*
EIR	[1996-196]	*[CEQA Final EIR certified]*
Prelim	[1996-197]	*[Orig. adoption of Sierraville land use maps (note: further amended)]*
Prelim	[1996-198]	*[Orig. adoption of GP, Errata sheet, Background Reports I and II]*
1-18	1999-147	*Historic Uses Overlay Policy*
1-24	1998-190	*Voting Patterns*
1-24	1999-085	*Voting Patterns: placed in Volume 1 background document for GP Oct. 1996*
1-35	1997-203	*Balls Ranch: 4580 ac. Rec --> Forest (Long Valley area)*
1-35	1999-085	*Bordertown: 1ac.por of 251.06ac.Ag --> VC APN 021-080-008 (Long Valley area)*
1-35	1999-136	*Non-technical: Ned Allen & Joe Gardner aka Bowdertown*
1-35	2003-208	*GardnersPoint/Pioneer Pit: F/STA-Mineral Extraction -->OS (APN 001-030-024 NE area)*
1-39	1998-055	*Welsh Ranch: 5 ac. R 5-10 --> R 2-5 (Calpine: APN 012-180-059, 012-090-108[por])*
1-39	2000-022	*Kaufman 53.70 ac. AG-->R 5-10 (Calpine APN 012-180-003)*
1-40	2008-071	*Carrier: CI/R-20-->CC/R-10 (APN 002-130-028 Downieville area)*
1-42	2002-088	*Goodyears Bar Townsite Expansion: R-5, PS, IN-->Forest*
1-43	2002-069	*Batcheller 5.73 ac. R 1/2 --> R-5 (APN's 004-060-016 & 004-060-017 Indian Valley)*
1-43	2006-187	*Christensen: F-->VC, CC (APN 004-060-019 Indian Valley area)*
1-44	1999-181	*Sierra Valley Ranch: 10ac IN-->AG (APN 016-020-048 Loyalton area)*
1-44	2003-152	*Goicoechea 3.88ac. IN/PD --> AG (APN 016-090-024 Loyalton area)*
1-44	2005-113	*Sheriff Substation RR-->PS (APN 017-110-003 Loyalton area)*
1-44	2005-148	*County of Sierra: PS --> R5-10 (APN 016-090-039 CC of Loyalton)*
1-46	2012-045	*Horton CC -->RR1/2-1 (APN 013-080-002)*
1-47	1997-143	*Silver subdivision: 10.39 ac. Rec/R-10/PD --> R 5-10 (Sierra Brooks: APN 016-090-055)*
1-48	2003-208	*Sierra City Visitors Center: CC-->PS APN 009-101-014*
1-49	1999-035	*Amodei: 188.8 ac.PD R 5-10 CC -->R 20-40 Community Influence (Sierraville 013-110-121)*
1-49	2003-219	*Maddalena: RR-1/2-1-->AG (APN 015-010-032 Sierraville)*
1-49	2004-110	*Parker 1.65 ac. Recreation--> R-5 (APN 013-110-087 & 018-050-002 Sierraville)*
1-49	2006-181	*Amodei/Anderson:R 20-40 -->R 5-10, CC (APN's 013-110-130 & 013-110-131Sierraville)*
1-49	2009-074	*Amodei: R 20-40 --> R 5-10, CC (APN 013-110-132 Sierraville area)*
1-61	2003-126	*MUR language change*
1-65	2003-208	*Industrial Land Use policy language change*
1-74	1998-167	*Forest land use designation maximum building coverage*
1-74	1999-015	*Forest land use designation maximum building coverage remanded to PC for review*
1-74	1999-085	*Forest land use designation maximum building coverage*
3-0	2006-138	*2001-2008 Housing Element Update (3rd cycle)*
3-0	2014-027	*2009-2014 Housing Element Update (4th cycle)*
3-0	2017-142	*2014-2019 Housing Element Update (5th cycle)*

Last updated: 12/15/2017

NOTE: Resolutions effecting above amendments are contained in Appendix at the end.

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SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

Introduction

The Sierra County General Plan

The County

Sierra County is a unique, rural and rugged place with a history and people rooted in the resources and natural features of its land: the high Sierra and its wildlife, scenery, recreation, watershed, forests, and gold resources; the agricultural Sierra and Long Valleys; and the beauty and life giving source of the free-flowing Little Truckee, Feather, Downie, and Yuba Rivers. Each of the County's communities maintain their unique character based in the resource industries which they built up around, from the mining town of Alleghany, to the agricultural / mill town of Loyalton, and more recently the outdoor recreational tourism industry in Downieville, Sierra City, and the Lakes basin.

Sierra County is a living historic landmark, representative of a way of life that has been left behind throughout much of California. The County has changed little over its 150 year modern history and its residents seek to maintain the rural quality of life and economic ties to the land and its resources that are integral to that lifestyle. Its people are miners, Forest Service workers, mill workers, loggers, and inn keepers. Its small towns, isolation, and wilderness influence have fostered a sense of community that is based on a need to rely on each other which is only a nostalgic memory in urban communities.

Purpose of the General Plan

The fundamental purpose of this General Plan is to protect Sierra County's existing qualities and address local concerns as the County grows. These existing qualities and concerns were outlined in a series of General Plan Workshops held by the Planning Commission. A list of issues was developed, goals were formulated, and generalized policies were discussed. The many issues raised tended to revolve around the County's rural nature, traditional industries, and its natural environment.

Based upon these issues, the Planning Commission formulated the following five fundamental goals which serve as a basis of all the Plan's provisions. Each of the goals carry the same weight, no one has precedence over another. However, the first goal sets the stage for each of the following goals.

FUNDAMENTAL GOALS OF THE GENERAL PLAN

1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.

2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air , water, and watershed values.

3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.

4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.

5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.

These goals are carried out in detailed policies, implementation measures, Land Use Diagrams, and overall theme of the plan which is summarized below.

GENERAL PLAN THEME

1. Direct growth to Community Influence and Community Core Areas.

2. Discourage development outside of these communities.

3. Create Special Treatment Areas where a more detailed level of planning is needed due to resources or constraints in these areas.

4. Utilize optional general plan elements to emphasize protection of the environmental and economic value of the County's resources.

5. Protect the County's natural resource based industries.

6. Limit extension of County services outside the Community Core and Community Influence Areas to reduce fiscal impacts and protect the environmental and economic value of the County's resources.

The General Plan specifically serves the following functions (State General Plan Guidelines) :

— Identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development.;

— Provide a basis for local government decision making;

— Provide citizens with opportunities to participate in the planning and decision making processes of local government.

— Inform citizens, developers, decision makers, and other cities and counties of the

ground rules that will guide development within the community.

The Sierra County General Plan is intended to serve these purposes locally until the year 2012 though updates within that period are expected.

Organization of the Plan

The Sierra County General Plan is organized into seventeen chapters called elements. Some of these elements are considered mandatory under the State General Plan Guidelines as indicated in the list below:

Element	Type
Land Use	Mandatory
Economic	Optional, but related to Land Use requirements
Housing	Mandatory
Circulation	Mandatory
Public Facilities	Optional, but related to Circulation Element requirements
Parks and Recreation	Optional, but partially fulfills Open Space Element requirements
Noise	Mandatory
Water Resources	Optional, but partially fulfills Conservation and Open Space Element requirements
Timber	Optional, but partially fulfills Conservation and Open Space Element requirements
Agriculture	Optional, but partially fulfills Conservation and Open Space Element requirements
Mineral Management	Optional, but partially fulfills Conservation and Open Space Element requirements
Cultural Resources	Optional, but partially fulfills Open Space Element requirements
Plants and Wildlife	Optional, but partially fulfills Conservation and Open Space Element requirements
Safety	Mandatory
Energy	Optional, but partially fulfills Conservation and Open Space Element requirements (oil, gas, and geothermal resources are included with mineral resources in the Guidelines).

Visual	Optional, but partially fulfills Open Space Element requirements
Air Quality	Optional, but partially fulfills Conservation Element requirements

As shown above, eleven of the Sierra County General Plan elements are normally optional but nine of these meet Open Space and/or Conservation Element requirements jointly with the Land Use Element. These nine elements are used in place of the two mandatory elements (Conservation and Open Space) because of the importance of these topics to Sierra County.

Each of the seventeen elements is organized into the following volumes:

1. Policy Document

"Introduction"	A general purpose statement.
"Issues"	A list of local and State-mandated issues.
"Related Plans"	A discussion of County or other agency plans which may influence decision making.
"Assumptions"	A list of assumptions made in policy formation.
"Goals, Policies, and Implementation Measures"	A list which sets forth goals, policies, and implementation measures as well as the responsibility for, and timing of, these implementation measures. It should be noted that goals represent a general desired outcome for the future, policies give direction on how those goals may be achieved, and implementation measures offer the most specific

direction on actual actions needed to implement policies. Varying degrees of direction are given within goals and policies via the language used within them:

Require - A mandatory action
Should - Expected to occur but not mandatory based on countervailing considerations
May - Discretionary
Encourage or recommend - Desired outcome, but discretionary

2. Background Document

"Background Discussion" An analysis of the issues providing an informational bridge to the policies. The Background Discussion is intended to assist decision makers in interpreting policies

3. There are also separately bound Background Documents, Volumes I and II. Finally, an Environmental Impact Report has been prepared on the General Plan.

Monitoring and Amending the Plan

The General Plan is meant to change with evolving community realities as described in the following excerpt from the General Plan Guidelines:

> 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 continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the general Plan. The portions of the plan with a short-term focus, such as the implementation program, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. Indeed, Government Code Section 65400(b) requires the planning agency to "[Provide an annual report to the legislative body on the status of the plan and progress in its implementation." The entire plan, including the basic policies, should be thoroughly reviewed at least

every five years and revised as necessary to reflect new conditions, local attitudes, and political realities. The housing element must be reviewed and updated at least every five years (Government Code Section 65588). Obviously, the longer the interval, the greater the effort and extent of each revision.

As indicated above, monitoring the ongoing condition and implementation of the General Plan is the responsibility primarily of the Planning Department. The criteria for when a County-initiated amendment is necessary are listed below:

GENERAL PLAN AMENDMENT CRITERIA

1. Conditions have changed in the way which affects the relevancy of issues or the appropriateness of policies. Minor changes in the details of the Background Discussion will not normally be enough to require an amendment.

2. An unexpected growth rate creates problems not envisioned by the Plan.

3. Community values have changed in a way which makes certain goals, policies, implementation measures, or land use proposals undesirable.

4. New funding sources or technologies change the way in which policies should be implemented.

5. The Board of Supervisors begins making frequent, piecemeal amendments because values and needs have changed or the Plan is inflexible and too precise (General Plan Guidelines).

As indicated by #5 above, the General Plan Guidelines discuss frequent and piecemeal amendments as potentially signaling a need for an update. State law limits amendments to no more than four times in one calendar year with certain exceptions (Guidelines). However, multiple Plan changes can occur with each quarterly amendment, and most jurisdictions group amendment proposals together — if properly done, the jurisdiction analyzes the combined effects of these grouped proposals before taking action.

Normally, most amendment proposals come from landowners and developers who desire a change in the Land Use Diagram as it affects their individual properties. These changes may be minor in nature and compatible with the goals and policies of the Plan, or they may be substantial enough to require accompanying amendments to Plan policies. The latter type warrant serious consideration because they affect other property owners and the community as a whole:

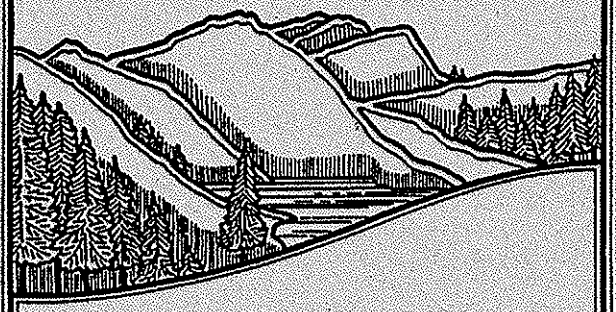
> In reviewing proposals for general plan amendments, local officials should remember that the general plan is a policy document for the entire community and that it may only be amended "in the public interest" (Government Code Section 65358(a)). In their words, the plan should only be amended when the city or county, with the support of a broad consensus, determines a change is necessary. Every general plan amendment, must be consistent with the rest of the general plan and appropriate changes need to be made to maintain consistency. (Guidelines)

Amendment of the General Plan is governed by Government Code Sections 65350 et. seq. At least one public hearing must be conducted by the Planning Commission and another must be held by the Board of Supervisors. There are also requirements for the amendment to be referred to every adjacent city and county, the Local Agency Formation Commission, any affected regional planning agencies, and affected federal agencies for a 45 day comment period. Finally, California Environmental Quality Act compliance is required (Guidelines).

Yearly Progress Report

As part of the monitoring function, an annual General Plan progress report is required. This annual report provides an excellent opportunity to chart progress, assess the practicality of policies and implementation measures, update data, and make adjustments to the Plan as needed. Throughout the policy tables there are specific references to measures which should be monitored at this session. However, in general, progress on all policies and implementation measures should be monitored in the progress report. It is hoped that the annual report will provide a forum for substantive discussion of the County's progress in implementing its General Plan and a chance to adjust the Plan as needed so that it will not be outdated at any point in time.

LAND USE ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

1. Land Use & Open Space Element

Introduction

Land use is the primary business of the General Plan. California State law requires that land use elements designate the proposed general distribution and general location of land uses and the standards for population density (persons/acre) and building intensity (dwelling units/acre, floor area ratio/ building height and lot coverage):

> **Government Code Section 65302(a):** [The general plan shall include] a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with

Section 51100) of Part 1 of Division 1 of Title 5.
The following land uses and features must be provided for:

Table 1-1
LAND USE ELEMENT MANDATORY ISSUES

Distribution of housing, business, and industry
Distribution of open space, including agricultural land
Distribution of mineral resources and provisions for their continued availability
Distribution of recreation facilities and opportunities
Location of educational facilities
Location of public buildings and grounds
Location of future solid and liquid waste facilities
Location of areas subject to flooding
Identification of existing Timberland Preserve Zone lands.

SOURCE: California General Plan Guidelines

Open Space

The Open Space Element requirements of State law call for a "local open space plan". For this reason, the Open Space Element is combined with the Land Use Element in this General Plan, allowing the Open Space Plan to be part of the Land Use Diagrams.

The following are mandatory issues which must be addressed in the Open Space Element.

Table 1-2
OPEN SPACE ELEMENT MANDATORY ISSUES

Open space for the preservation of natural resources including, but not limited to:

- Areas required for the preservation of plant and animal life including habitat for fish and wildlife;
- Areas required for ecologic and other scientific study;
- Rivers, streams, bays and estuaries; and,
- Coastal beaches, lake shores, banks of rivers and streams, and watersheds;

Open space used for the managed production of resources, including but not limited to:

- Forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber;
- Areas required for recharge of ground water basins;
- Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and,
- Areas containing major mineral deposits, including those in short supply.

Open space for outdoor recreation, including but not limited to:

- Areas of outstanding scenic, historic and cultural value; (Continued . . .)

Table 1-2 (Cont.)
OPEN SPACE ELEMENT MANDATORY ISSUES

- Areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams;
- Areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Open space for public health and safety, including, but not limited to:

- Areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Demands for trail-oriented recreational use. (Cities and counties must consider such demands in developing specific open-space programs.)

The feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System. (See the California Recreational Trails Act, commencing with Public Resources Code Section 5070.)

SOURCE: California General Plan Guidelines

Goals

1. It is the goal of the County to promote and encourage residential and commercial growth in Community Core Areas and confine the extension of public facilities to these areas.

2. It is the goal of the County to provide that areas outside of Community Influence Areas be maintained for natural resource industry growth and enhancement, for protection of the County's rural lifestyle, and for protection of environmental quality.

3. It is the goal of the County to maintain and enhance the identity of each designated Community and allow only land uses which preserve their character.

4. It is the goal of the County to provide flexibility in General Plan land use districts to implement a balanced variety of land uses.

5. It is the goal of the County to implement development standards which

streamline procedures, maximize public involvement, and which protect environmentally sensitive areas and natural resource industry areas.

Background/ Future Needs

Previous Land Use Plans

Sierra County's first general plan was adopted in 1967; the County utilized a HUD701 planning grant to prepare it. A separate Conservation/Open Space Element was added in 1972, a Wildlife Element was added in 1977, and the Housing Element was updated in 1978.

The previous Land Use Diagrams relied on a system of areas designated Urban (these were existing communities where residential, commercial, industrial, and other urban uses were allowed) and areas designated for non-urban uses: General Forest, Intermediate Forest, Agriculture, Recreation, Water Influence, and Travel Influence. Numerous zoning districts implemented these land use designations. In particular, the Urban areas were implemented by a number of zoning districts including a transitional "Community Expansion Area" band which allowed parcels as small as 10 acres in size if conditions permitted. This zone was considered a holding zone or phasing tool, rather than a blanket 10-acre minimum zone to be used on a case-by-case basis relative to need/conditions.

This updated General Plan includes Land Use Diagrams which build on the previous land use designations and zoning. The overall vision of land use is not changed greatly, rather additional detail is added and refinements are made based on environmental constraints. For example:

- The previous Intermediate Forest, and General Forest designations are combined into one Forest designation.
- Overlay designations are added to apply to base land uses allowed - for historic preservation, mineral extraction, conservation, scenic corridors, and other special treatment areas.
- The Community Expansion Area is eliminated; and Community Core and Community Influence areas are created instead.

Zoning and Subdivision Ordinances

The principal General Plan implementation tools in Sierra County are its Zoning and Subdivision Ordinances.

The Zoning Ordinance sets forth allowed uses in each zoning district in greater detail than the General Plan and regulates lot sizes, setbacks, allowed building heights, etc.

The Subdivision Ordinance regulates the creation of lots through tentative and final subdivision maps and parcel maps and sets forth requirements for dedications, fees and improvements.

Both of these ordinances will need to be revised to ensure consistency with this updated General Plan.

Existing Land Uses

Tables 1-3 and 1-4 show existing urban land use acreages and acres per 100 households in communities of the five principal sectors of the County. Tables 1-5 and 1-6 summarize the full range of existing land uses in the County by acreage and percent of land area. As shown on Table 1-6 forest areas (which may include large acreage housing) total 91% of the area, agricultural uses amount to 7%, and community uses (smaller lot residential, commercial, industrial, etc.) total only 0.9% of the County's land area. Figure 1-1 delineates the five planning sectors used for analysis. The Appendix to this Element includes these existing land use figures broken down into further detailed categories and also by individual communities within sectors.

Table 1-3
EXISTING LAND USE IN THE UNINCORPORATED AREA COMMUNITIES
Sierra County 1992

Planning Areas>>>	Sectors					
	Southwest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
TOTAL ACRES	**99**	**289**	**279**	**227**	**78**	**972**
Residential	80	240	199	94	35	648
Community	1	5	9	33	0	48
Commercial & Office	9	25	36	0	27	97
Industrial and Utility	9	19	35	100	16	179

Source: See Memo text.
Note: Changes were made in the Residential acreages in the Southwest and Verdi sectors to provide comparable data.

SOURCE: John W. Cone, Table 3

Table 1-4
RATIOS OF LAND USE PER 100 HOUSEHOLDS
Sierra County 1992

Planning Areas>>> / Year	Sectors: SouthWest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
TOTAL ACRES	92	79	115	100	163	98
Residential	74	66	82	41	73	65
Community	1	1	4	14	0	5
Commercial & Office	8	7	15	0	56	10
Industrial and Utility	8	5	14	44	33	18

SOURCE: John W. Cone, Table 3.

Growth Trends / Projections

This Plan is not intended to stimulate or inhibit growth but rather to guide growth in the County over the next 20 years (2012) though adjustments to the Plan are expected within that period. Past growth trends (population, household, housing unit, and employment in the County and growth projections are detailed in the Housing Element. To summarize, the State's extended projections anticipate that the County's population (including the City of Loyalton) will increase from 3,318 in 1990 to 4,110 in 2012. These projections anticipate that the County's population will grow at a somewhat faster rate (36 persons per year average) than they did in the 1980's (26 persons per year average) but below the growth rates experienced in the 1970's (71 persons per year average).

Because of these modest growth rates, a growth rate target was not selected for this General Plan. However, the growth rate should be monitored yearly and if growth rates exceed 2% (incorporated and unincorporated area) which is the highest rate experienced recently (the '70s decade), adjustments to the General Plan policies and programs may be necessary.

Table 1-5
EXISTING LAND USES
Sierra County (Excluding the City of Loyalton)
1992

Planning Areas>>> / Types of Land Use	Sectors: Southwest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
Land Use Totals	73,458	241,662	123,383	120,029	28,057	586,589
Resource Uses	72,388	240,705	121,256	119,234	28,013	581,596
Forest	72,388	239,547	95,863	102,071	23,907	533,776
Agriculture			24,143	16,256	1,322	41,721
Open Space				907	544	1,451
Water		1,158	1,250		2,240	4,648
Residential: Permanent	595	368	290	316	0	1,569
Single Family [1]	372	230	199	94	See	895
Vacant	223	124	77	222	Table	646
Multi-family		6			1-3	6
Vacant		4				4
Mobile Homes (or RV's)		4	14			18
Community Uses	1	5	9	33	0	48
Seasonal Residential/Lodging	68	404	1,733	11	0	2,216
Commercial	9	19	31	0	26	85
Office Type Uses	0	6	5	0	2	13
Industrial	393	146	24	358	0	921
Utilities	4	9	11	0	16	40
Transportation *(excludes streets and highways)*	0	0	24	77	0	101

Source: Summary data of table prepared by Sierra County Public Works and Planning departments, *page 1*

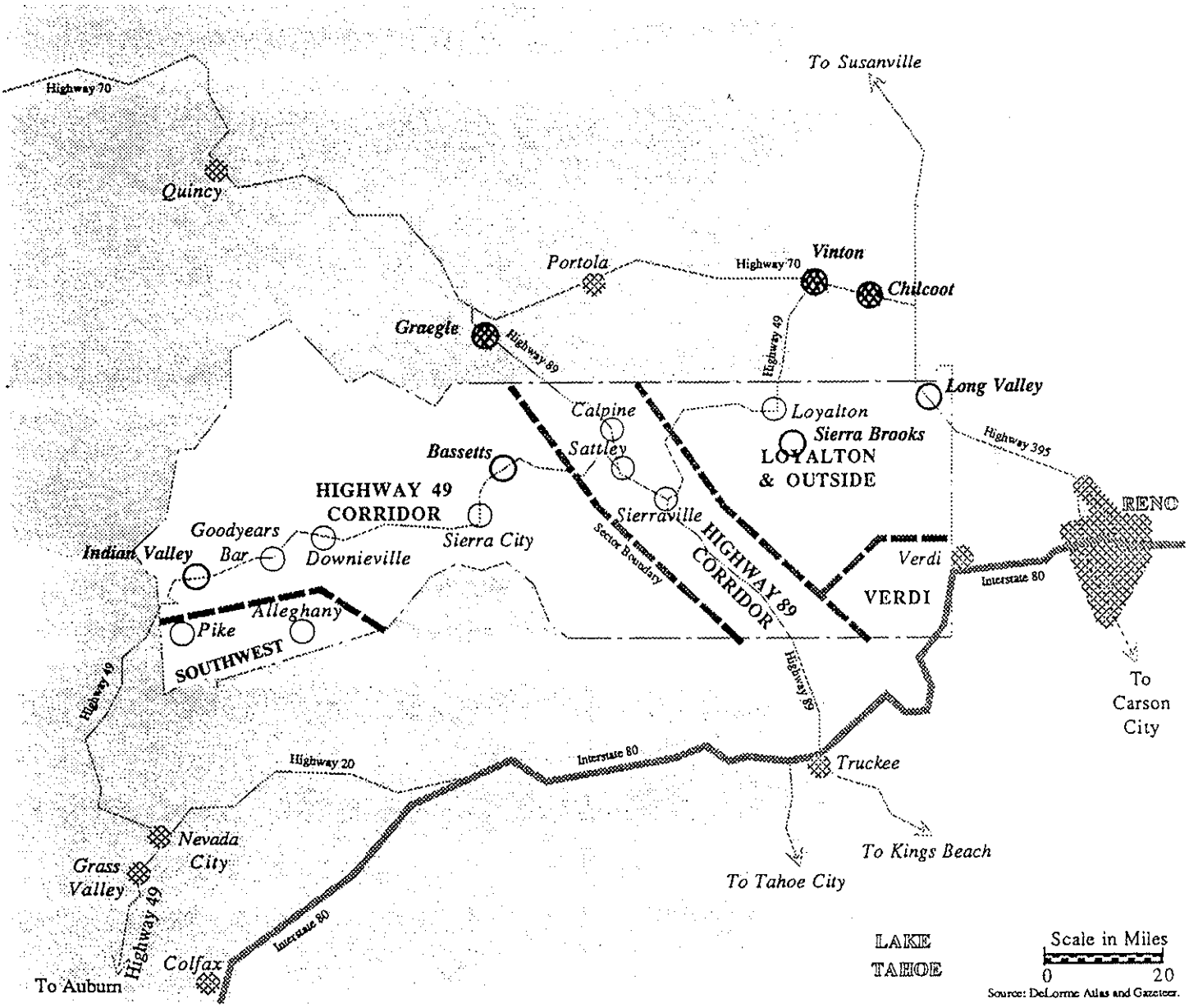
SOURCE: John W. Cone

Table 1-6
EXISTING LAND USES – PERCENTAGE DISTRIBUTION
Sierra County (Excluding the City of Loyalton)
1992

Planning Areas>>> / Types of Land Use	Sectors: Southwest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
TOTAL LAND USES						
Land Use Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Forest	98.5%	99.1%	77.7%	85.0%	85.2%	91.0%
Agriculture	0.0%	0.0%	19.6%	13.5%	4.7%	7.1%
Open Space	0.0%	0.0%	0.0%	0.8%	1.9%	0.2%
Water	0.0%	0.5%	1.0%	0.0%	8.0%	0.8%
Urban/Community Uses	1.5%	0.4%	1.7%	0.7%	0.2%	0.9%
"URBAN" OR COMMUNITY LAND USES						
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Residential: Permanent	55.6%	38.5%	13.6%	39.7%	Not Available	31.4%
Single Family [1]	34.8%	24.0%	9.4%	11.8%		17.9%
Vacant	20.8%	13.0%	3.6%	27.9%		12.9%
Multi-family	0.0%	0.6%	0.0%	0.0%		0.1%
Vacant	0.0%	0.4%	0.0%	0.0%		0.1%
Mobile Homes (or RV's)	0.0%	0.4%	0.7%	0.0%		0.4%
Community Uses	0.1%	0.5%	0.4%	4.2%	0.0%	1.0%
Seasonal Residential/Lodging	6.4%	42.2%	81.5%	1.4%	0.0%	44.4%
Commercial	0.8%	2.0%	1.5%	0.0%	59.1%	1.7%
Office Type Uses	0.0%	0.6%	0.2%	0.0%	4.5%	0.3%
Industrial	36.7%	15.3%	1.1%	45.0%	0.0%	18.4%
Utilities	0.4%	0.9%	0.5%	0.0%	36.4%	0.8%
Transportation *(excludes streets and highways)*	0.0%	0.0%	1.1%	9.7%	0.0%	2.0%

Source: Summary data of table prepared by Sierra County Public Works and Planning departments, *page 3*

SOURCE: John W. Cone



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FIGURE 1-1

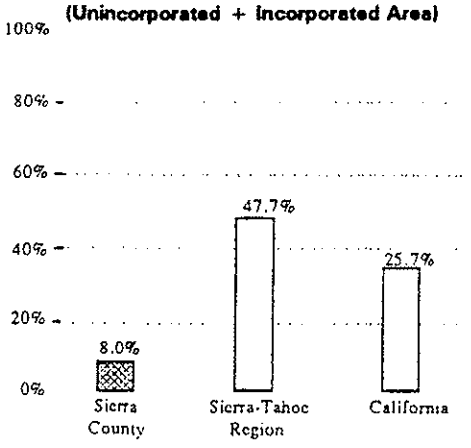
SECTORS MAP

SIERRA COUNTY

Schematic Map Showing the Location of the Major Communities and Highways

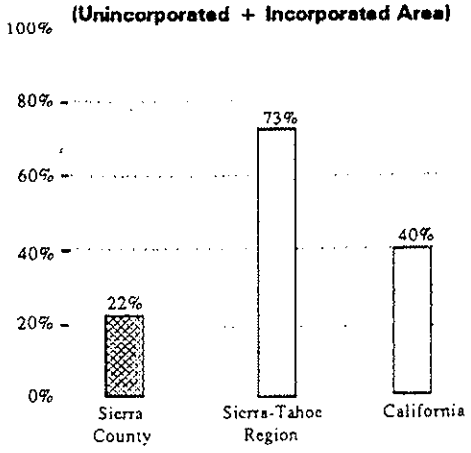
Table 1-7
ACTUAL AND PROJECTED POPULATION GROWTH RATES

POPULATION GROWTH RATES
1980 to 1990
(Unincorporated + Incorporated Area)



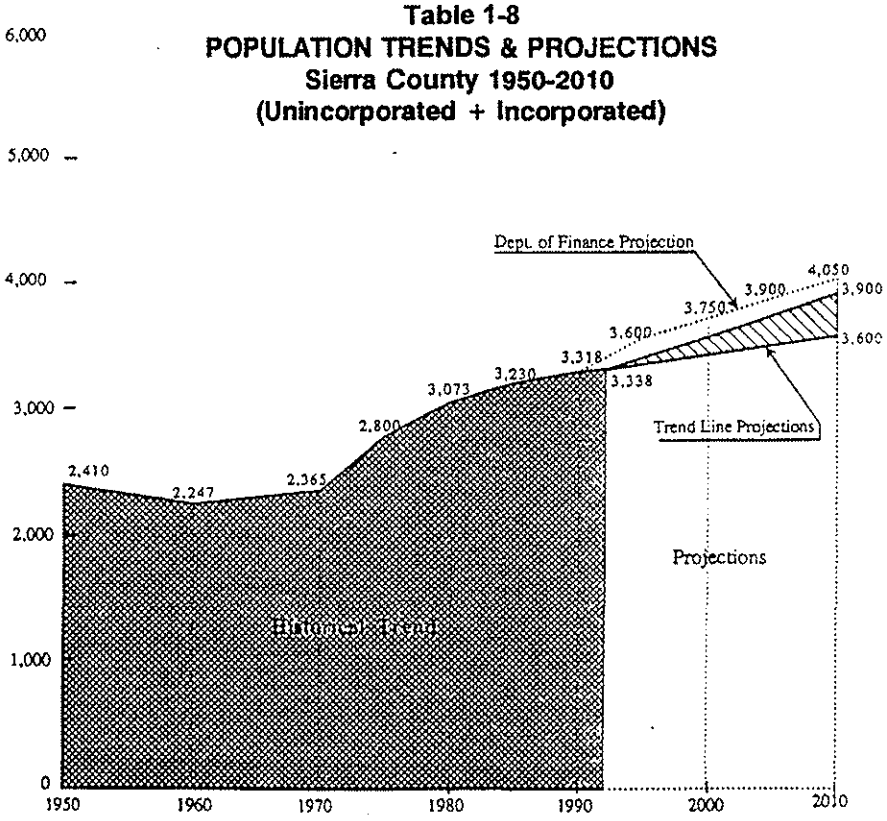
SOURCE: 1980 and 1990 Census
State Dept. of Finance

PROJECTED POPULATION GROWTH
1990 to 2010
(Unincorporated + Incorporated Area)



SOURCE: 1990 to 2005: State Dept. of
Finance Report 91-p-1.

Table 1-8
POPULATION TRENDS & PROJECTIONS
Sierra County 1950-2010
(Unincorporated + Incorporated)



SOURCE: 1950 to 1992: Censuses
2000 to 2010 Projections by Dept. of Finance

Table 1-9
POPULATION, HOUSEHOLDS & HOUSING — TRENDS
County of Sierra – 1970-1992

Year	Population	Households	Housing Units	Pop. Per Household	Vacancy Rate
		HISTORICAL			
1970 [1]	2,365	884	1,551	2.675	43.0%
1971	2,450	925	1,567	2.649	41.0%
1972	2,550	973	1,582	2.621	38.5%
1973	2,650	1,021	1,598	2.595	36.1%
1974	2,750	1,070	1,613	2.570	33.7%
1975 [1]	2,800	1,101	1,629	2.543	32.4%
1976	2,900	1,152	1,642	2.517	29.8%
1977	3,000	1,204	1,679	2.492	28.3%
1978	3,050	1,237	1,740	2.466	28.9%
1979	3,100	1,272	1,808	2.437	29.6%
1980 [1]	3,073	1,274	1,893	2.412	32.7%
1981	3,078	1,273	1,912	2.418	33.4%
1982	3,148	1,308	1,963	2.407	33.4%
1983	3,251	1,336	2,047	2.433	34.7%
1984	3,240	1,329	2,058	2.438	35.4%
1985	3,230	1,329	2,062	2.430	35.5%
1986	3,207	1,329	2,089	2.413	36.4%
1987	3,163	1,337	2,118	2.366	36.9%
1988	3,230	1,341	2,136	2.409	37.2%
1989	3,227	1,337	2,160	2.414	38.1%
1990	3,318	1,336	2,166	2.484	38.3%
1991	3,365	1,344	2,182	2.504	38.4%
1992	3,338	1,341	2,202	2.489	39.1%
		PROJECTION			
1995	3,600	1,506	2,510	2.390	40.0%
2000	3,750	1,569	2,637	2.390	40.5%
2005	3,900	1,632	2,766	2.390	41.0%
2010	4,050	1,695	2,897	2.390	41.5%
2012	*4,110*	*1,720*	*2,950*	*2.390*	*41.7%*

Note: 1970-92 figures are for January 1 (except [1] are for 4/1. 1995-2010 figures are for July 1.

Sources: 1970 Pop: St.DoF: 84-E-4; HH's: Census, HC(1)-A6, Page 6-195; HU's: St.DoF: 79-E-3a.

1971-1979 Population: JWC derived from Dept. of Finance, Report 84 E-4; 1975-79 HU's, Report 79 E-3a. Remainder: JWC estimates.

1980-1990 Dept.of Finance, Report E-8090; 1991-1992 Dept.of Finance annual estimates.

1995-2010 Pop. and Hshlds: Dept.of Finance, 91 P-1, 91 P-2 reports + judgement estimates

Table 1-10
ESTIMATING POPULATION, HOUSEHOLDS AND HOUSING
County of Sierra & Its Communities (Arranged by East and West Divisions) – 2012

Community	1990 Population	1990 Households	1990 ①② Housing Units	2012 Population	2012 Households	2012 Housing Units	Housing Holding Capacity	2012 H.U.'s as % of Hldg. Capacity
Sierra County	3,318	1,336	2,166	4,110	1,720	2,950	5,774	51.1%
East Sierra Div.	2,029	785	1,073	2,546	1,014	1,447	3,194	45.3%
Loyalton, City of	931	344	398	1,214	449	519	519	100.0%
East Sierra Uninc.	1,098	441	675	1,332	565	928	2,675	34.7%
Calpine	230	93	117	279	119	161	304	52.9%
Loyalton, Outside	205	82	104	248	105	143	240	59.6%
Sattley	43	17	22	53	22	30	151	20.0%
Sierra Brooks	240	96	122	291	124	168	418	40.1%
Sierraville	116	47	59	141	60	81	700	11.6%
Verdi	128	51	65	155	66	89	556	16.1%
Outside Community Areas	135	54	186	164	70	256	306	83.6%
West Sierra Div.	1,289	551	1,093	1,564	706	1,503	2,580	58.3%
Allegheny	85	36	48	103	47	66	112	58.9%
Bassets	64	27	36	77	35	50	88	56.3%
Downieville	379	162	214	460	208	294	358	82.2%
Goodyears Bar	64	27	36	77	35	50	87	56.9%
Pike	78	33	44	94	43	61	145	41.7%
Sierra City	497	213	281	603	272	386	639	60.5%
Outside Community Areas	123	52	434	149	67	597	1,151	51.8%
Sierra Co. Uninc.	*2,896* *2,387*	*1,271* *992*	*2,431* *1,768*	*2,896* *1,213*	*1,271* *1,282*	*2,431* *1,375*	*5,255*	46.3%

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page 5

Source: Planning Concepts

① The "2012" projections assume that the changes from 1990 occur in the same proportions as in 1990. This approch is a simplistic method of forecasting. It can be expected that individual communities growth patterns will vary widely.

② Sierra County disagrees with the 1990 Federal Census and estimates an undercount of 25%.

Land Use Needs

To meet the needs of this projected growth, the County will need to provide for a balance of land uses during the Plan period (to Year 2012) as well as at ultimate buildout of the Plan.

Table-8 outlines guideline targets for the Plan period. The table represents the expected demand for developed acreage in each category. Thus, at a minimum the target acreages should be (and are) provided on the Land Use Diagrams to meet expected needs. Table 1-2 compares actual vacant land in each general category provided for on the Land Use Diagrams.

Table 1-11
TARGET GUIDELINES FOR
PROJECTED LAND USE CHANGES IN THE UNINCORPORATED AREA

	Sectors (acres)					
Planning Areas→ Land Use	**Sthwest Sector**	**Hwy 49 Corridor**	**Hwy 89 Corridor**	**Outside Loyalton Sector**	**Verdi Sector**	**Total Acres**
Residential	7	28	120	111	23	288
Community	1	2	10	9	2	24
Commercial & Office	1	2	10	9	2	24
Industrial	0	1	4	4	1	10

SOURCE: See text plus Cone, Table 3

These target ratios were determined based on:

- A 1.4% growth rate based on past trends;
- Need for various land uses based on the ratio of existing developed land uses in the County per 100 households shown on Table 1-5. These ratios have been checked against a study done for the Truckee area and are similar;
- A jobs:households ratio target of at least 1:1.

Table 1-12
ACTUAL VACANT ACREAGE
PROVIDED ON LAND USE DIAGRAMS

Land Use	**Total Acres**
Residential[1]	4657
Community[2]	89
Com & Off[3]	1766
Industrial[4]	192

NOTES
1. All residential designations
2. PS
3. VC, CC, REC
4. Industrial + PSI

SOURCE: Countywide Buildout Calculations Table

Table 1-13
HOUSEHOLDS & EMPLOYMENT TRENDS AND PROJECTIONS
County of Sierra 1970-2012

Year	Households	Employment	Emps per 100 Hshlds
	HISTORICAL		
1970 [1]	884	899	101.7
1971	925	1,106	119.6
1972	973	956	98.3
1973	1,021	961	94.1
1974	1,070	945	88.3
1975 [1]	1,101	956	86.8
1976	1,152	1,082	93.9
1977	1,204	1,096	91.0
1978	1,237	1,056	85.4
1979	1,272	1,117	87.8
1980 [1]	1,274	1,181	92.7
1981	1,273	1,103	86.6
1982	1,308	1,033	79.0
1983	1,336	1,055	79.0
1984	1,329	1,072	80.7
1985	1,329	1,180	88.8
1986	1,329	1,214	91.3
1987	1,337	1,242	92.9
1988	1,341	1,276	95.2
1989	1,337	1,345	100.6
1990	1,336	1,363	102.0
1991	1,344	1,384	103.0
1992	1,341	1,444	107.7
	PROJECTION		
1995	1,506	1,626	108.0
2000	1,569	1,726	110.0
2005	1,632	1,828	112.0
2010	1,695	1,932	114.0
2012	*1,720*	*1,978*	*115.0*

Sources: Households ... Table A-1
Employment ... US BEA & California EDD; projections by JWC

SOURCE: John W. Cone (A-8)

In addition to these basic land use needs (residential, industrial, and commercial) various other constraints and land uses need to be provided for to implement the various elements of the General Plan, to meet General Plan law, and to provide a balance of land uses. These land use needs and other issues are discussed below.

Resource Extraction / Production

Maintenance of the County's resource extraction economy is a primary goal of the General Plan. While the Timber Resources Element recognizes the fact that annual County timber harvests will likely drop significantly below historic levels, this can still support a sizeable employment force. Protection of this sector of the County's economy is accomplished via the Forest designation.

Mineral extraction, particularly gold mining, has also continued to be an important part of Sierra County's economy and identity over the years. Protection of mineral resources is accomplished in the Land Use Element and Mineral Management Element. A Mineral Extraction overlay designation is proposed to be used where existing resources have been specifically identified via State classification, local studies, or the presence of a working mine.

Both timber and mineral resources are discussed more specifically in individual elements in this General Plan.

Agriculture

The issues and policies which led to the creation of the Agricultural land use designation are discussed in detail in the Agricultural Element. However, in general, a desire to protect the County's agricultural economy with special attention to the Sierra Valley floor was expressed during the General Plan process. Potential rural/urban land use conflicts which could negatively impact agriculture were a concern. An example brought up many times was concern over residential lot sizes not typical of agricultural production which could result in growth inducing pressure as well as complaints over agricultural production activities. As a result, the Land Use Diagrams designate the Sierra Valley floor and other agricultural areas Agricultural with no new lot splits allowed. Clustering and transfer of development rights are encouraged in the Sierra Valley floor in particular through a Special Treatment Overlay. The intent is to cluster new homes allowed on existing parcels rather than scatter them throughout the Valley which could ultimately disrupt agricultural productivity as well as aesthetics.

Natural Resource Preservation Environmental Constraints

The Plants and Wildlife, Water Resources, Noise, Timber Resources, Agricultural, Mineral, Visual Resources, Safety, and Cultural Resources Elements all discuss natural resources worthy of protection or environmental constraints to be avoided. A number of resources and constraints were mapped in these elements which were used to assist in preparation of the Land Use Diagrams. The key constraints are mapped in composite on the Land Use Diagrams to call out their importance and Table 1-14 describes these constraints.

Table 1-14
CONSTRAINTS INCORPORATED INTO LAND USE DIAGRAMS

Constraint	General Treatment on Land Use Diagrams
– FEMA mapped 100 year floodplains	– Special Treatment Area Overlay
– Sensitive biotic resources	– Special Treatment Area Overlay
– Earthquake faults	– Special Treatment Area Overlay
– Slopes over 25%	– Slopes noted, some Special Treatment Area Overlays
– Federal ownership	– Generally Forest
– Existing schools, public, solid waste, and other public or semi-public facilities	– Public Service designation
– Timber Production Zone lands (TPZ)	– Forest designation, residences discouraged in policies
– Agricultural land	– Agricultural designation
– River, stream and lake shore corridors	– Open Space designation outside Community Areas, Special Treatment Overlay within Community Areas
– Scenic corridors	– Special Treatment Area Overlay
– Recharge areas	– Incorporated into Agricultural designation
– Noise impacted areas	– Special Treatment Area Overlay
– Historic areas	– Special Treatment Area Overlay
– Wetlands	– Special Treatment Area Overlay

In addition, the Land Use Diagrams focus future development into Community Areas in part as a response to the need to protect the resource extraction economy and avoid environmental constraints. The Development Form discussion details this concept.

Recreation / Tourism

The Parks and Recreation Element discusses public and private recreation needs in detail. Tourism is also discussed in the Economic Element. However, in general recreational/tourism uses are recognized as key to the County's economic diversification. General Plan discussions saw a desire for expansion

of existing tourism related facilities (including seasons in operation) and new small scale lodging and tourism facilities scattered throughout existing communities. In general, it is expected that this type of recreation/tourism has a greater potential for spin-off economic growth than that of large, isolated recreation resort type developments; would have fewer environmental impacts, and would be more in keeping with the desired rural character of the County. As a result, a Recreation designation was developed to provide for small to mid-scale resorts. Associated employee or permanent housing is not allowed in the Recreation designation; this would be counter to the Community Area concept.

A Destination Resort designation was also developed with the exception of the SPA - DR for Balls Ranch below, but no locations selected. The intent is to provide General Plan amendment criteria to be used to determine the appropriateness of future proposals for this type of use.

A Special Planning Area - Destination Resort ("SPA-DR") has been recognized for Balls Ranch as designated on the Long Valley Land Use Map. This area has been identified as potentially suitable for large scale recreation development subject to Specific Plan and EIR approval.

Visitor Commercial designation was also developed to allow for visitor services and a greater intensity of resort/hotel/motel development in Community Areas where this type of use can best be provided for and in limited areas along interstate highways.

Public recreation sites are designated Public Service.

Amendment Resolution: #1999-147: Historic Uses Overlay Policy

Historic Preservation. Preservation of the County's historic resources is considered crucial to the development of tourism in the County. As a result, consistent with the Historic Preservation Element, an Historic Preservation Overlay has been created to ensure an elevated level of protection and design review in historic areas. Landmarks and other special features also important to the County's identity will fall under the Special Treatment Area Overlay.

Public Facilities, Schools, and Quasi-Public Uses

- No reduction in levels of service of public facilities currently provided.
- Acceptance of the rural levels of service expected in Sierra County. There was concern that rapid new growth of a suburban nature might necessitate more urban types of facilities which are expensive and not appropriate to the character of the County.
- Encouragement of smaller scale recreation and commercial development associated with existing establishments and communities. These developments are expected to be revenue positive and create greater economic spin off than large-scale, free-standing, more isolated development of this type.
- Protection of existing public facilities from incompatible land uses. The Land Use Diagrams include a Public Services designation for all existing and proposed public facilities and semi-public facilities including the airport, schools, and government buildings.

Housing

The Land Use Element and Diagrams specifically implement the Housing Element's five year housing needs. The Land Use Diagrams include an adequate amount of acreage appropriately designated to provide for the very low, low, and moderate income household five-year need in the R-1/2 and Multiple Unit Residential categories. (See Table 3-33, Housing Element for breakdown).

Additionally, an adequate amount of acreage is residentially designated for projected needs over the Plan period (to 2012) based on a 1.4% annual unincorporated area growth rate and beyond.

Industrial

A central issue which was continually raised during the preparation of this General Plan was the need to provide for economic diversification in the County. The Land Use Element assists in this goal by providing for Industrial designations in acreage amounts to support the estimated population increase during the Plan period and beyond. These designations are allowed both within and outside Community Areas in an effort to provide for employment-generating uses in a variety of settings. It is assumed that these developments can be somewhat self-contained and independent of public facility needs or able to fund public facilities via a positive fiscal impact. It is also recognized that it is difficult to site locations for resource-related

industries in advance of development proposals. As a result, location criteria and project approval criteria have been developed to be used in reviewing individual project proposals.

A related issue is that of home occupations and cottage industries. The consensus reached during General Plan discussions called for allowance of cottage industries with restrictions ensuring that impacts beyond that normally experienced in a residential neighborhood will not occur. It was agreed that the appearance and traffic generation of the primary residence should be maintained. This type of employment opportunity is traditional to Sierra County and is a potential source of additional homegrown employment.

Commercial

Acreage for Community Commercial development is provided for to meet a balance appropriate to the population potential at full buildout of the General Plan. This type of development is not considered appropriate outside of Community Areas because it is intended to serve the communities, requires public facilities and services and could result in land use conflicts outside of Community Areas.

Solid / Hazardous/ Liquid Waste

The County maintains Solid Waste Management and Hazardous Waste Management Plans. Existing and needed facilities are provided for on the Land Use Diagrams with the Public Service designation and surrounded by low density land uses to ensure expansion room as well as a land use conflict buffer.

Sierra Valley Airport

The County's Airport is discussed in the Public Facilities Element. The Airport is designated Public Service surrounded by Industrial Agricultural, and Visitor Commercial PD-MUR (5 ac) which would require clustering away from the Airport.

Growth Management

The Planning Commission discussed the issue of growth management during the General Plan update process. It was recognized that some form of growth management is necessary to ensure quality growth adequately served by public facilities. A number of alternatives were discussed:

Yearly growth rate cap. This could be accomplished via a cap on building permits. The Planning Commission consensus was that this type of growth management is not necessary in Sierra County, particularly because it would not account for the traditional ups and downs in growth from year-to-year in the County. Monitoring actual annual growth rates was considered important.

Ultimate buildout target cap. While all general plans have an ultimate

buildout, one growth management tool is the selection of a target population around which the Land Use Diagrams can be built. It was felt that this tool is not necessary at this time because growth rates are not high and because environmental constraints and limited private land already provide a buildout restriction.

Impact threshold limits. This approach would allow incremental development as in the past but modified as needed based on impact thresholds. The Planning Commission felt that this method of growth management would result in the quality growth desired in the County. As a result, many General Plan policies include impact thresholds or criteria for determining impacts as projects are approved. Impact thresholds include concerns such as the level-of-service of various public facilities. Development constraints which have been mapped also fit into this threshold approach. The Land Use Diagrams were also developed to avoid constraints to the maximum extent possible. Where constraints exist within certain land use designations, their presence should be used to evaluate individual projects.

Jobs / Housing Balance

It is estimated that employment in Sierra County increased from about 900 employed residents in 1970 to 1,180 in 1980 to more than 1,350 in 1989. When employment is related to the number of households in the County, the ratio has varied from a low of 80 employees per 100 households to nearly 120 employees per 100 households (Cone, 1992). These figures have been used to project the number of employees in the future based on the projected population and households. This projection anticipates that the number of employed persons in the County will increase from 1,341 in 1992 to 1,720 in the year 2012. The average increase over the next 20 years would amount to about 19 new jobs per year compared to an average increase of 28 per year in the 1970's and 19 in the 1980's. A jobs:household ratio of approximately 1.15:1 would result at the end of the Plan period. (See Table 1-10.) A 1:1 ratio is considered an appropriate target ratio for Sierra County since it represents at least one job/household. Higher ratios are sometimes targeted in urban areas. In addition, households are used rather than housing units because of the high percentage of seasonal units.

The Land Use Diagrams provide for an ultimate unincorporated area jobs:household ratio at buildout of 1.07:1. However, actual job production will be dependent on growth rates and market conditions. This ratio rather demonstrates that enough land is available to provide for an adequate jobs:household balance. (See Table 1-5)

Table 1-15
POTENTIAL JOBS/HOUSEHOLD AT ULTIMATE BUILDOUT
PROVIDED ON LAND USE DIAGRAMS

	Acres[8]	Jobs/Acre[1]	Total Job Potential
Community Commercial	50	10	500
Visitor Commercial	650	See Note 2	542
SPI Mill (Existing Industrial)	252	N/A	300[3]
Future Industrial[4]	171	5	855
Small Scale Resorts[5]	17 sites	10	160
Public Service[6]	505	2	1010[6]
Mining/Forest/Ag	N/A	N/A	540[7]
	Unincorporated Jobs:Household Potential = 1.07:1[9]		3907

1 Source: Cone Table 1-13, adjusted based on known local conditions explained in notes below. In general, low end of range is used to ensure that inflated figures do not result – higher jobs numbers are not likely.

2 Visitor Commercial (VC) designated land allows for motels, hotels, and restaurants and includes large acreage parcels with density restrictions which must be assumed to ensure that an inflated jobs projection does not result:

	VC Acreage / VC Acreage	Approx OS Required by VC Land Use Designations	Jobs/ Acre	Total Jobs
Bassetts +Calpine +Downieville +Sierra City	= 65ac	- 30% OS = 45	x 5 =	225
Sierraville	635	- 90% OS = 63	x 5 =	315
	Total			540

3 Assumes some potential for expansion of the existing 203 jobs at the mill.

4 I+PSI. Acreage deletes 16-1 Mine 104 acres. (These jobs are incorporated into the mining category.) The 252 SPI mill acres are also not included. (These jobs are incorporated into the SPI mill category.)

5 Recreation designation.

6 This acreage includes parks, utilities, and all government or utility owned land. As a result, a low jobs/acre ratio is used. Current government jobs in the County total approximately 500 (1992, Source: SEDD).

7 Forest: Assumes existing 112 jobs (Source: Table 9-3). Does not include mill jobs which are included in SPI mill category.
Mining: Assumes 339 jobs based on projections in Table 11-3.
Agriculture: 88 jobs per 1990 U.S. Census.

8 Source of acreage: Buildout Calculation Tables, 5/11/93.

9 3907 jobs ÷ 3651 households as at buildout.

Table 1-16
EMPLOYMENT DENSITIES – EXISTING, "TYPICAL" AND SUGGESTED
Sierra County, June 1993
(Figures indicate the employment density per gross acre)

Type of Use	Suggested Density Range[1]	Existing Average Density	"Typical" Urban Area Densities
Commercial	5 to 15	6.2[2]	15 to 25
Office	20 to 25	6.2[2]	25 to 50
Utility	5 to 10	2.3	10 to 15
Industrial	5 to 15	0.5[3]	5 to 15
Resorts	10 emps/estab[4]	Not useful	15 to 25
Community	1 to 10	4.9	1 to 10

1 Typically density ranges one-half to two-thirds those of urban areas are suggested because of the low densities of existing development. The actual densities of development are likely to be less than these, but an upper range is suggested for land use designation text.
2 Both uses are grouped in the present land use data.
3 This density figure is low because of the large acreages designated for industrial use.
4 Again, large acreages are designated. Under these circumstances, an employment density figure may be meaningless.

SOURCE: Cone, June 1993.

Growth Inducement / Impacts

During the General Plan discussions, concerns were expressed over the potential impacts of growth:

New roads. The growth inducing aspect of new roads was a concern and is addressed in the Circulation Element policies.

Loss of agriculture. Rural/urban land use conflicts as a result of incompatible land uses, particularly residential lot sizes not typical of agricultural production operations was a concern. This issue is discussed in detail in the Agricultural Element and summarized in the Agricultural section of this Element.

Loss of timberlands. This issue is discussed under Resource Extraction in this Element and more fully in the Timber Resources Element.

Water Quality and Other Environmental Resources. These issues are summarized under Environmental Constraints in this Element and discussed in detail in a number of General Plan Elements.

Voting Patterns. Concern was expressed over the potential for the political structure of the County to experience extreme alteration due to growth. This could alter voting patterns and the balance currently in place for concerns specific to each individual area of the County. This is a legitimate concern consistent with the goals of protecting agriculture, the resource extraction portion of the economy, and the County's rural nature. As a result, the Land Use Diagrams attempt to create a balance of population similar to that currently existing (see Table 1-17 below). In recent years, the western part of the County has been experiencing a much lower growth rate than the eastern section. Actual growth rates will need to be monitored for continued balance and additional programs developed if the balance begins to shift markedly.

Table 1-17
SIERRA COUNTY POTENTIAL GROWTH PATTERNS

	Existing (1990)[1] (Includes Loyalton)		Potential[2] At ultimate buildout (includes Loyalton)	
	West	East	West	East
DUs	42%	58%	45%	55%
Population	39%	61%	38%	62%

1 1990 Census in Cone, June 1993 Table A-3.
2 Cone, June 1993 Table A-7

Development Form / The Land Use Diagrams

The following steps were used to create the Land Use Diagrams:

Step 1
Alternatives Consideration and Selection Concept

The development form the County will take at buildout of the General Plan is one of the most basic subjects of land use policy. A number of land use alternatives were discussed throughout the planning process centered around the following concepts:

1. Existing General Plan
2. Commuter Oriented Growth Alternative – reinforce existing communities with emphasis to growth around western communities and Pike.

3. "Little Change" Alternative – reinforce existing communities and small scale recreational resort development; and add adequate industrial diversification.

4. "Large Scale Recreational Development" Alternative – reinforce existing communities and provide for development of one or more large scale recreational developments.

Alternative 3, the "Little Change" alternative was selected. The Land Use Diagrams reflect this concept — existing zoning was adjusted to ensure that the projected land use needs for growth expected during the Plan period (to 2012) would be available. (Existing zoning was used as a base because the previous land use designations were very general — combining the more intense land uses such as smaller lot residential and commercial designations into an Urban Area designation.)

Step 2
Constraints

To implement this concept, Constraints Diagrams were prepared for the entire County and for each individual community. The following constraints were considered and a number of them are mapped on the Land Use Diagrams.

- Existing developed land uses
- Sensitive biotic resources
- Active earthquake faults
- Slope (over 25%)
- Federal ownership
- Existing parks, schools, solid waste, and other public facilities
- Existing zoning
- TPZ lands
- Agricultural land
- Stream corridors and lake shores
- Scenic corridors
- Recharge areas
- Special treatment areas
- Floodplains
- Wetlands

Step 3
Community Core / Community Influence Areas

The previous Plan clustered development into Urban Areas (implemented by the Community Expansion Area zoning) surrounding existing communities. This concept has been carried forward in the new Land Use Diagrams. The previous Urban Areas have been decreased in size because they were larger than necessary (they would have provided for a population of approximately 30,000). In addition, the previous Urban Areas did not fully recognize environmental constraints. Based on the constraints as well as existing

parcelization, Community Core Areas and Community Influence Areas were delineated. The Land Use Diagrams for each community were refined after input at public workshops in each community. The Community Core Areas include more intense land uses (such as Commercial) and residential densities from Multiple Unit (8-12 units/acre) up to 10 acre lots. Community Influence Areas surround the Community Cores when appropriate and provide for larger lot sizes (over 10 acres to 40 acres) which require a lesser level of public facilities but which would not be appropriate in resource production and protection areas. Outside this area, no new lot splits would be allowed. The intent is to:

- Provide ample area for growth projected with the Community Core and Community Influence Areas
- Provide for the most cost effective provision of public facilities and services
- Avoid environmental constraints
- Build on existing communities and encourage compact, non-sprawling communities.

Fairly intense land uses such as Industrial and Recreation which can operate in a relatively free-standing manner somewhat independent of public facilities and services are also allowed outside the Community Areas.

A system of overlay designations has also been created. In these areas, the underlying uses and densities of the base district apply, with adjustments and special treatment as called for in the overlay. In many cases, specific policies accompany the overlay for a particular area such as Historic Preservation, Scenic Corridor, Noise, and Floodplain.

Step 4
Target Land Use Acreage

Within the Community Core and Community Influence Areas, land use designations were then allocated which will be needed to provide for the 1.4% annual growth rate projected for the unincorporated area. (See Land Use Needs discussion and Table 1-11.)

Step 5
Use of Existing Zoning as a Guide

Existing Zoning was used as a guide, the intent was to merely adjust existing

zoning to provide for the projected land use needs. However, some land use categories had very little vacant land (such as Industrial, Commercial, and Multi-Family). As a result, new areas for these uses were provided. For example, a great need for new multi-family land was not seen in the Housing Element (only 7.8 vacant acres remained under existing zoning) but some will be necessary. An attempt was made to provide for at least one acre of this land use in each community or the equivalent within that sector of the County. Industrial land was provided on the east and west sides of the County, rather than community-by-community; some communities do not have appropriate unconstrained land available.

Step 6
Proposed Land Use Designation Categories

To implement policies in the various elements of the General Plan and the land use needs described in this Element, the land use designation categories selected to be used in the Plan follow and described specifically in the Goals, Policies and Implementation Measures table.

The Land Use Diagrams include a countywide map and blowups for each community. The diagrams and countywide buildout calculations are located at the end of this Land Use Element text before the policy table. (Table 1-18 and Figures 1-2 to 1-17). Individual Community buildout calculation tables are located in the Background Report.

Individual Communities

Individual Land Use Diagrams were created for each community guided by the overall Community Core/Community Influence Area concept and input at community meetings. Each Community Land Use Diagram is briefly described below. Key issues which were raised and how they are reflected on the Land Use diagram are listed in the Background Report.

Calpine

The Calpine Land Use Diagram calls for the existing commercial core supplemented by Community Commercial and Visitor Commercial uses at Calpine Road and Highway 89. The Community Core extends southward where the parcelization pattern already relates well to the Core. The Community Influence Area includes larger parcel sizes and Open Space in the Fletcher Creek Meadow.

Downieville

The Downieville Land Use Diagram delineates the original townsite as the Community Area. Existing uses and parcelization patterns are generally

reflected in the land use designations. Some additional 20 acre parcelization is allowed within the Community Influence Area.

Sierraville Only a Community Core is delineated in Sierraville (no Community Influence Area) because of the desire to protect agricultural lands as well as the floodplain constraint.

Sierra City Existing land uses and parcelization patterns are generally reflected on the Sierra City Land Use Diagram.

Pike The Pike Community Core allows 5-10 acre parcels consistent with existing parcelization.

Sattley The existing Sattley community is centered around the store and firehouse at the crossroads of Highway 89 and Westside Road. As a result, the Community Core is focused around this corner. Though the area is within the Valley Floor, some growth potential is allowed generally using Highway 89 and the 5000 foot contour above the cemetery (where saturated soil is obvious) as Agricultural delineators. A potential park site is shown adjacent to the cemetery as well as cemetery expansion room. North of the mill site a relatively developable area with a reasonable physical relationship to the crossroads is included in the Community Core. However, a PD Overlay requires clustering of dwelling units. Further to the northwest, a Community Influence area is delineated.

Outside Loyalton The City of Loyalton is considered the main core of the Loyalton area, with the ability to provide city services and a traditional role in this capacity. However, three unincorporated areas were added to the core to provide additional area for multi-family development, park expansion, and 5-10 acre parcels where similar parcelization has already occurred extending east on Highway 49. These areas could be appropriate for annexation in the future.

Sierra Brooks Sierra Brooks is considered a separate community because of its residential density and definable character. The Community Core does not exceed the subdivision boundaries because of the constraint of the surrounding wildlife preserve. In addition, there is substantial growth potential remaining via undeveloped lots in the subdivision. A Recreation/Residential (5-10 acre minimum) PD is shown on Occidental lands just northwest of Sierra Brooks.

Goodyears Bar The existing townsite and the potential USFS townsite purchase/exchange

area extending northward along Goodyears Road make up the Community Core. No Community Influence area is shown because adequate growth potential exists in the Core and TPZ and federal lands generally constrain additional expansion.

Alleghany

The Alleghany land use map generally reflects existing land uses in the town proper. To ensure protection of the 16 to 1 mine from encroachment by incompatible land uses and to allow for related employment generating uses, the mine property is designated Industrial. Additional Industrial land is also provided along Hell's Half Acre Road.

Bassetts

The existing Bassett's station area, Green Acres subdivision, and key associated parcels are designated as the Community Core. No Community Influence area is shown because of the critical recreational and aesthetic value of this entry to the Gold Lakes basin.

Indian Valley

Indian Valley has the characteristics of a Community Core and received this designation. The lodge/store area and vicinity is designated Visitor Commercial allowing for visitor uses. A small area which is privately owned is designated for 1/2 acre lots. If the Forest Service dedicates the remainder of the area to the County in the future, parcel sizes should be determined which would be appropriate to the physical constraints. Until then, the remaining area is designated Forest to act as a holding zone.

Forest

Forest is a designated 80 acre Community Core to recognize its status in the County. However, because it is under federal ownership, no detailed land use designations are provided. This mining town is an in-holding on lands under National Forest jurisdiction. Administration of land uses is controlled by federal special use permits while the USFS and the community pursue national Register status.

Relationship to Other Elements

The Land Use Diagrams were formulated using Constraints Diagrams which reflect constraints mapped during development of the various elements of the General Plan. In addition, creation of the Land Use Diagrams were directed by relevant policies in other elements of the General Plan including:

- Floodplain, stream, and river setback policies.
- Housing Element target housing density mix.
- Economic/jobs goals/policies.

— Historic preservation policies.
— Agricultural land protection policies.
— Mineral management policies.
— Noise policies.

Related Plans

National Forest Plan

The three Plans which guide the use of the vast National Forest in Sierra County have a great impact on the recreational visitation, resource management, and the economy of Sierra County. These Plans are discussed in each Element of the General Plan relative to the main issues in each Element.

Quincy Library Group

The Quincy Library Group deliberations and consensus decisions also guide management practises on National Forest lands and are discussed in the Timber Resources element.

Regional Land Use Plans and Regulations

Sierra County is positioned among the California counties of Plumas, Yuba, and Nevada and the State of Nevada. Much of the contiguous areas of these counties is in public ownership. However, areas of private land do exist. The land use plans for these areas provide for:

Nevada County ~ To the south, the portion of Nevada County bordering Sierra County is largely under Forest designations with 40 acre minimum parcel sizes. The North San Juan area, located approximately 5 miles southwest of Sierra County includes limited areas designated Neighborhood Commercial, Residential Low Density (1.5 acre minimum), Rural (10-30 acre minimum) and Estate (3-10 acre minimum).

Plumas County ~ Plumas County lies north of Sierra County. Plumas County is divided into eight planning districts. The Middle Fork, Mohawk, and Sierra Valley planning districts contain the land uses adjacent to Sierra County. Land use designations are primarily resource production related: Timber, Agricultural Preserve, and Timber Production Zone (TPZ). Limited areas of residential designations ranging in density of 1 to 20 acre minimum lot sizes are located north of Loyalton, Gold Lake, and Port Wine Ridge.

Yuba County ~ Yuba County borders western Sierra County. Land use designations along this border are Timber Preserve (160 acre minimum) and Rural Residential (10 acre minimum). Yuba County is currently in the process of updating its general plan; the initial concept for the Rural Residential designation would raise the minimum parcel size to 20-40 acre minimum.

Lassen County ~ Lassen County borders the northeast corner of Sierra County in the Hallelujah Junction area. The land use designations proposed adjacent to Sierra County include Agricultural/Residential (20-40 acre minimum lot size) and Open Space (public lands).

State of Nevada ~ Nevada's Washoe County borders the eastern boundary of Sierra County. Washoe County is divided into fifteen planning areas; the Verdi and North Valley planning areas are adjacent to Sierra County. Relatively suburban land use designations are proposed along the US 395 and Interstate 80 corridors. These areas include Low and Medium Density Suburban designations (3-7 du/acre) and Industrial and Commercial designations. Outside the highway corridors, minimum lot sizes are 40 acres (General Rural designation).

Assumptions

1. The unincorporated area of the County is expected to grow at approximately 1.4% annually for the Plan period. The City of Loyalton is expected to grow at a slower rate and not substantially increase its boundaries.

2. Development of federal lands by federal or federally sponsored interests have impacts upon the County infrastructure.

3. The extent of federal land will continue to limit private developable land in the County.

4. Residents will continue to value a rural lifestyle.

5. Single-family development will continue to predominate residential construction with a high percentage of seasonal homes.

6. Expansion and retention of existing economic and employment opportunities is highly anticipated.

7. Agriculture, forestry, and mineral extraction land uses will continue to be important to the County economically and related to lifestyle concerns.

8. Major new regional circulation improvements are not expected.

9. Avoidance of residential sprawl is beneficial in reducing public facility costs, protecting natural resources, and ensuring a rural lifestyle.

10. Attraction of major new industries and retail services is limited due to remoteness from major markets and transportation routes.

Table 1-18

SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS
(Proposed + Existing Land Uses)
(7/96)

Land Use Designation	Acreage Total by Land Use Category	Existing Undeveloped Parcels Non-Residential	Dwelling Unit Count			
			Existing Undeveloped Parcels Avail. for Residential	Existing Dwelling Units	Potential New Splits for Residential	Maximum Total by Land Use Category
RR 1/2X	405.95		309	150	0	459
RR 1/2 or 1/2 -1	498.56		271	556	330	1157
R 1.5	599.12		35	47	257	339
R 2.5	400.43		N/A	0	136	136
R-2-5	493.95		43	65	145	253
R-5	146.01		15	33	11	59
R-5-10	1932.5		90	56	260	406
R-10-20	0		0	0	0	0
R-10	208.89		7	5	12	24
R-10 (SC)	0		0	0	0	0
R-20	89.56		0	0	5	5
R-20-40	903.86		22	12	49	103
R-20X	77.86		2	2	0	4
R-40	182.11		7	0	0	7
MUR (8-12 du/ac)	65.2		16	172	447	635
Second Units[7]	0				244	400
Total Residential	6,004.0	0	817	1,098	1,896	3,987
PS	505.86	10		1		1
I	444.59	3		0		0
PS/I	83.13	2		0		0
PD-VC- (5ac MUR)	449.84	0		2	58	60
CC	49.74	4		30	0	30
VC	199.78	1		16	0	16
OS	32704	9		5	0	5
OS20	141.59	0	0	0	7	7
OS160	806.25	0	0	0	5	5
REC	1298	4	0	0	0	0
AG / DEST. RESORT	56464	0	0	5	87	92
Forest	486826	304	623	593	0	1216
Total Non-Residential	**579,973.0**	**337**	**623**	**652**	**157**	**1,710**
Other Ac (Rds)	**400**					
UNINCORPORATED	**586,377.0**	**337**	**1,440**	**1,750**	**2,053**	**5,677**
LOYALTON	**221**	**n/a**	**n/a**	**398**	**121**	**519**
UNINCORPORATED + LOYALTON	**586,598.0**	**n/a**	**1410**	**2,148**	**2,174**	**6,216**

AG Parcels = No lot splits assumed
Built = Acreage already developed
DU = Dwelling Unit N/A = Not Available Vcnt = Vacant
Existing DUs = Based on 1992 Planning Department Land Use Survey Communities
Forest = No lot splits assumed.
Potential New Parcels + DUs = Potential new parcels and dwelling units calculated by determining area within each existing lot which could be split consistent with proposed land use designation
[1]1990 Census DUs unincorporated area -- existing DUs in communities from Land Use Survey.
[2]Estimated by acreage.
[3] 1990 U.S. Census
[4]Loyalton Housing Element, 1988, p.19 + 7.5% Second Units = (113+8=121)
[5]Number of existing parcels estimated by: Existing Total County parcels - existing parcels in all other designations - Bassetts and Goodyears Bar USFS land (already tabulated in proposed land uses)
[6]Assumes 1 dwelling unit ea parcel except for 305 TPZ parcel lands where no units assumed.
[7]Approx. 7% of ultimate units based on current activity rate of 5/yr x 80 yrs = approx. 400 units in unincorp county.
[8]Clustering and transfer of development rights encouraged to reduce impacts to and total in Sierra Valley.

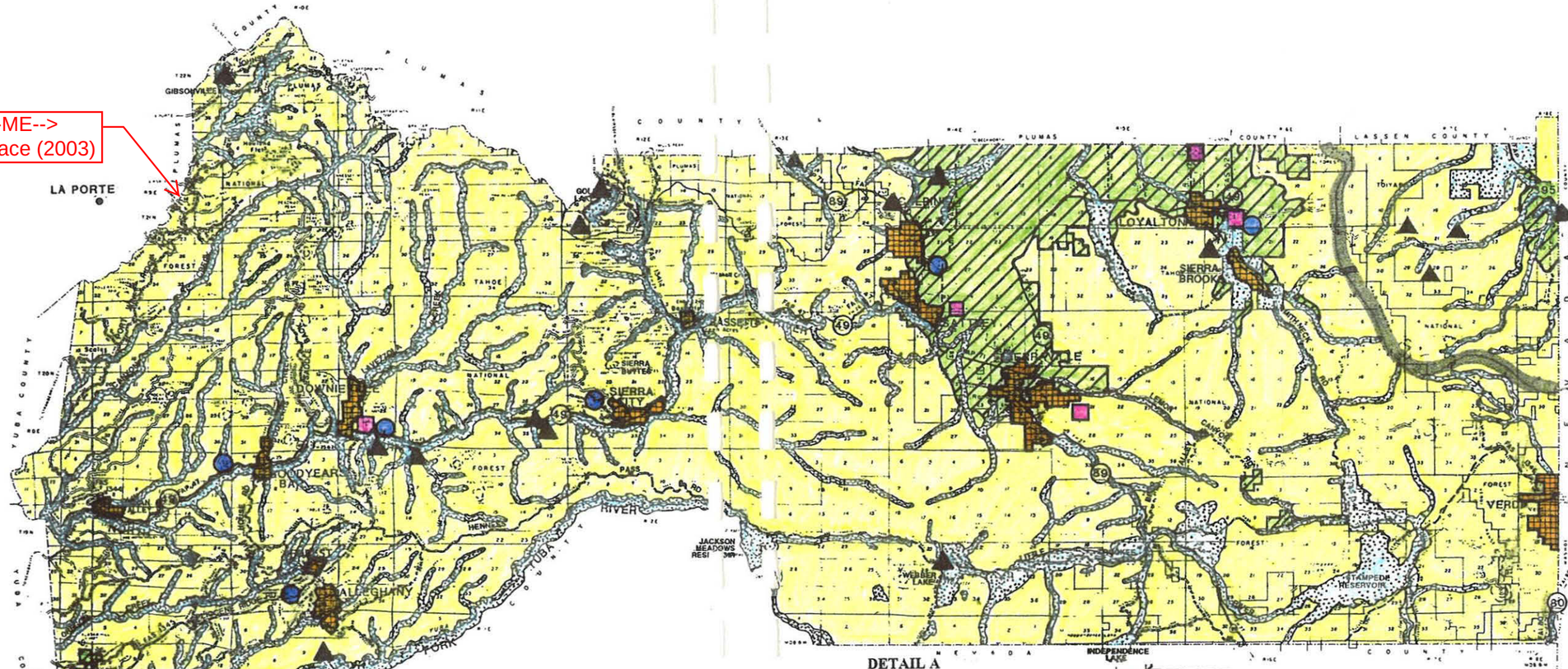
COUNTY-WIDE TOTALS

Table 1-19
SIERRA COUNTY GENERAL PLAN
POTENTIAL POPULATION AT BUILDOUT

	1990[1] Population	**Potential 2012 Population**[1]	Potential Population[3] @ Ultimate Buildout (Approx 80 yrs)
Unincorporated Area	2387	2,896[2]	8,726[3]
City of Loyalton	931	1,214	1,240
Total County	**3,318**	**4,110**	**9,966**

1 1990 US Census, See Table 1-7a.
2 See Table 1-7b
2,3 Assumes 35% of all new units will be seasonal housing per draft Housing Element, p. 1-6 and 2.39 persons/year round household, draft Housing Element p. 23) in unincorporated area. Seasonal housing not assumed in Loyalton.

Forest/STA-ME-->
-->Open Space (2003)



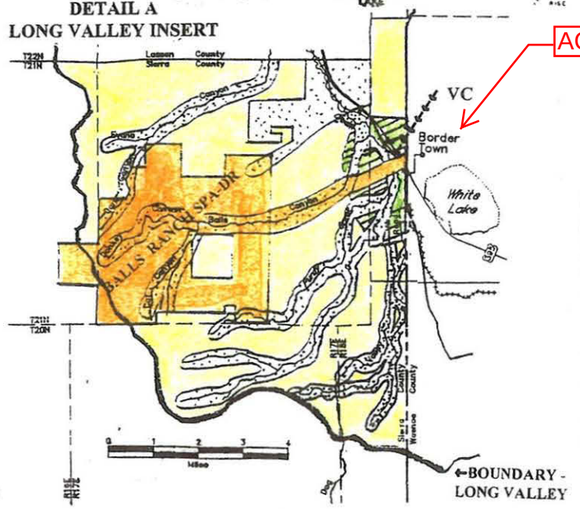
NOTE: PLEASE SEE COMMUNITY MAPS FOR LAND USE DESIGNATION IN COMMUNITY AREAS.

SCALE IN MILES
0 1 2 3 4 5 6

LAND USE DESIGNATIONS

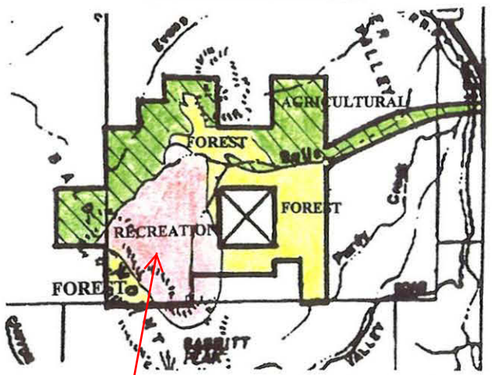
- COMMUNITY CORE AND COMMUNITY INFLUENCE AREAS (See blow ip m s)
- AGRICULTURAL
- OPEN SPACE
- FOREST
- RECREATION
- INDUSTRIAL
- PUBLIC SERVICE
- VISITOR COMMERCIAL
- BALLS RANCH SPA-DR

DETAIL A
LONG VALLEY INSERT



AG-->VC (1999)

DETAIL B
BALLS RANCH
LAND USE DESIGNATIONS



(See page 1-35a for specific parcel listing.)

Rec-->Forest (1997)

Amendments:

Res.# 97-203: Rec --> Forest (Long Valley Area)
Res.# 99-085: AG --> VC (Bordertown Area)
Res.# 03-208: Forest/STA-Mineral Extraction --> OS
(Gardner's Point/Pioneer Pit)

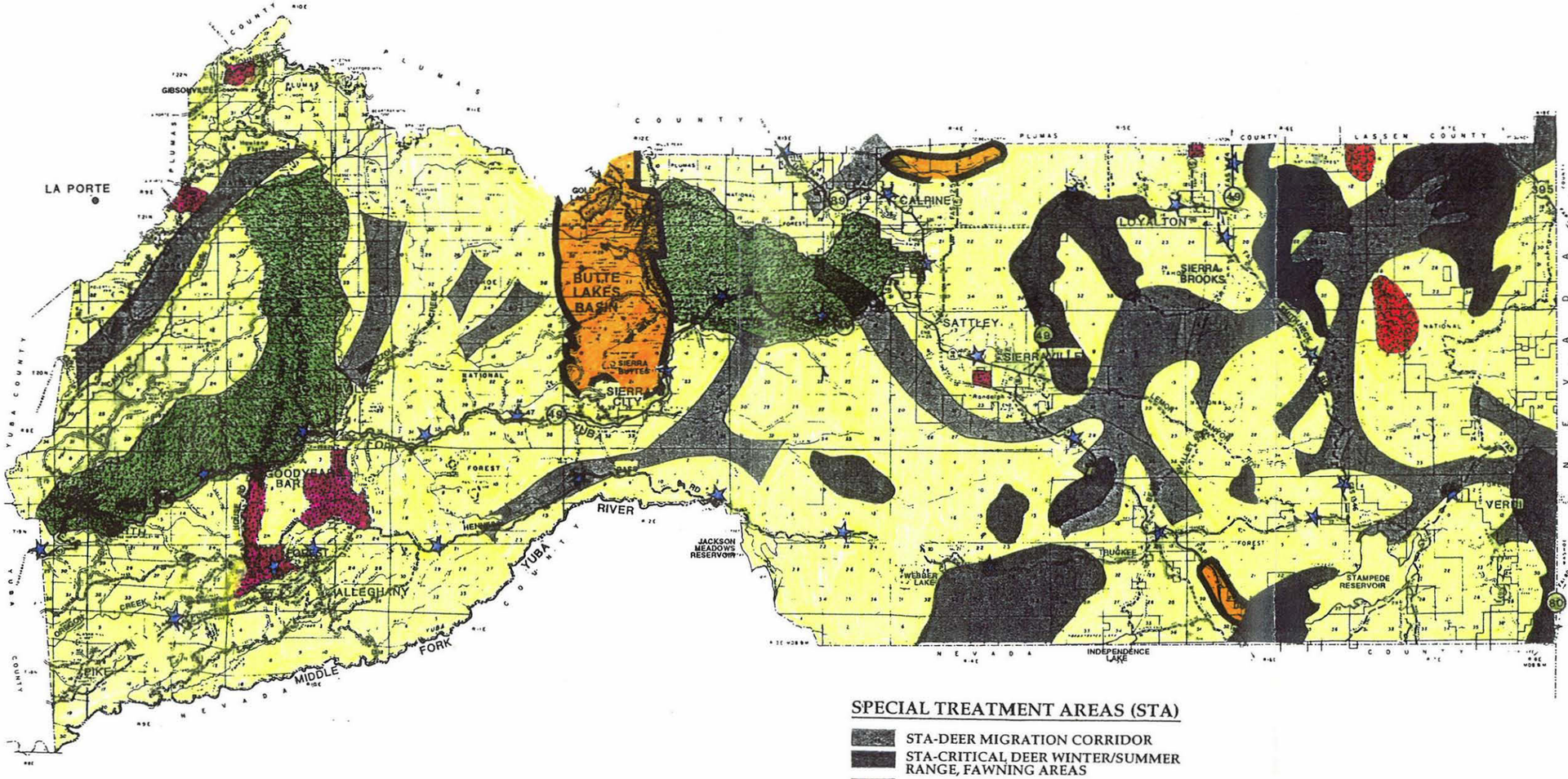
Figure 1-2
COUNTYWIDE LAND USE DESIGNATIONS
SIERRA COUNTY
CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

LAND USE DESIGNATIONS BY PARCEL NUMBER

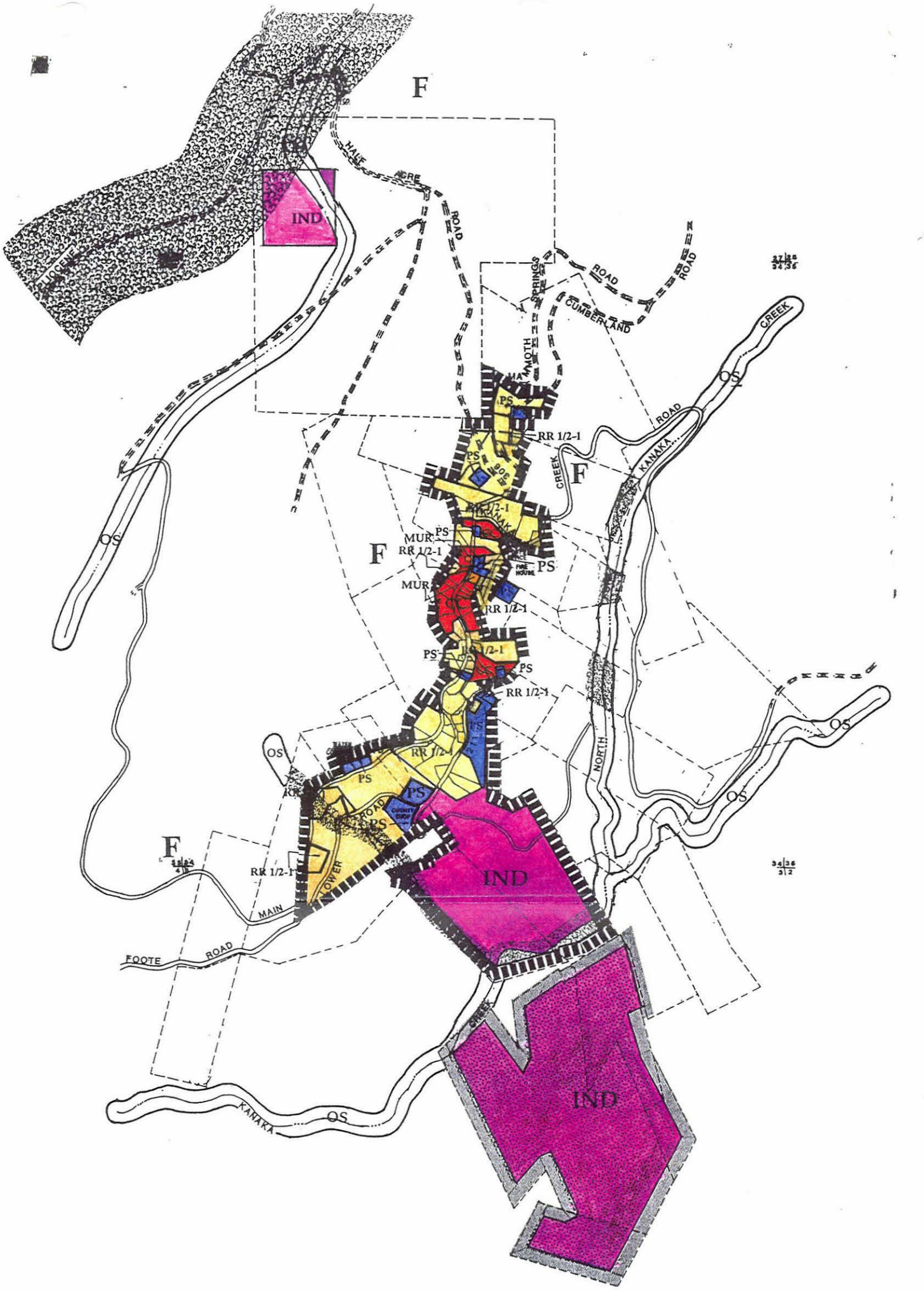
November 1993

APN	Total Acreage (Ac)	Existing Zoning	Requested G.P. Designation
16-120-07	600	TPZ	A, R
16-120-08	40	TPZ	A
21-030-02	160	TPZ	A
21-030-03	640	TPZ	A, F
21-030-05	640	TPZ, GF	A, R
21-030-06	640	TPZ, GF	A, F, R
21-030-07	640	TPZ	A,F
21-040-01	640	TPZ	A
21-040-16	610.6	TPZ, GF	A, F
21-040-17	29.4	TPZ	F
21-050-01	120	TPZ	R
21-050-03	640	TPZ	F, R
21-050-09	360	TPZ	F, R
21-050-11	320	TPZ	F
21-050-13	278.6	TPZ	F, R
21-050-14	360	TPZ	R
21-060-01	640	TPZ	F
21-060-10	320	TPZ	F
21-100-04	40	TPZ	A



Amendment Resolutions:
#1997-203: Rec-->Forest (Long Valley)
#1999-085: AG-->VC (Border Town area)
#2003-208: GF STA/Mineral Extraction-->OS

Figure 1-3
COUNTYWIDE SPECIAL TREATMENT AREAS
SIERRA COUNTY
CALIFORNIA



LAND USE DESIGNATIONS

MUR	MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)	
R	RURAL	Lot size noted
RR	RURAL RESIDENTIAL (Lot size noted)	
IND	INDUSTRIAL	
CC	COMMUNITY COMMERCIAL	
PS	PUBLIC SERVICE	
REC	RECREATION	
OS	OPEN SPACE	
F	FOREST	
	COMMUNITY CORE	
	COMMUNITY INFLUENCE	

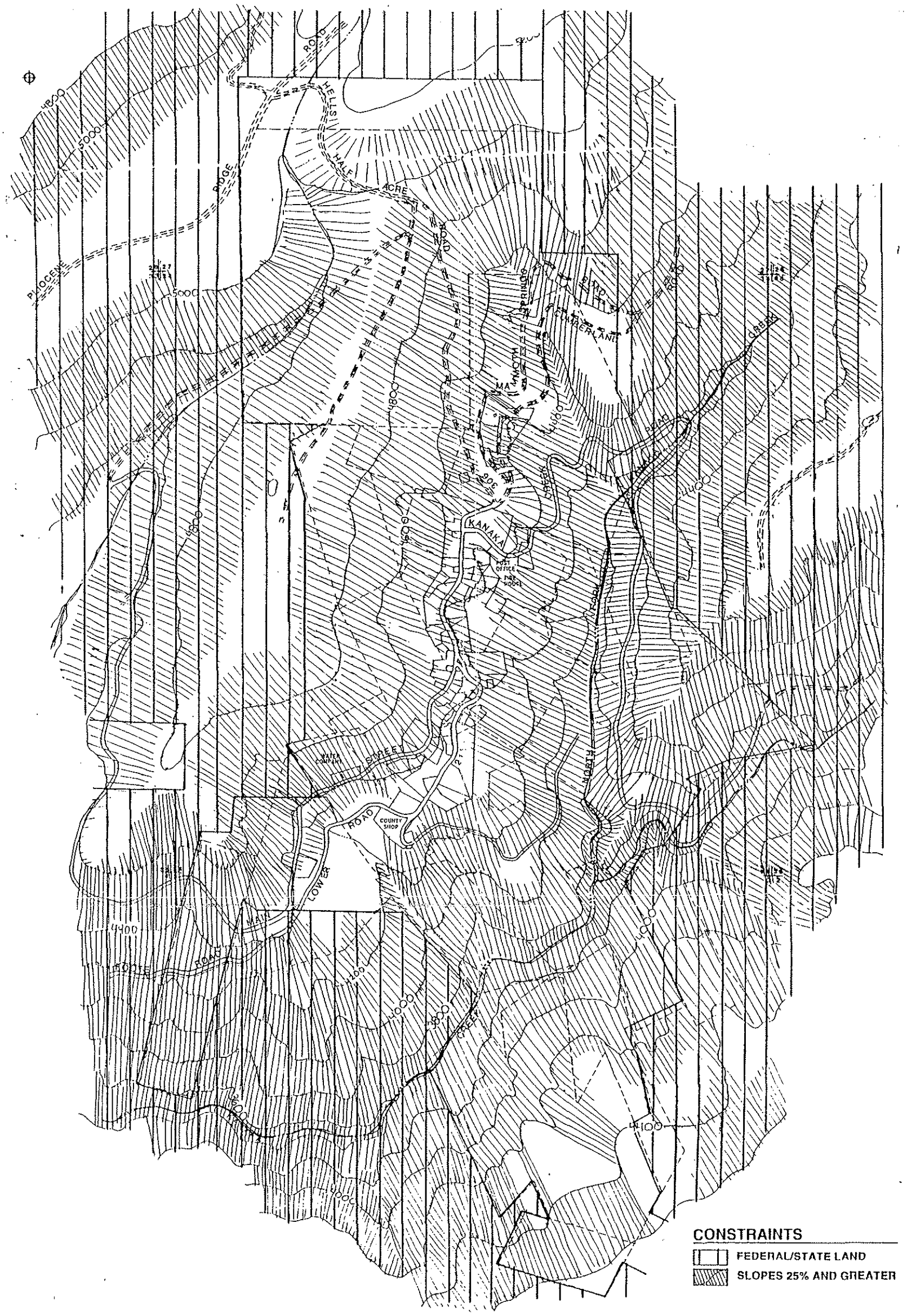
SPECIAL TREATMENT AREAS (STA)

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-ME (MINERAL EXTRACTION)

0 120 300 600 1200

SIERRA COUNTY GENERAL P·L·A·N

Figure 1-4
TOWNSITE OF
ALLEGHANY
SIERRA COUNTY, CALIFORNIA



DRAFT 5/93

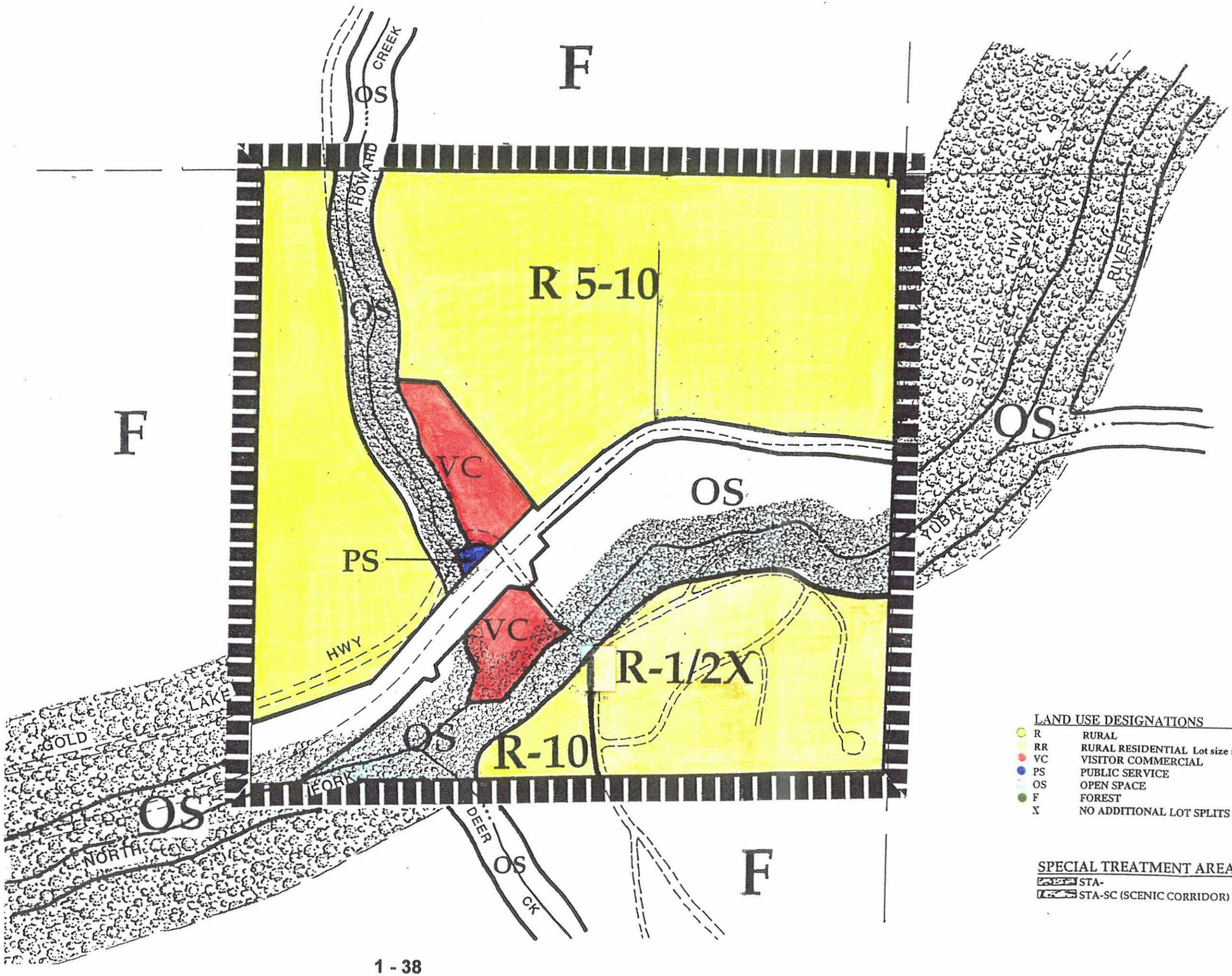
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-4a

TOWNSITE OF

ALLEGHANY

SIERRA COUNTY, CALIFORNIA



LAND USE DESIGNATIONS

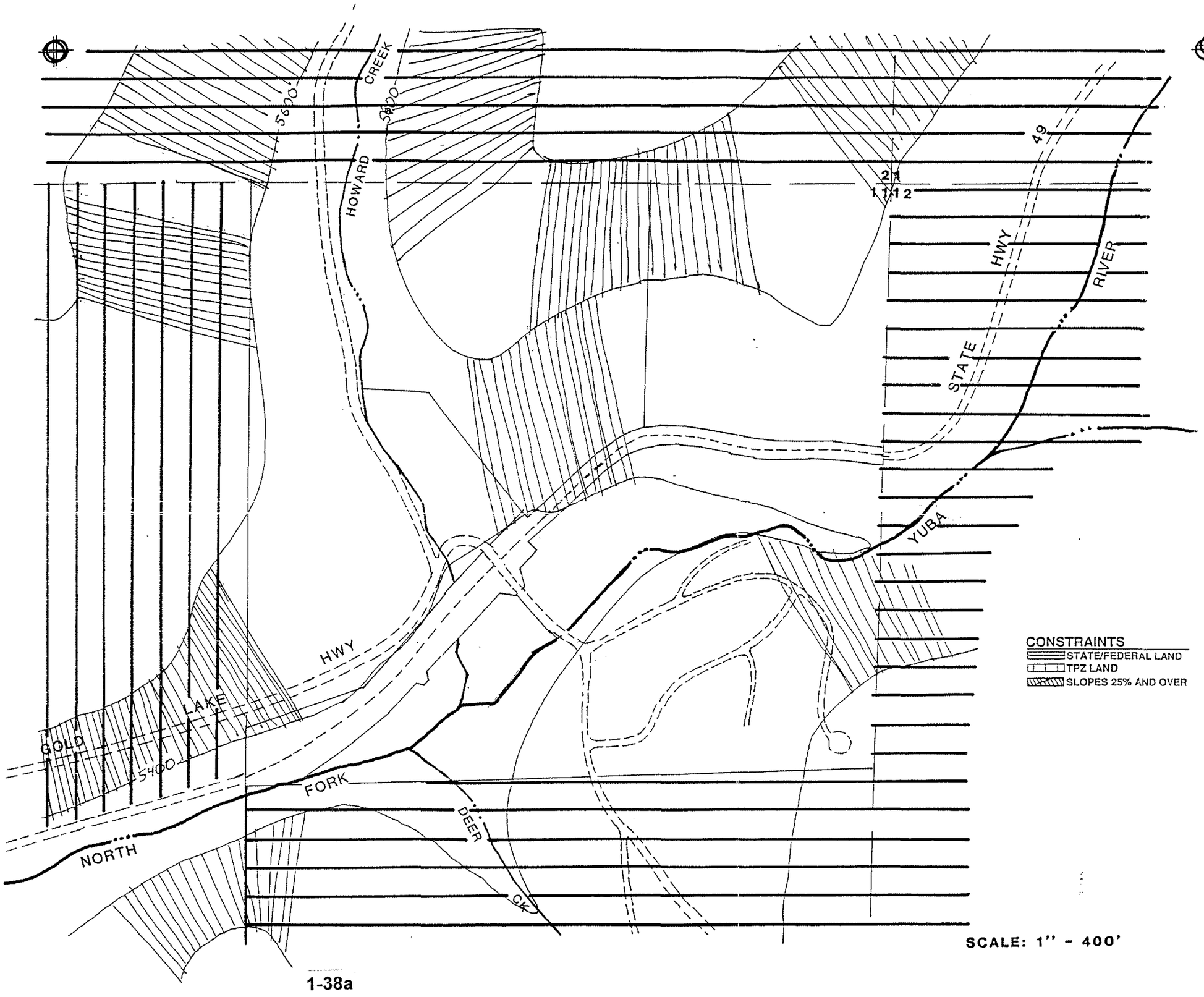
R	RURAL
RR	RURAL RESIDENTIAL Lot size noted
VC	VISITOR COMMERCIAL
PS	PUBLIC SERVICE
OS	OPEN SPACE
F	FOREST
X	NO ADDITIONAL LOT SPLITS PERMITTED

SPECIAL TREATMENT AREAS (STA)

- STA-
- STA-SC (SCENIC CORRIDOR)

Figure 1-5
TOWN OF
BASSETTS
SIERRA COUNTY, CALIFORNIA

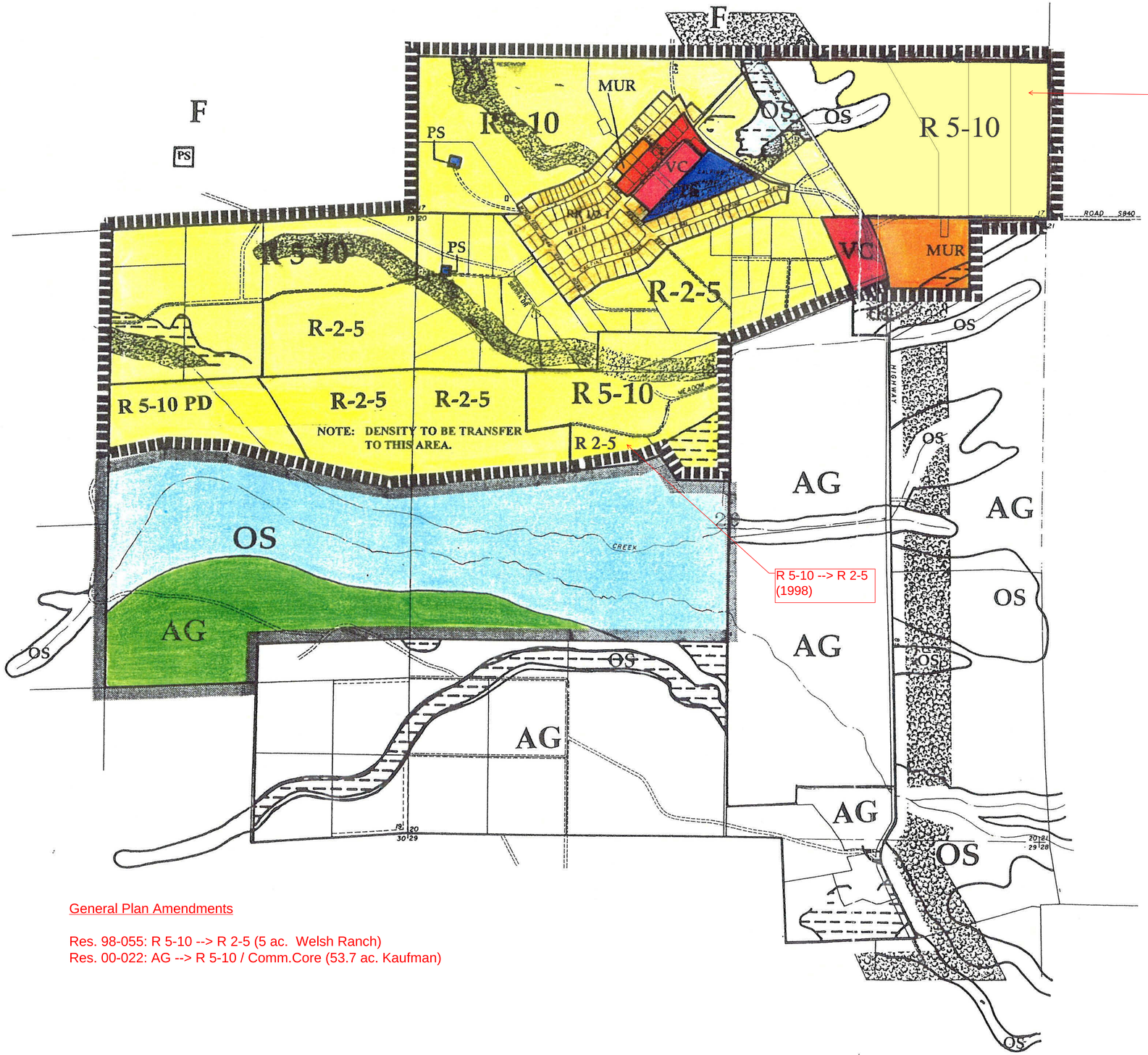
SIERRA COUNTY GENERAL P·L·A·N



1-38a

FIGURE 1-5a
TOWN OF
BASSETTS
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N



AG --> Comm.Core / R 5-10 (2000)

R 5-10 --> R 2-5 (1998)

LAND USE DESIGNATIONS

- MUR — MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)
- R — RURAL (LOT SIZE NOTED)
- RR — RURAL RESIDENTIAL (Lot size noted)
- CC — COMMUNITY COMMERCIAL
- VC — VISITOR COMMERCIAL
- PS — PUBLIC SERVICE
- OS — OPEN SPACE
- AG — AGRICULTURAL
- F — FOREST
- COMMUNITY CORE
- COMMUNITY INFLUENCE
- PD — PLANNED DEVELOPMENT

SPECIAL TREATMENT AREAS

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-W (WETLANDS)

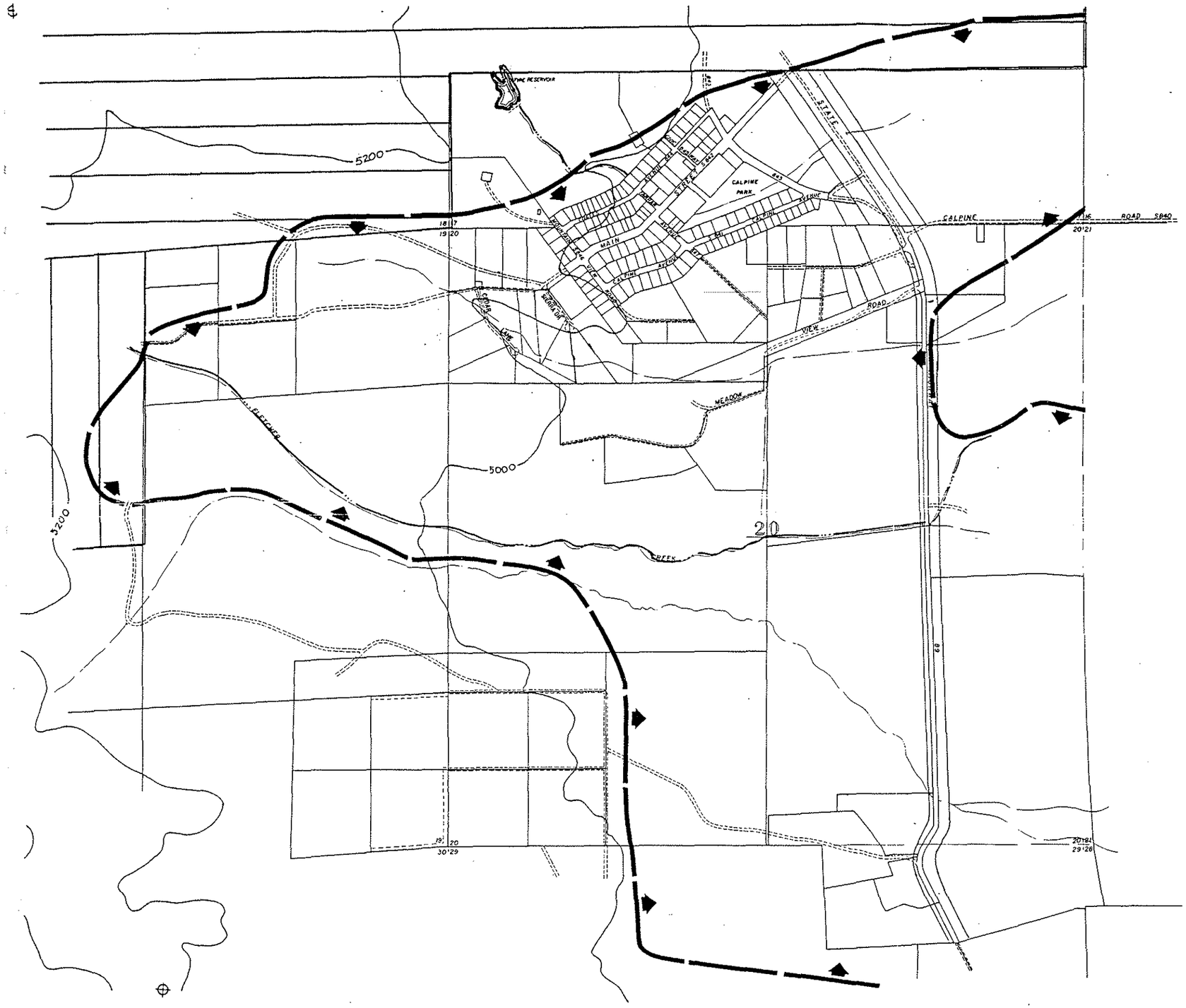
0 160 400 800 1600

Figure 1-6
TOWN OF
CALPINE
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

General Plan Amendments

Res. 98-055: R 5-10 --> R 2-5 (5 ac. Welsh Ranch)
Res. 00-022: AG --> R 5-10 / Comm.Core (53.7 ac. Kaufman)



CONSTRAINTS

- STATE/FEDERAL LAND
- TPZ LAND
- 60 dB Ldn NOISE CONTOUR
- VALLEY FLOOR

0 160 400 800 1600

FIGURE 1-6a

TOWN OF
CALPINE
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

General Plan Amendments

Res. 08-071: R-20/Comm.Infl. --> R-10 / Comm.Core
(27.7 ac Carrier)

R-20 / Comm.Infl. --> R-10 / Comm.Core (2008)

LAND USE DESIGNATIONS

- MUR — MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)
- R — RURAL (LOT SIZE NOTED)
- RR — RURAL RESIDENTIAL (Lot size noted)
- CC — COMMUNITY COMMERCIAL
- VC — VISITOR COMMERICIAL
- PS — PUBLIC SERVICE
- REC — RECREATION
- OS — OPEN SPACE
- F — FOREST
- COMMUNITY CORE
- COMMUNITY INFLUENCE
- PD — PLANNED DEVELOPMENT

SPECIAL TREATMENT AREAS (STA)

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)

0 160 400 800 1600

SIERRA COUNTY GENERAL P·L·A·N

Figure 1-7

TOWN OF

DOWNIEVILLE

SIERRA COUNTY, CALIFORNIA

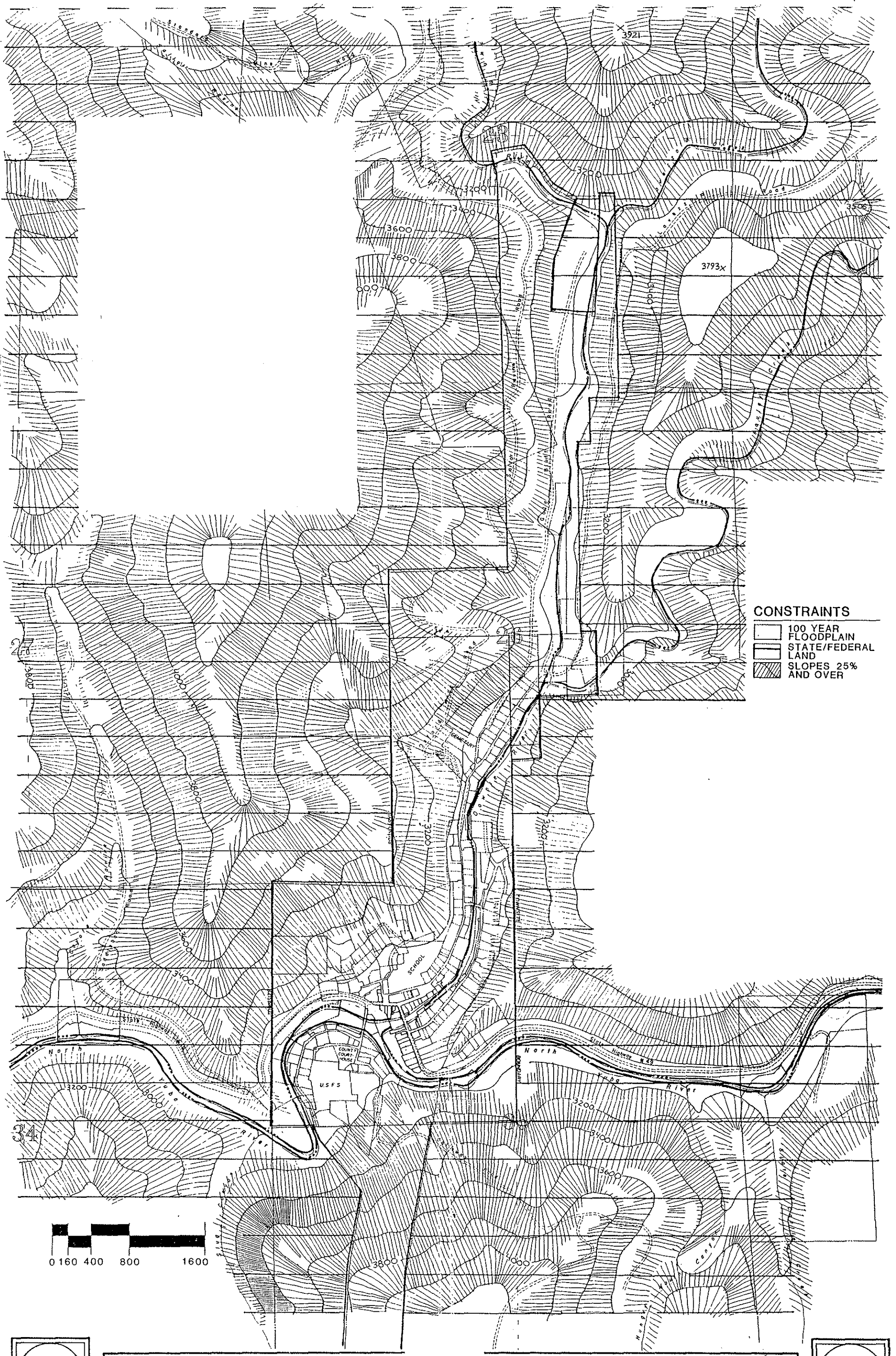


FIGURE 1-7a

TOWN OF

DOWNIEVILLE

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

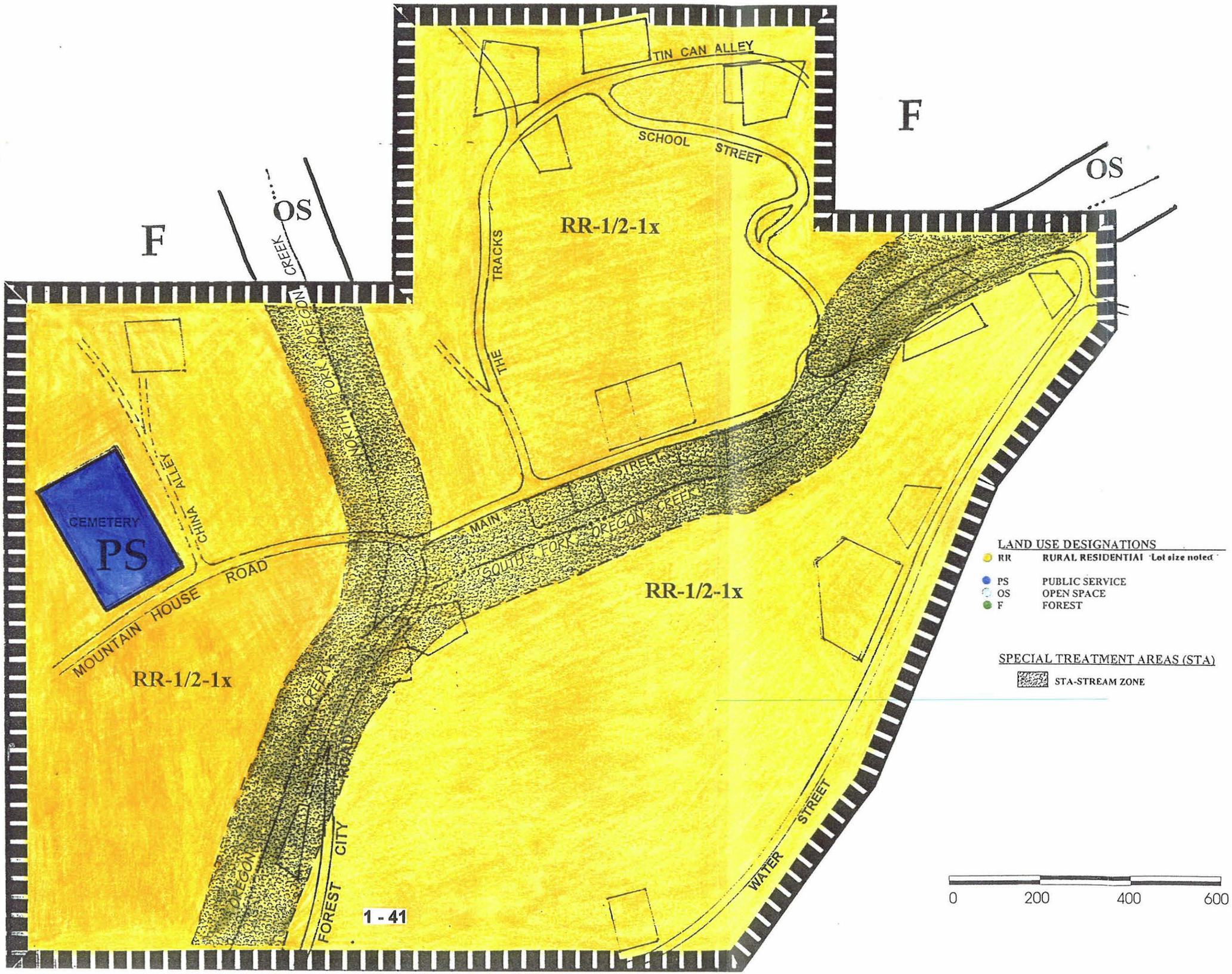
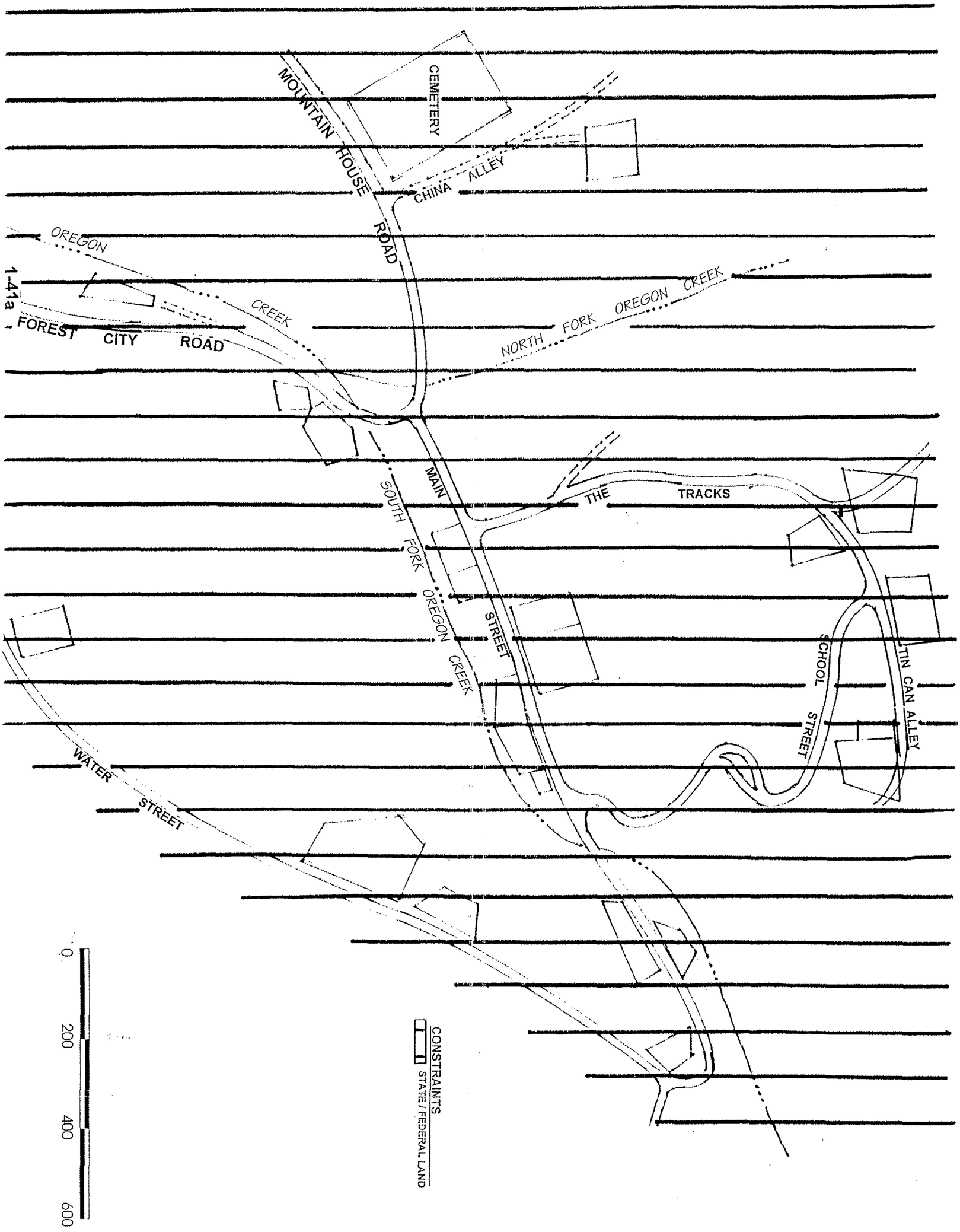


Figure 1-8
FOREST CITY
SIERRA COUNTY, CALIFORNIA
SEC. 27, T.19N.,R.10E.,M.D.B. &M

SIERRA COUNTY GENERAL P·L·A·N



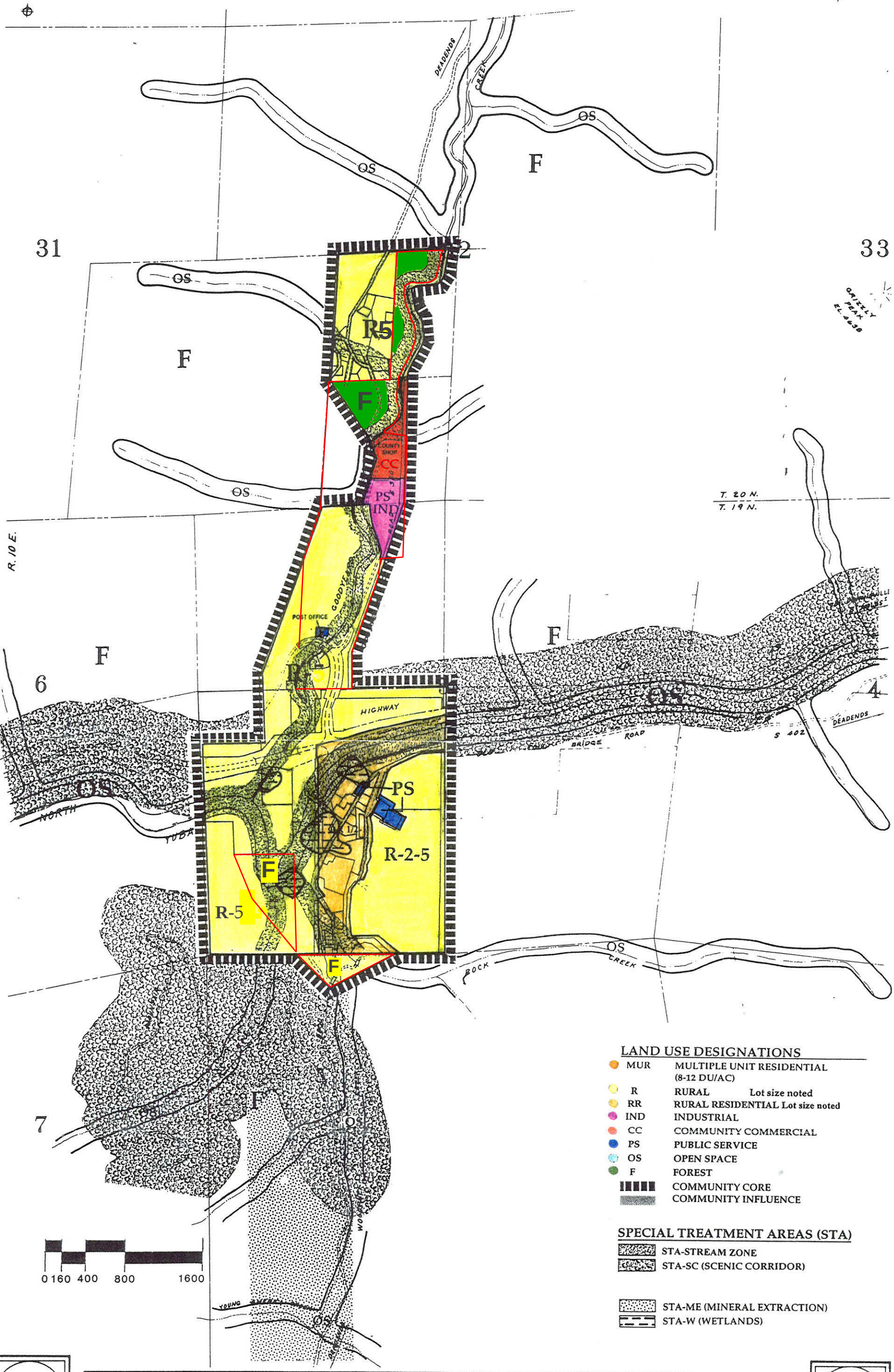
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-8a

FOREST CITY

SIERRA COUNTY, CALIFORNIA

SEC. 27, T.19N.,R.10E.,M.D.B. &M



SIERRA COUNTY GENERAL P·L·A·N

Amendments:

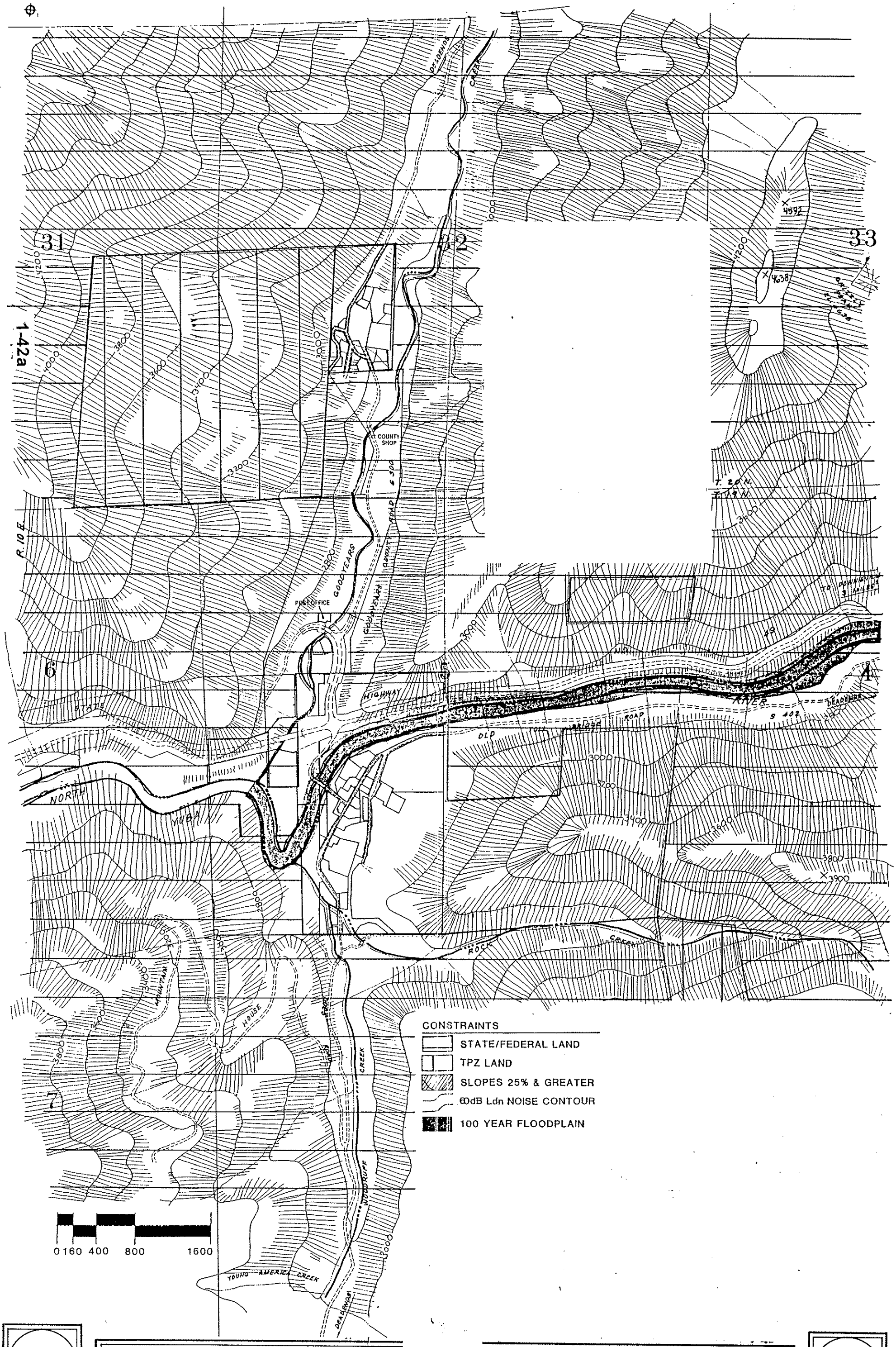
Res.# 02-088: R5, PS, IN --> F

Figure 1-9

TOWNSITE OF

GOODYEARS BAR

SIERRA COUNTY, CALIFORNIA



SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-9a

TOWNSITE OF

GOODYEARS BAR

SIERRA COUNTY, CALIFORNIA

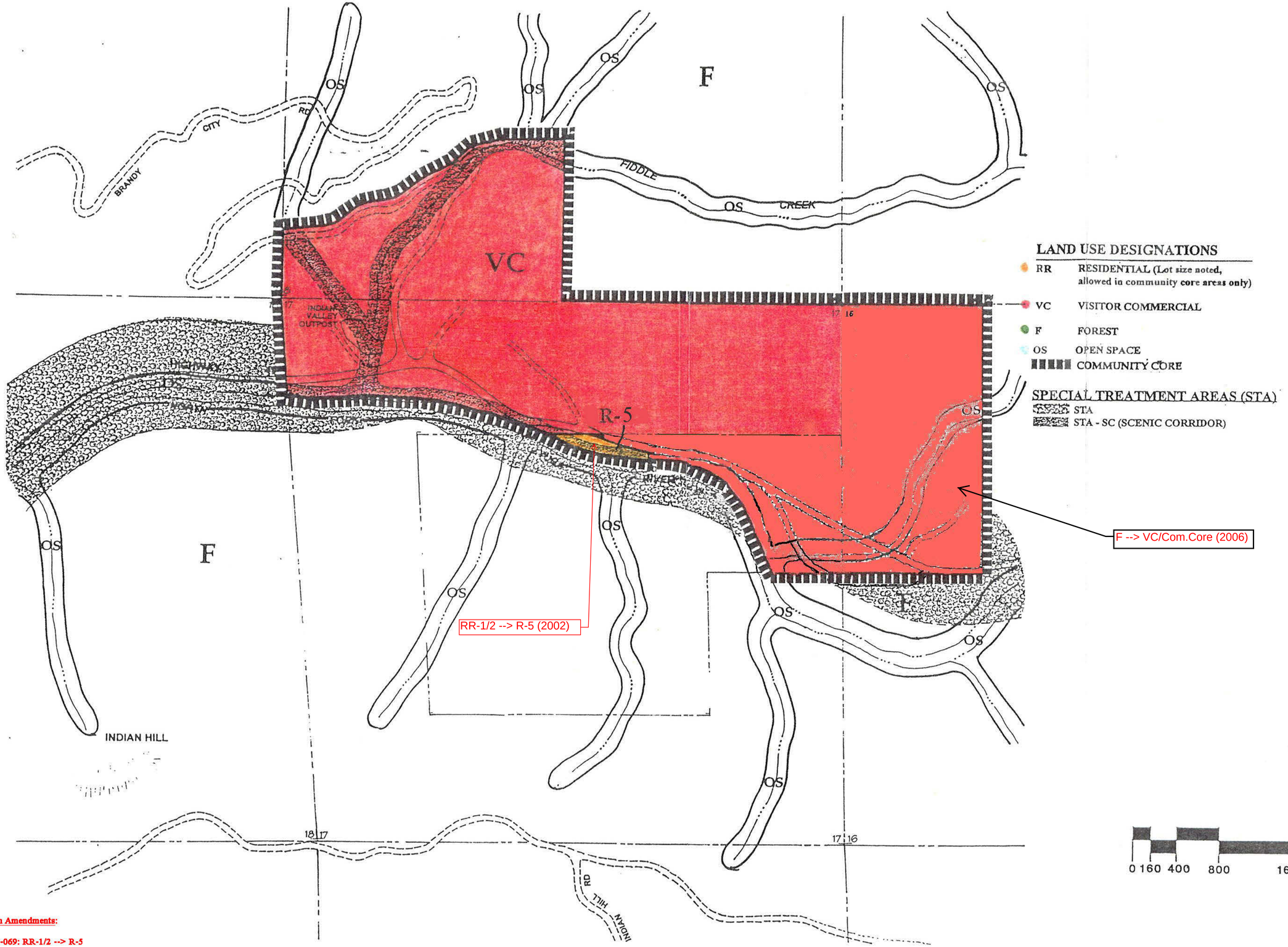


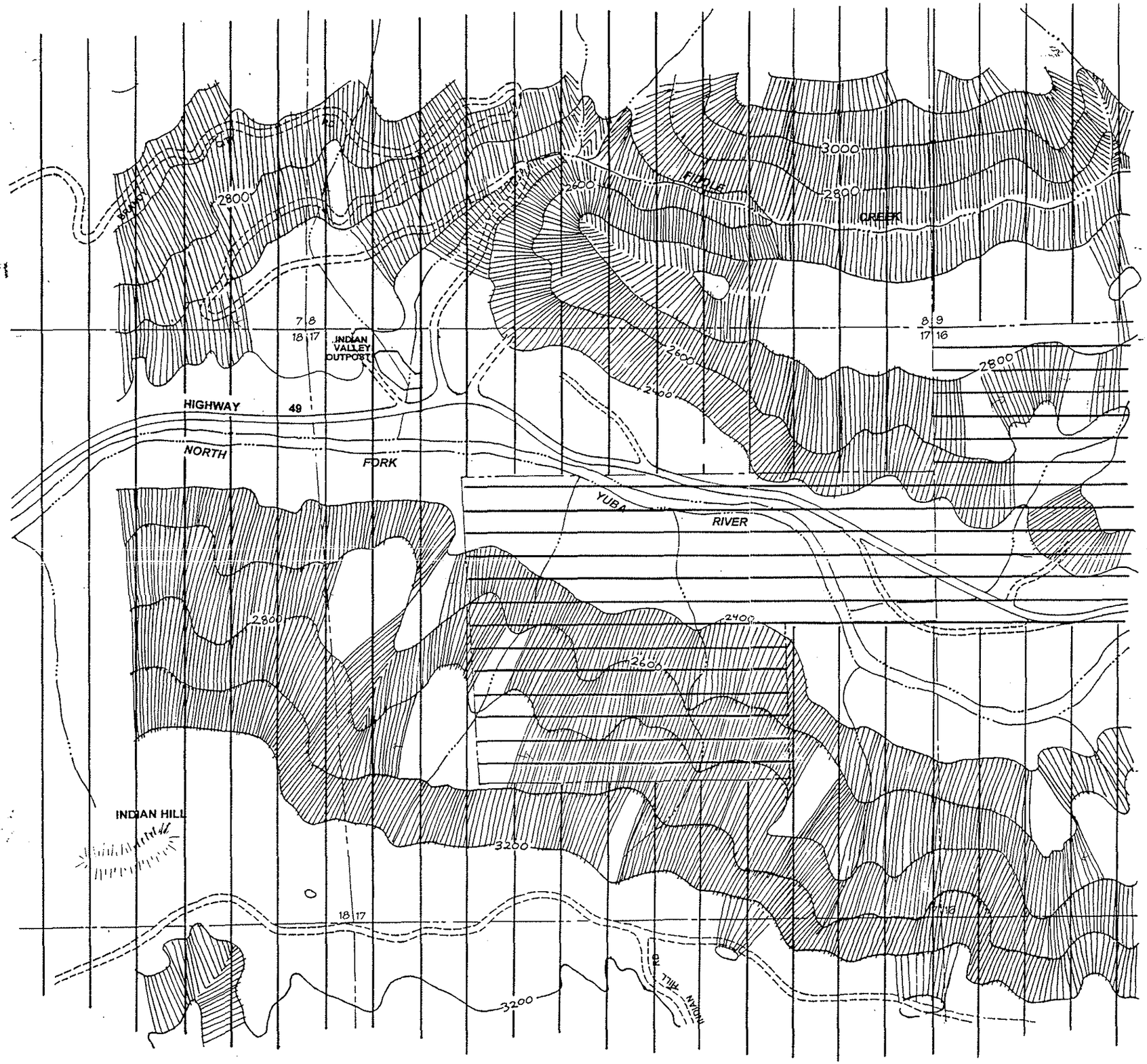
Figure 1-10
INDIAN VALLEY
SIERRA COUNTY, CALIFORNIA

General Plan Amendments:

Res. # 2002-069: RR-1/2 --> R-5

Res. # 2006-187: F --> VC / Comm. Core

SIERRA COUNTY GENERAL P.L.A.N.



CONSTRAINTS

- STATE / FEDERAL LAND
- TPZ LAND
- SLOPES 25% AND OVER

0 160 400 800 1600

FIGURE 1-10a

INDIAN VALLEY

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P.L.A.N

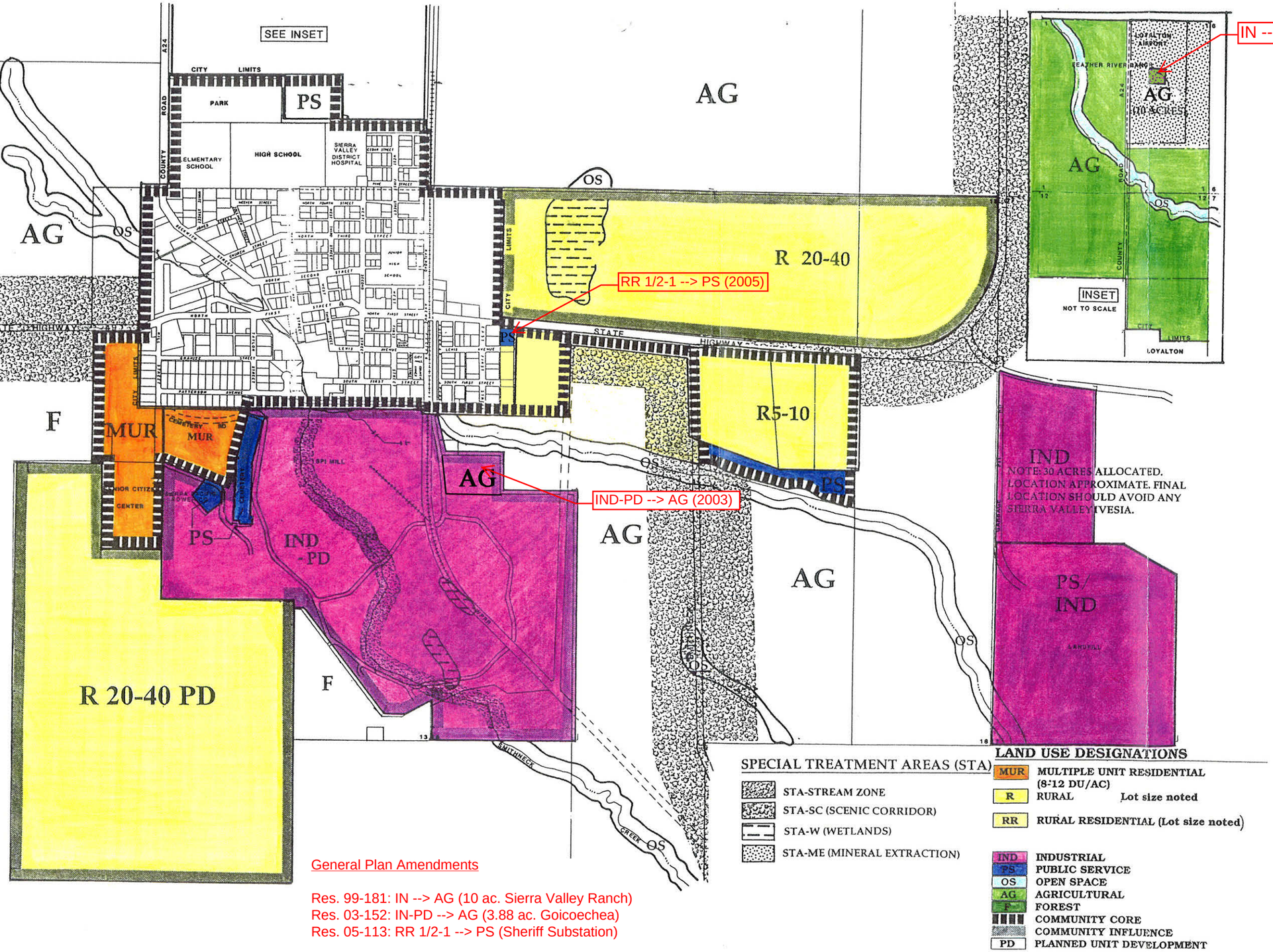
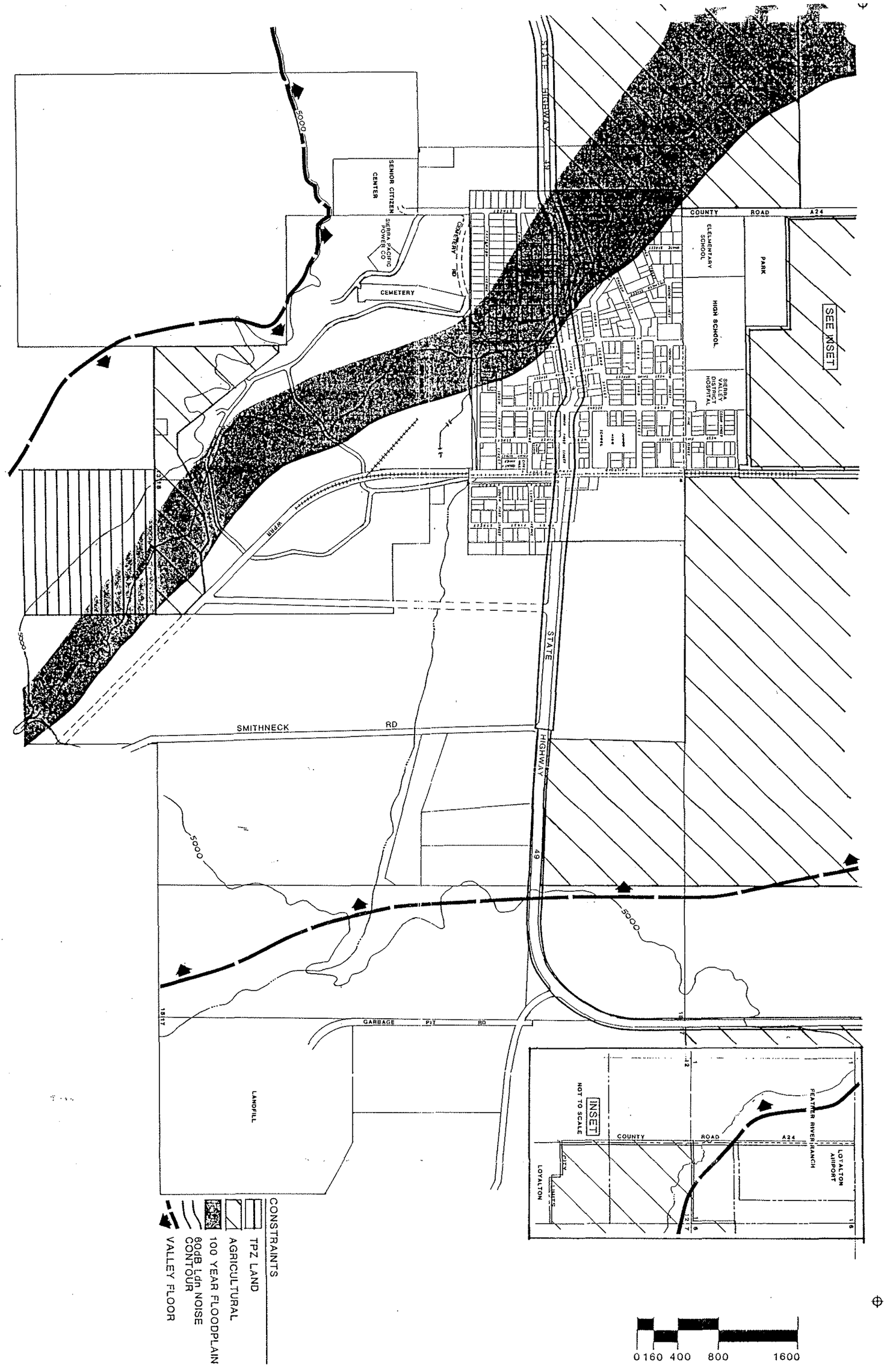


Figure 1-11
LOYALTON AREA
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL PLAN

General Plan Amendments

Res. 99-181: IN --> AG (10 ac. Sierra Valley Ranch)
Res. 03-152: IN-PD --> AG (3.88 ac. Goicoechea)
Res. 05-113: RR 1/2-1 --> PS (Sheriff Substation)

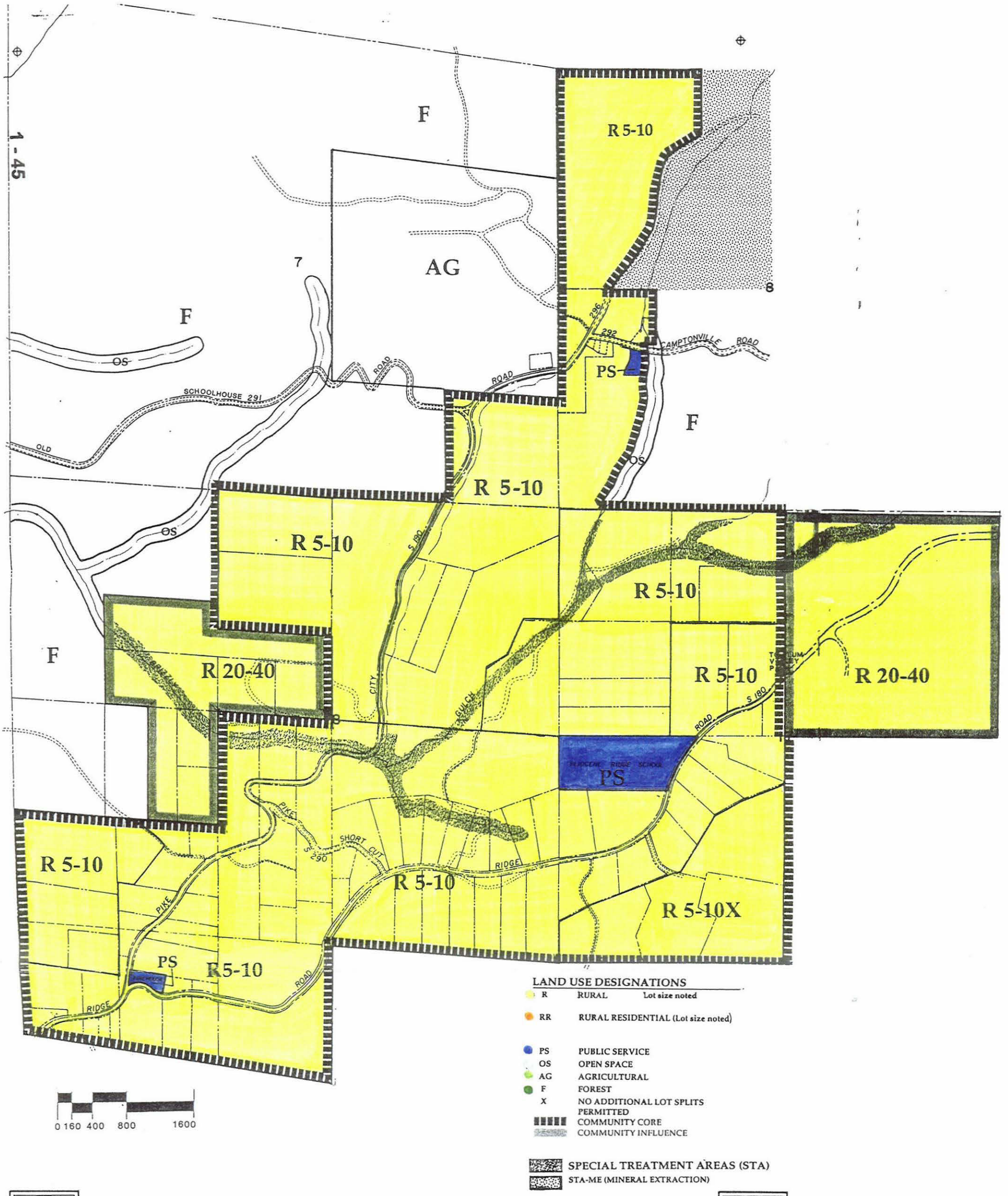


SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-11a

LOYALTON AREA

SIERRA COUNTY, CALIFORNIA



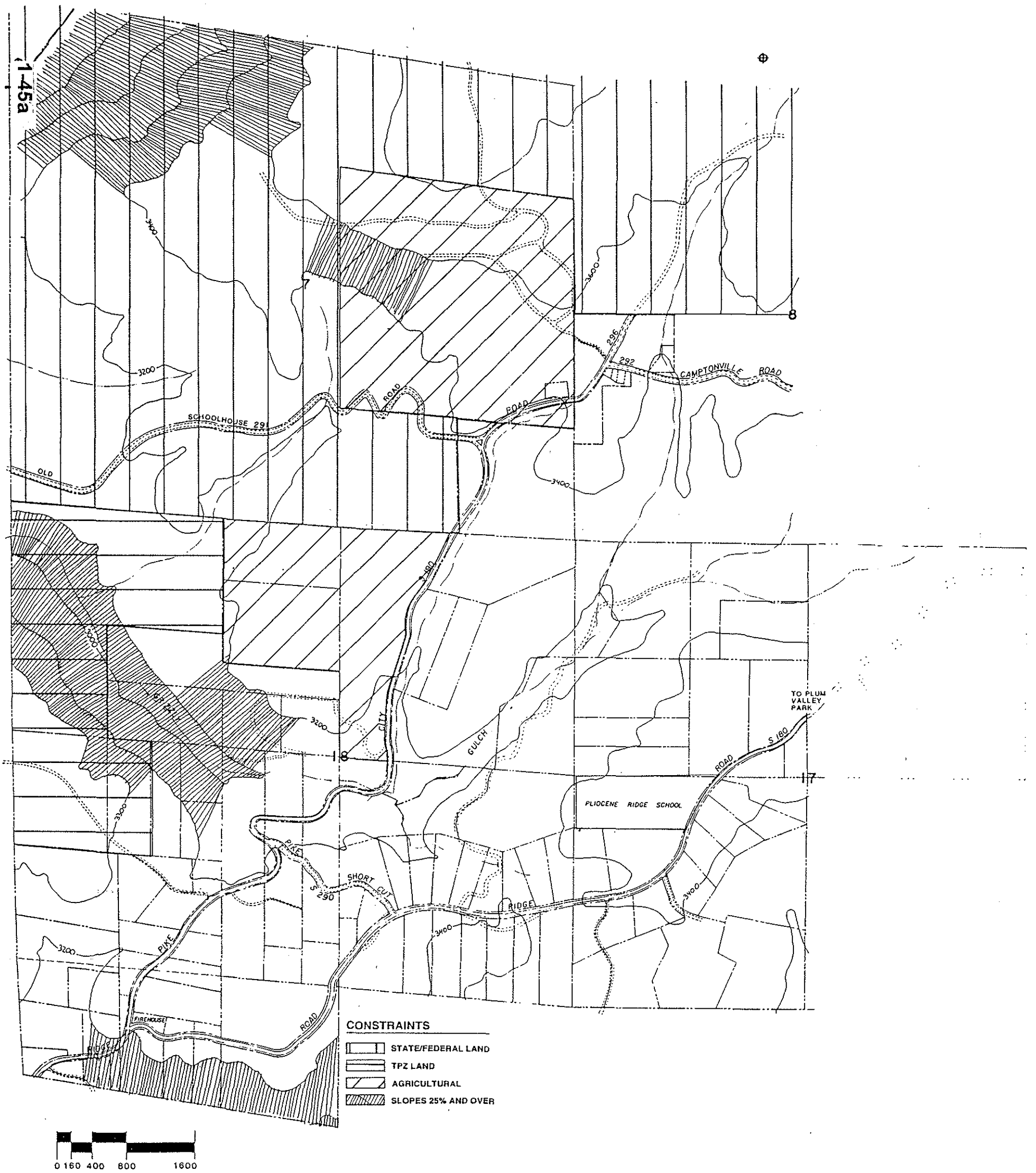
SIERRA COUNTY GENERAL P·L·A·N

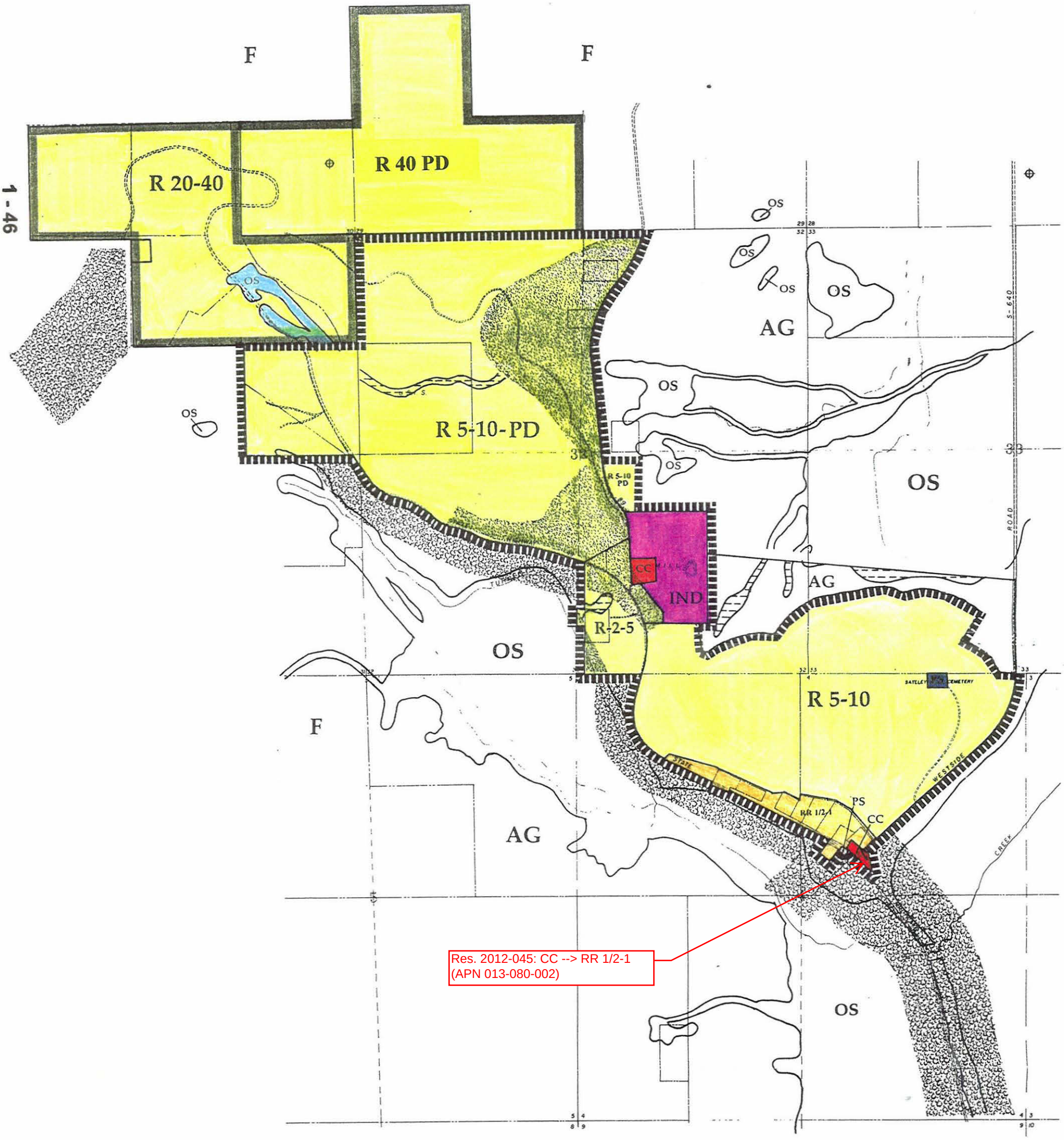
Figure 1-12

TOWN OF

PIKE

SIERRA COUNTY, CALIFORNIA


1-45a
7
8
18
17
3400
3200
3600
3000
SCHOOLHOUSE 291
OLD
ROAD
ROAD
296
292
CAMPTONVILLE ROAD
3400
3200
3200
3200
3400
3400
3400



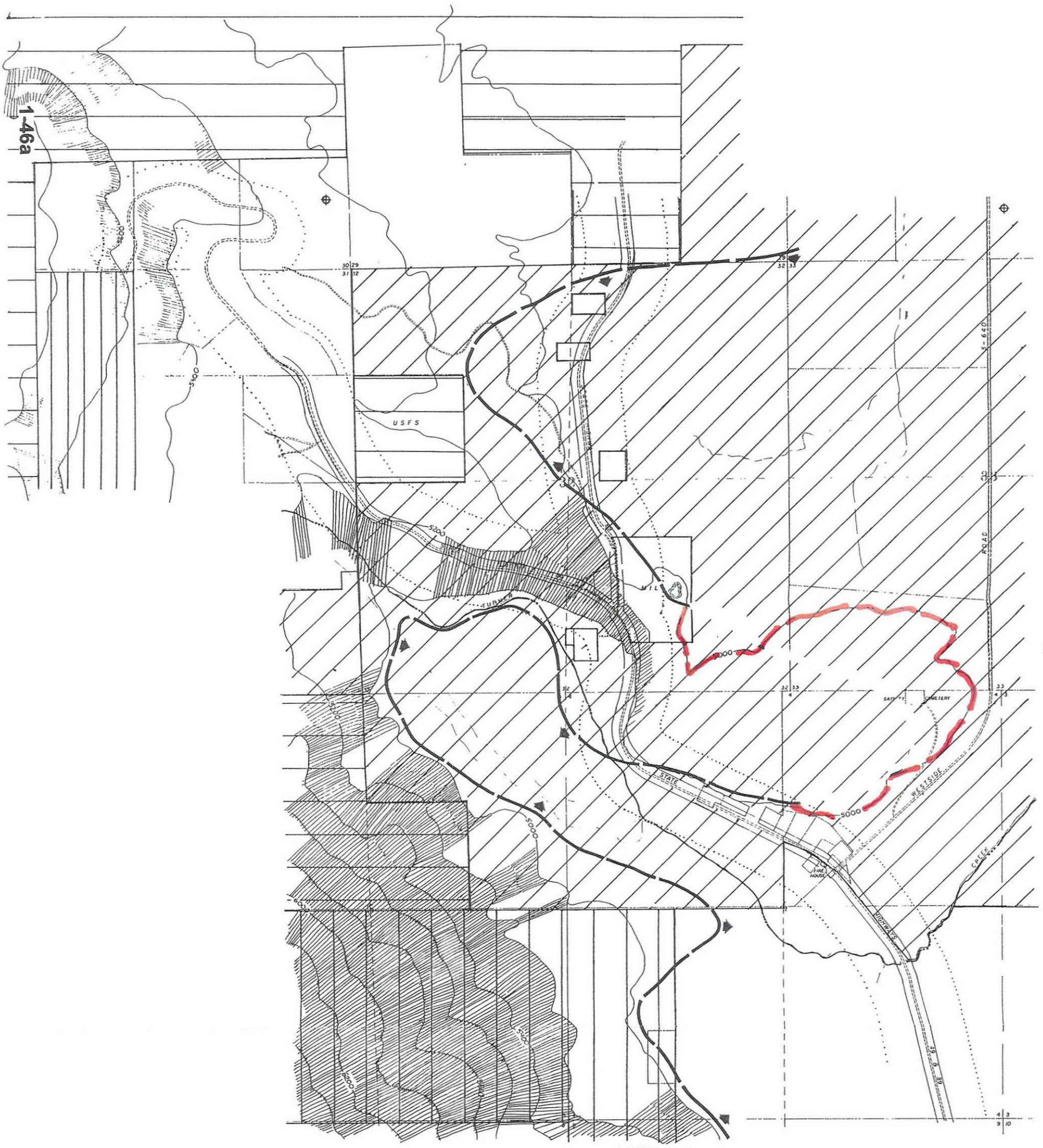
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-13

TOWN OF

SATTLEY

SIERRA COUNTY, CALIFORNIA



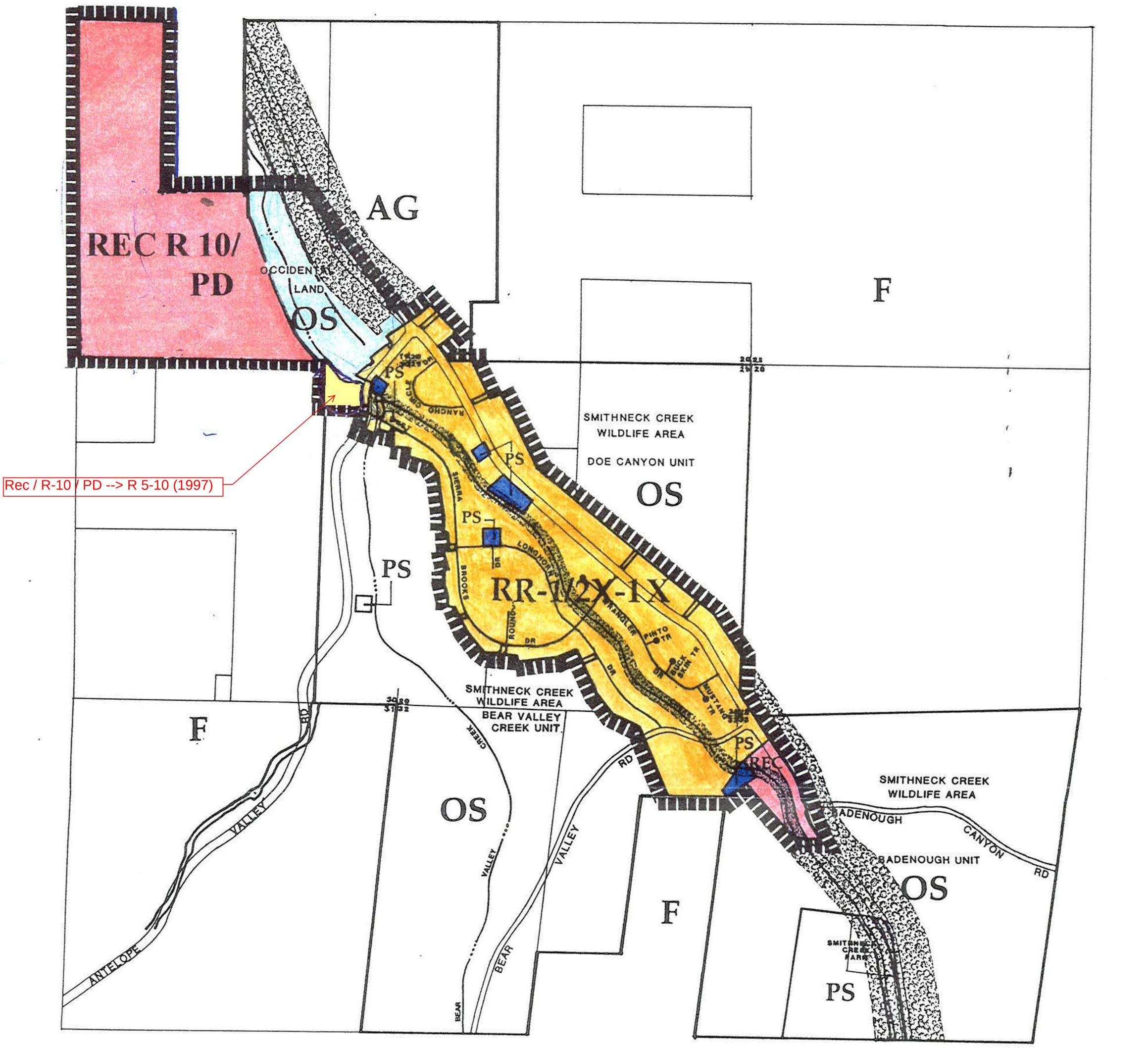
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-13a

TOWN OF

SATTLEY

SIERRA COUNTY, CALIFORNIA



Rec / R-10 / PD --> R 5-10 (1997)

LAND USE DESIGNATIONS

R	RURAL	Lot size noted
RR	RURAL RESIDENTIAL	Lot size noted
PS	PUBLIC SERVICE	
REC	RECREATION	
OS	OPEN SPACE	
AG	AGRICULTURAL	
F	FOREST	
▪▪▪▪▪	COMMUNITY CORE	

SPECIAL TREATMENT AREAS (STA)

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-W (WETLANDS)

General Plan Amendments

Res. 97-143: Rec/R-10/PD-->R 5-10 (10.39 ac. Silver)

0 320 800 1600 3200

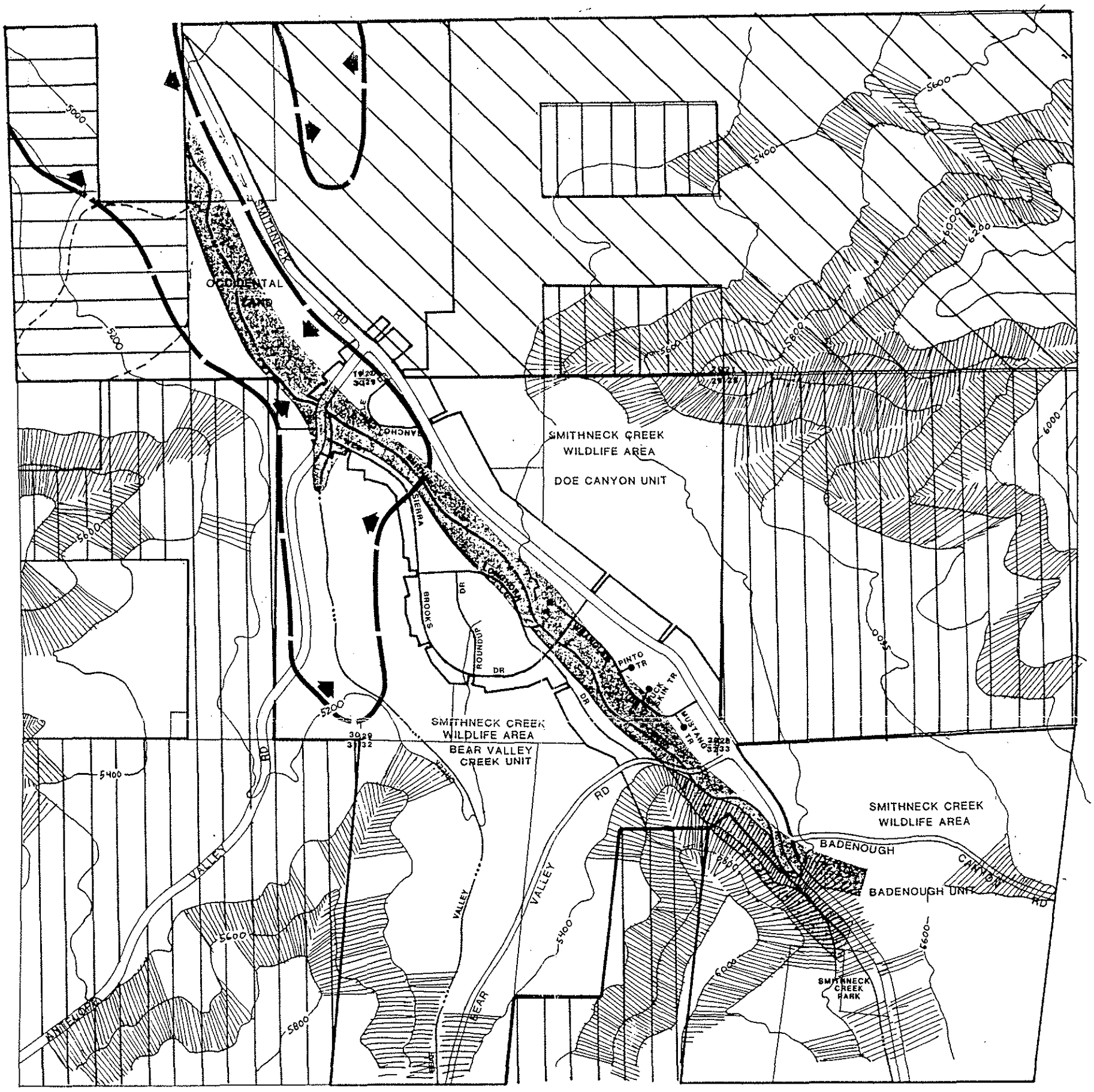
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-14

SIERRA BROOKS

SUBDIVISION

SIERRA COUNTY, CALIFORNIA



CONSTRAINTS

- STATE/FEDERAL LAND
- TPZ LAND
- AGRICULTURAL LAND
- SLOPES OVER 25%
- 100 YEAR FLOODPLAIN
- VALLEY FLOOR

0 320 800 1600 3200

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-14a

SIERRA BROOKS SUBDIVISION

SIERRA COUNTY, CALIFORNIA

Figure 1-15
TOWN OF
SIERRA CITY
SIERRA COUNTY, CALIFORNIA

CC --> PS (2003)

General Plan Amendments

Res. 03-208: CC --> PS (Sierra City Visitors Center)

0 160 400 800 1600

LAND USE DESIGNATIONS

MUR	MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)	
R	RURAL	Lot size noted
RR	RURAL RESIDENTIAL	Lot size noted
X	NO ADDITIONAL LOT SPLITS	
CC	COMMUNITY COMMERCIAL	
VC	VISITOR COMMERCIAL	
PS	PUBLIC SERVICE	
REC	RECREATION	
OS	OPEN SPACE	
F	FOREST	
	COMMUNITY CORE	
	COMMUNITY INFLUENCE	

SPECIAL TREATMENT AREAS (STA)

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)

SIERRA COUNTY GENERAL P·L·A·N

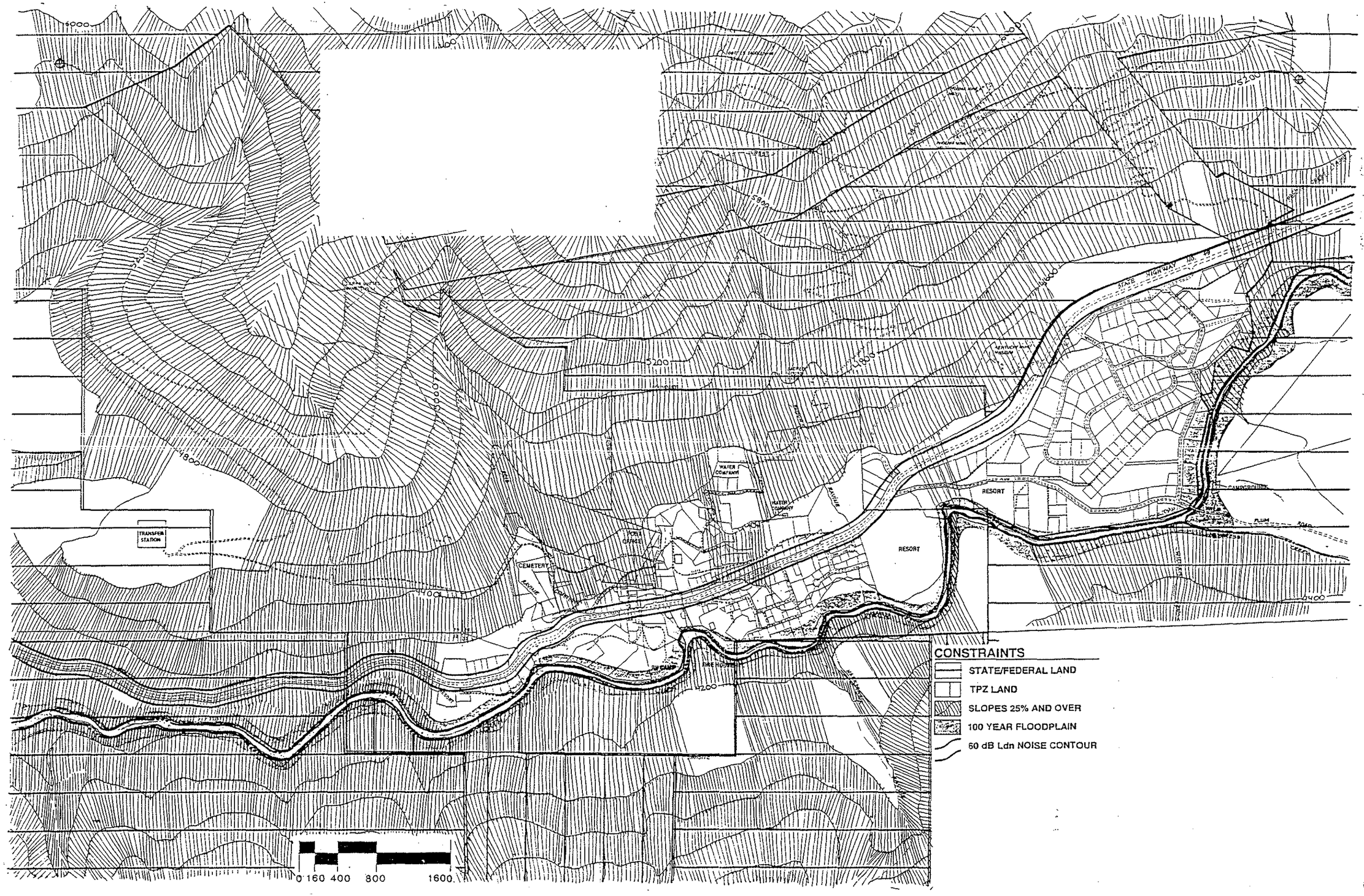


FIGURE 1-15a
TOWN OF
SIERRA CITY
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

RR 1/2-1 --> AG (2003)

Comm. Core boundary & Land Use designations as of 2011 (reflecting 4 GPAs)

Rec-->R-5 (2004)

General Plan Amendments

Res. 99-035: PD-R 5-10/Com.Core --> R 20-40/Com.Infl. (188 ac. Amodei Ranch)
Res. 02-___: R 20-40/Com.Infl. --> PD-R 5-10/Comm.Core (Lots 1-4 Amodei Ranch)
Res. 03-219: RR 1/2-1 --> AG (Maddalena 32.21 ac.)
Res. 04-110: Rec.--> R-5 (1.65 Parker)
Res. 06-181: R 20-40/Com.Infl.-->R 5-10/Com.Core (Lots 5 & 6 Amodei Ranch)
Res. 09-074: R 20-40/Com.Infl.-->R 5-10/Com.Core (Lot 7 Amodei Ranch)

Figure 1-16
TOWN OF SIERRAVILLE
SIERRA COUNTY, CALIFORNIA

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SIERRA COUNTY GENERAL PLAN

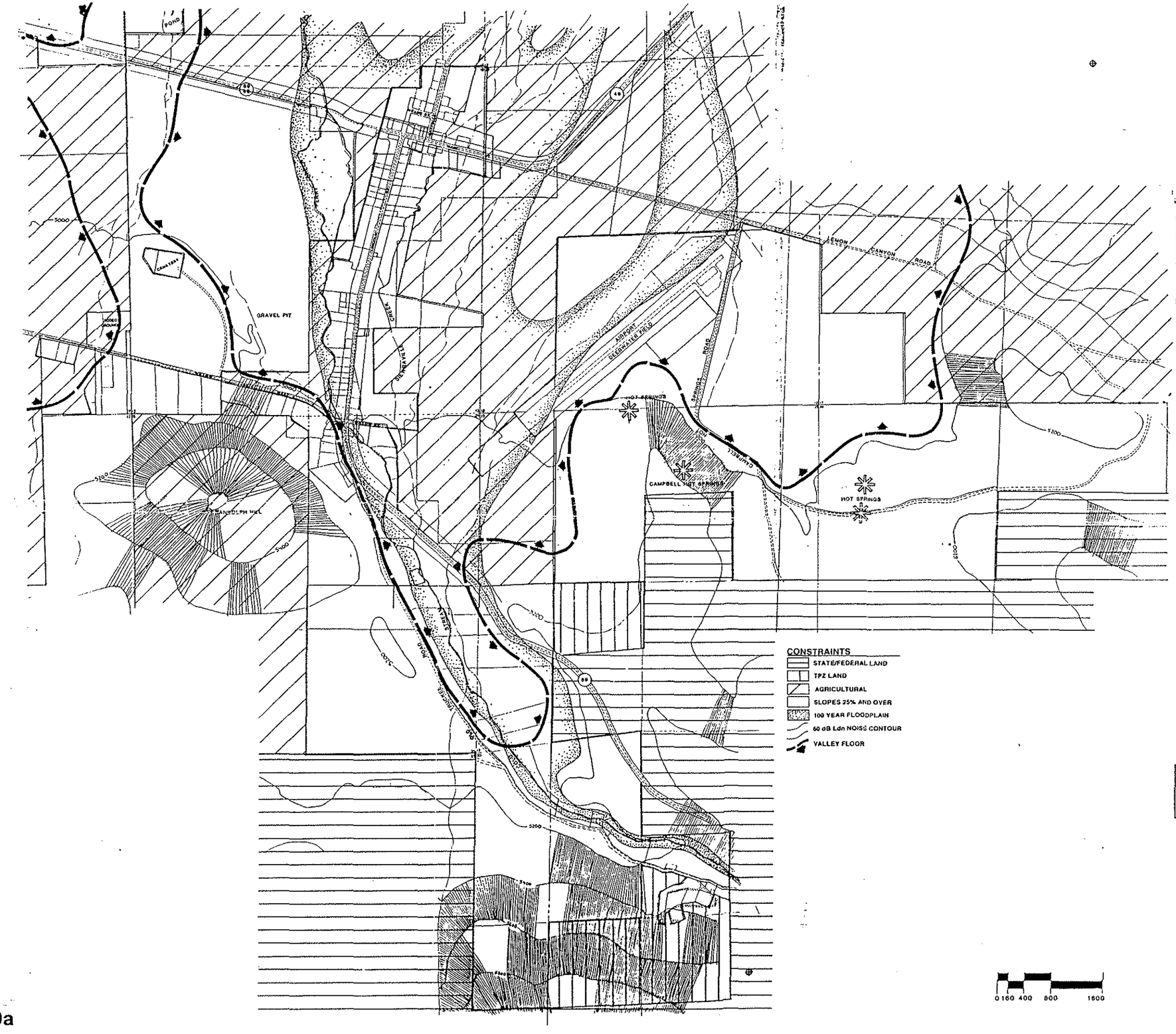
LAND USE DESIGNATIONS

MUR	MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)	
R	RURAL	Lot size noted
RR	RURAL RESIDENTIAL (Lot size noted)	
IND	INDUSTRIAL	
CC	COMMUNITY COMMERCIAL	
VC	VISITOR COMMERCIAL	
PS	PUBLIC SERVICE	
REC	RECREATION	
OS	OPEN SPACE	
AG	AGRICULTURAL	
F	FOREST	
PD	PLANNED DEVELOPMENT COMMUNITY CORE	

SPECIAL TREATMENT AREAS (STA)

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-W (WETLANDS)

0 160 400 800 1600


POND
GRAVEL PIT
RANDOLPH HILL
LEMON CANYON ROAD
AIRPORT
SEGERSTROM FIELD
SPRINGS ROAD
HOT SPRINGS
CAMPBELL HOT SPRINGS
CAMPBELL
5000
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STATE/FEDERAL LAND
TPZ LAND
AGRICULTURAL
SLOPES 25% AND OVER
100 YEAR FLOODPLAIN
60 dB Ldn NOISE CONTOUR
VALLEY FLOOR
0 160 400 800 1600
DRAFT 8/93
FIGURE 1-16a
SIERRA VILLE
SIERRA COUNTY, CALIFORNIA
SIERRA COUNTY GENERAL PLAN

OS-20
R-1.5
R-5
R-2.5
R-1.5
R-2.5
F
F
OS
HENNESS PASS ROAD
SUNRISE CREEK
RESERVOIR
RESERVOIR
PINE COVE DR
DRIVE
BEAVER
DEARWATER
VALLEY
CREEK
CALIFORNIA - NEVADA
YNELEASE LANE

LAND USE DESIGNATIONS

R	RURAL	Lot size noted
RR	RURAL RESIDENTIAL (Lot size noted.)	
OS	OPEN SPACE	
F	FOREST	

0 160 400 800 1600

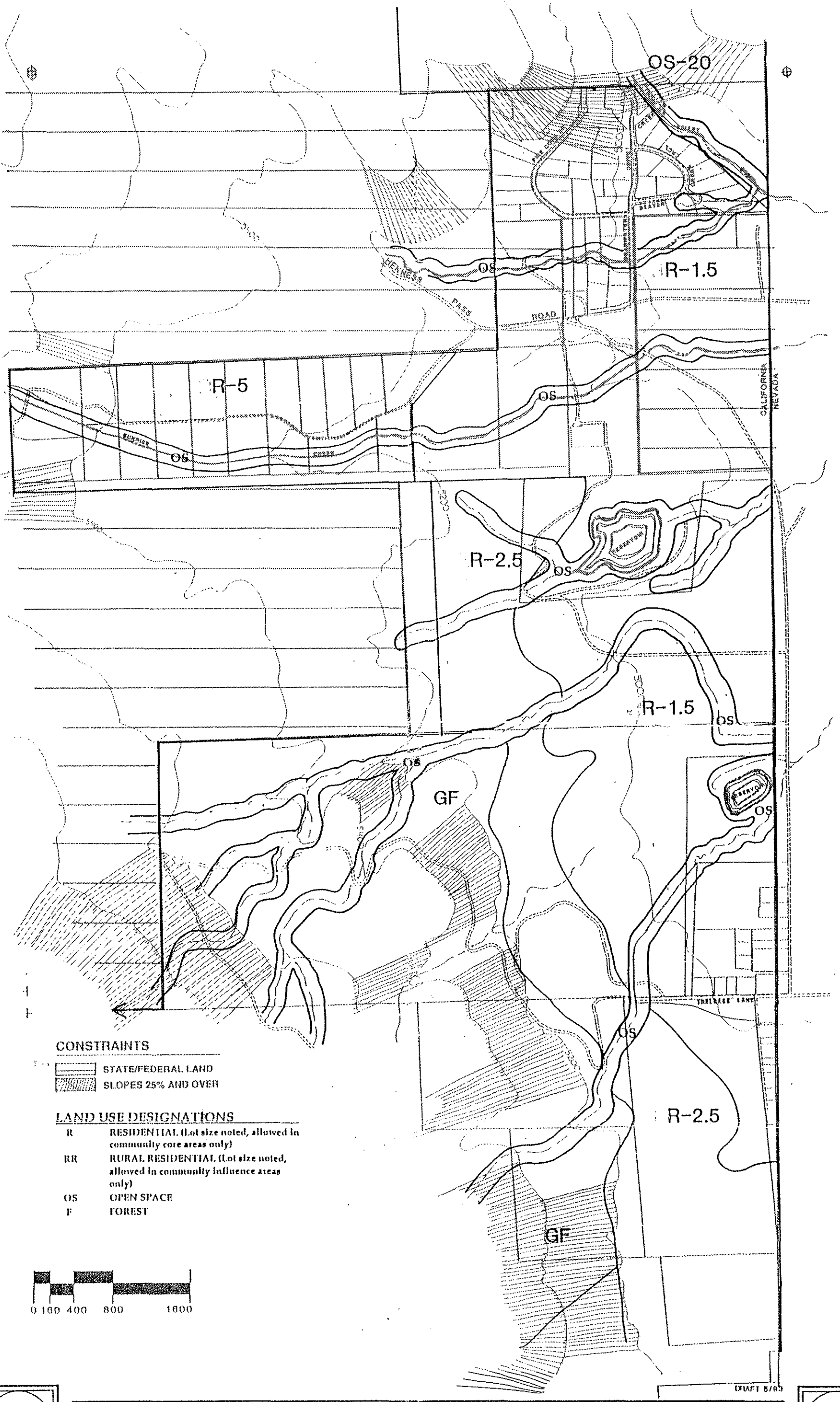
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-17

TOWN OF

VERDI

SIERRA COUNTY, CALIFORNIA



TOWNSITE OF VERDI
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL

FIGURE 1-17a
TOWN OF
VERDI
SIERRA COUNTY, CALIFORNIA

Table 1-20
LAND USE ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

FUNDAMENTAL GOALS OF THE GENERAL PLAN

1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air, water., and watershed values.
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.

Land Use Goals

1. Promote and encourage residential and commercial growth in Community Core Areas and confine public service growth to these areas.
2. Provide that areas outside of Community Influence Areas be maintained for natural resource industry growth and enhancement, for protection of the County's rural lifestyle, and for protection of environmental quality.
3. Maintain and enhance the identity of each designated community and allow only land uses which preserve this character.
4. Provide flexibility in general plan land use districts to implement a balanced variety of land uses.
5. Implement development standards which streamline procedures, maximize public involvement, and which protect environmentally sensitive areas and natural resource industry areas.

Responsibility				Years from GP Adoption				
PD	PC	BoS	Other	1	2	3	4	on-going

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Development Form	A	The County shall strive to direct growth to Community Areas in order to: -- Protect the visual quality of the County's scenic corridors (local and State). -- Protect environmental resources -- Preserve resource production lands -- Not strain existing public services -- Avoid incompatible land use conflicts	A.	Adopt Land Use Diagram and Land Use Designation text.		✓	✓		✓				✓
Growth Trends/ Projections/ Land Use Needs	B	The County shall strive to provide adequate acreage designated for a balance of land uses to meet needs based on estimated population growth rates during the Plan period (to 2012).	B1.	Adoption of Land Use Diagrams.		✓	✓		✓				
			B2	Annual review of growth rates and any new trends in land use designation needs/standards which would necessitate Land Use Diagram or other General Plan adjustments.	✓	✓	✓						✓
Jobs / Housing Balance	C	Provide for land use designations which will foster jobs creation in a quantity appropriate to provide for a jobs/housing ratio countywide of at least 1 job/ household (1:1) during the Plan period.	C1	Adoption of Land Use Diagrams.		✓	✓		✓				
			C2	Annual review of growth rates and any new trends in land use designation needs/standards which would necessitate General Plan adjustments.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	D.	Provide for home occupations and cottage industries to allow employment opportunities which do not detract from the residential or rural character of a communirty or neighborhood.	D1	Adopt Home Occupation/Cottage Industry Ordinance which categorizes those uses which will be: -permitted within a zoning district -permitted within a zoning district only upon issuance of an administrative permit -permitted within a zoning district only upon issuance of a special use permit. -not permitted within a zone district	✓	✓	✓			✓			
			D2.	Adopt Cottage Industry Ordinance which shall require a special use permit to allow a cottage industry.									
Site Development Standards	E	The County shall prepare and adopt Site Development Standards for all land use districts.	E	Adopt ordinance.	✓	✓	✓			✓			
Growth Management / Growth Inducement	F	Manage growth via an emphasis on individual project review aimed at high quality, environmentally sound development.	F	Rely on the following planning tools: .1 Conditional use permits in areas of special concern; .2 Incorporation of approval criteria or impact threshold limits into land use designation text and General Plan policies related to areas or issues of special concern; .3 Utilize constraints mapping in reviewing individual projects and in creation of Special Treatment Areas.	✓	✓	✓			✓			
Individual Communities	G	The special character of each of the County's individual communities shall be recognized in land use planning decisions.	G	Adoption of individual community Land Use Diagrams.		✓	✓						

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Flooding	H	The County shall review the Floodplain Overlay Areas (STA-FP) annually for needed revisions as a result of updated mapping or other information or events and for continued adequacy of construction standards to alleviate safety concerns.	H	Report at annual General Plan progress report session.		✓	✓	PW[1]		✓			
Fire Protection	I	The County shall eliminate conflicts between the Land Use Element of CDF Rules per Public Resource Code 4290 et. seq. and County regulations.	I	Revise county regulations.		✓	✓				✓		
Domestic Animals	J	The County shall develop a policy for the use and care of domestic animals.	J	Adopt policy.		✓	✓				✓		
Trails and Integration of Trails with California Recreational Trail System	See Circulation Element Policy 40, Land Use / Open Space Policy 14 Allowed Uses (Forest).		n/a										

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Airport	K	It shall be the policy of the County to protect existing and future operation of the Sierraville-Deerwater Field Airport in its land use designations.	K1	Adoption of Land Use Map.		✓	✓		✓				
			K2	Implementation of an Airport Master Plan / Development Plan.	✓	✓	✓						
			K3	Zone all overflight zones AV to ensure height and use restictions will be implemented.	✓	✓	✓			✓			✓
Solid Waste / Hazardous Waste / Liquid Waste	L	It shall be the policy of the County to provide for safe disposal of solid, hazardous, and liquid wastes generated in the County.	L1	Adoption of Land Use Map.	✓	✓			✓				
			L2	Implementation of a Solid Waste and Hazardous Waste Management Plan.	✓	✓	✓	PW[1]					✓
Related Plans	M	The County shall consider land use plans and concerns of other agencies in its land use planning decisions.	M	Notification of all major land use decisions to relevant agencies and surrounding jurisdictions	✓								✓
	N	The County is interested in and concerned about activities on federal land and will strive to ensure that these activities are consistent with its General Plan.	N	Respond to and comment on major federal proposals which will affect the County.		✓	✓						✓
Loyalton	O	Coordinate with the City of Loyalton in land using planning for the Loyalton Area.	O	Notice all proposed land use actions in the Loyalton core to the City.	✓								✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	P.	Recognize Loyalton as the retail and service core for the Loyalton area.	P.	Restrict commercial and retail land use designations to within the City limits.			✓						✓
Long Valley - Excluding Balls Ranch	Q.	Recognize Long Valley as containing intensified agriculture and agriculturally compatible uses (agriculture 160) - (see Long Valley Land Use Map).	Q.	Uses not consistent with the land use designations shall require a General Plan amendment.	✓								✓
Long Valley Balls Ranch	R.	Recognize Balls Ranch as shown on the Long Valley Land Use Map as a "Special Planning Area" - Destination Resort (SPA - DR)". Due to the unique location of Balls Ranch with respect to the remainder of the County as well as the Reno area, along with the environmental and planning factors, it is important that recreational land use potentials within Balls Ranch be addressed on a comprehensive basis through a specific plan. Until such time as a specific plan is adopted, and for the purpose of maximizing planning options, the allowable zoning for the SPA - DR shall be limited to either TPZ or GF.	R1.	Any development of a destination resort within the SPA - DR shall require the prior approval of a specific plan and EIR.	✓								✓
			R2.	Prior to adoption of a specific plan, interim General Plan land uses allowable in the SPA - DR shall be those specified in the underlying land use classifications (Recreation/Agriculture/ Forest). Prior to adoption of a specific plan, zoning classification shall be limited to either TPZ or GF.									
			R3.	The underlying land use classifications shown on the SPA - DR land use maps are Recreation/Agriculture/Forest.									
			R4	No General Plan Amendment shall be required for development of the SPA - DR which is consistent with the criteria for "Destination Resorts" within the Land Use Element.									
			R5	No rezoning of any lands within the SPA - DR prior to adoption of a specific plan shall be permitted except to GF (General Forest), provided the GF zone is consistent with part 15 chapter 12 section 170 as of the date of adoption of this General Plan and then only when the property owner either a) applies for and there is approval of a General Plan amendment which changes the land use designation of th rtion of the Balls									

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		Ranch property designated as "Recreation" from the Recreation designation to the land use designation of "Forest" concurrently with any rezoning from TPZ to GF, provided that if the zoning change from TPZ to GF is not approved by the County and /or CDF the owner may withdraw the application for General Plan amendment; or b) when the property owner enters into a recorded "Interim Development Holding Agreement" ("Agreement") pursuant to Government Code 65864, et seq., with the County prior to any County approval of an ordinance changing the zoning of Balls Ranch property from TPZ which Agreement provides that no development can occur in advance of the approval of the specific plan. Based on the foregoing, rezoning from TPZ to GF may be permitted prior to approval of a specific plan.									
		R6 Require a General Plan amendment for any uses other than a Destination Resort which are more intense than the underlying land use designations shown on the land use map for the SPA - DR.									
Canyon Ranch	S. Recognize Canyon Ranch as a Special Treatment Area to ensure that future development does not negatively impact the surrounding residential area.	S. Individual projects shall be reviewed against the following criteria: - Traffic additions shall not exceed 890 vehicle trips/day (TIRE Index of 2.9) through residential areas; - Visual buffering and compatibility concerns should be primary considerations in project design			✓						✓

Issue		Policy
The following policies describe each of the General Plan land use designations and key development form terms:		
Development Form / Community Core Area	1.	The intent of the Community Core Areas is to: – Provide for a compact community form which is free from sprawl. – Reduce the need for and cost of extension of public facilities and services. – Protect environmental resources. – Preserve resource production lands. **Allowed / Not Allowed** As a result, all land use designations may be located within Community Core Areas with the exception of: – Residential designations with densities less than 1 du/10 acres. – Surface mining **Conditionally Allowed** – Subsurface mining and surface access under special conditions where public health and safety are not compromised. – Special Planning Area - Destination Resort – Destination Resort
Development Form / Community Influence Areas	2.	The intent of the Community Influence Areas is to: – Provide for rural residential areas surrounding Community Core Areas which would not be appropriate in resource production and protection areas. – Provide for a compact community form, free from sprawl. – Reduce the need for and cost of extension of public facilities and services. – Protect environmental resources. – Preserve resource production lands. **Not Allowed** As a result, all land use designations may be located within the Community Influence Areas with the exception of: – Residential densities equal to or greater than 1 du/10 acres. – Commercial designations **Conditionally Allowed** – Subsurface mining, prospecting, mineral exploration, or surface mining. – Special Planning Area - Destination Resort – Destination Resort

Development Form / Outside Community Areas	3.	The extensive area outside the Community Areas is intended to: – Preserve resource production lands – Provide a residential-agricultural-forest buffer between these uses – Protect environmental resources – Allow for the location of uses which may not be compatible with Community Area uses – Discourage residential expansion or sprawl. **Allowed** Land use designations which may be located outside Community Areas follow. – Industrial – Open Space – Forest – Agriculture – Mineral Extraction Overlay – Public Service – Recreation – Visitor Commercial in limited areas **Not Allowed** – Multiple Unit Residential – Rural Residential – Rural (residential) – Community Commercial **Conditionally Allowed** – Surface and subsurface mining, mine access, mineral exploration, and prospecting – Special Planning Area - Destination Resort – Destination Resort
Rural (R)	4.	The County shall provide for Rural density areas for lot sizes which are suitable for individual septic systems and to create a transitional housing density between Community Core Areas and Community Influence Areas or where other physical constraints would make smaller lot sizes inappropriate. **Allowed** – Single-family detached homes – Secondary residential and guest units – Accessory and second units, less than 640 sq ft

- Similar and compatible uses

Conditionally Allowed
- Second units, 640 square feet to 1000 square feet

Location Criteria
Rural residential uses should be located in areas which can support individual or community septic systems and should be located:
- Away from heavy industrial uses;
- Away from intensive commercial development unless adequate buffering or other impact reduction is provided;
- Away from roads and railroads without substantial noise and visual buffers;
- Away from safety hazards;
- In Community Influence Areas only;

Density/Intensity Standards
Density/Intensity are established by the combining parcel size (ex: -10,-20,-40). An example of 1 unit/10 acres is shown below. Other densities can be determined by multiplying the parcel size factor.

Maximum Housing Intensity	Estimated Residential[1] Population Density
Example: RR-10: 1 unit/10 gross acres	.295 persons/gross acres

Implementing Zoning Districts
Existing RR standards shall be revised to reflect current development and regulatory practices and policies of this General Plan.

Rural Residential (RR) 5. The County shall provide for low density residential areas for detached single family housing in Community Core areas. The intent is to provide for housing where urban services can be economically provided.

Allowed
- Detached single-family homes
- Secondary residential and guest units less than 640 square feet
- Similar and compatible uses

Issue	Policy
	Conditionally Allowed – Second units, 640-1000 square feet **Location Criteria** Residential uses should be located in areas which can be fully and economically served by roads and community services and facilities. Residential uses should be located: – Away from heavy industrial uses; – Away from intensive commercial development unless adequate buffering or other impact reduction is provided; – Away from roads and railroads without substantial noise and visual buffers; – Away from safety hazards; – In Community Core Areas only; **Density/Intensity Standards** Density/Intensity are established by the combining parcel size (ex: -1/2, -2, -5). An example of one unit/gross acre is shown below. Other densities can be determined multiplying by the parcel size factor. Maximum Housing Intensity — Estimated Residential[1] Population Density Example: R-1 (one unit/gross acre) — 2.95 person/gross acre **Implementing Zoning Districts** Existing R-1 standards should be revised to reflect current development and regulatory practices and policies of newly adopted General Plan.
Multiple Unit Residential (MUR) 6. Amendment Resolution: 2003-126: Multi Unit Language Change	The County shall provide for medium density residential areas for such dwellings as duplexes, planned unit developments, zero-lot line developments and mobile home parks. The intent of this designation is to create conditions for this type of housing in particular to meet the needs of elderly households and low, very low, and moderate income households. The density allowed is expected to provide for this type of housing as discussed in the Housing Element. **Allowed** – Single-family detached homes – Similar and compatible uses – Accessory recreational uses **Conditionally Allowed** – Duplexes – Mobile home parks

[1]Based on 2.39 person/household + 7.5% of lots with second units.

Issue		Policy
		Location Criteria Multiple Unit Residential uses should be located in areas which can be fully and economically served by roads and community services and facilities, and: – Away from heavy industrial uses; – Away from intensive commercial development unless adequate buffering or other impact reduction is provided; – Away from roads and railroads without substantial noise and visual buffers; – Away from safety hazards; – In Community Core Areas only; – Where community water (public or private) systems can be provided; – Where compatible with surrounding land uses. **Density/Intensity Standards** Maximum Housing Intensity — Estimated Population Density[1] Minimum: 8.0 units/acre — 19 persons/gross acre to Maximum: 12.0 units/acre — 29 persons/gross acre **Implementing Zoning Districts** Existing R-2 and R-3 standards shall be revised to reflect current development and regulatory practices and policies of newly adopted General Plan policy.
Community Commercial (CC)	7.	The County shall provide for the bulk of retail activities needed by its residents within Community Commercial areas. The intent of this designation is to allow for a wide range of retail uses, to ensure separation of compatible uses by clearly delineating concentrated areas of retail use, and to avoid commercial sprawl outside of Community Areas. **Conditional Uses** – Retail sales and services – Eating establishments – One dwelling unit/1000 sq. ft. of retail square footage where ancillary to the retail useand where off-street parking can be provided. – Board and care facilities – Single room occupancy units – Transitional housing facilities – Offices

[1]Based on 2.39 person/ ehold.

Location Criteria
Community Commercial uses shall be located:
- Within Community Core Areas where conflicts with surrounding land uses can be avoided.
- Generally, not in a continuous pattern along roadways (where development does not currently exist) unless it coordinates use and design with adjacent properties and does not result in the visual clutter and disorganized vehicular movement characteristic of "strip commercial".

Approval Criteria
Criteria for approval of future commercial developments shall include the following:
- The use will contribute to the County's objective of becoming a balanced community;
- The use will have a positive economic impact on the community;
- The use will not negatively and substantially affect the viability of existing businesses;
- The development will be designed and landscaped in a manner sensitive to surrounding land uses;
- The development will have a coordinated and safe pedestrian and vehicle circulation system.

To ensure that these criteria are met, all uses shall be conditional. Site Plan Review of all phases of development and Design Review at each phase should be required.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
FAR (Floor Area Ratio) = 0.30 Max.Bldg area per Net Acre: 13,068 sq.ft. Maximum Building Height: 2-1/2 stories Required Open Space: 30% In Historic Preservation Overlay Areas: FAR no greater than that of existing structures on average. For example, in many cases, a FAR of 2.0 exists (100% lot coverage, 2 stories, no parking).	14.3/persons/net acre (Assumes 1 unit/1000 sq ft of retail x 2.39 persons/household)

Implementing Zoning Districts
The existing Commercial Residential zone text needs to be revised to reflect current development and regulatory practices and newly adopted General Plan policies.

Issue		Policy
Visitor Commercial (VC)	8.	The County may provide for uses to serve the needs of visitors to the County. The intent of this designation is to provide for a full range of related visitor services which, because of their intensity require community facilities, and services. **Conditionally Allowed** – Motels, hotels, and other lodging and support uses – Restaurants – Visitor-oriented retail as a primary or ancillary use – Employee housing – Other visitor services which are in keeping with the rural and resource based nature of the County **Not Allowed** – Residences other than for caretaker or resident owners **Location Criteria** a. Within Community Core Areas where conflicts with surrounding land uses can be avoided. b. Generally, not in a continuous pattern along roadways (where development does not currently exist) unless it coordinates use and design with adjacent properties and does not resulting the visual clutter and disorganized vehicular movement characteristic of "strip commercial". c. In limited quantities in other areas. **Approval Criteria** Criteria for approval of future Visitor Commercial developments should include the following: – The use will contribute to the County's objective of becoming a balanced community; – The use will have a positive economic impact on the community; – The use will not negatively and substantially affect the viability of existing businesses; – The development will be designed and landscaped in a manner sensitive to surrounding land uses; – The development will have a coordinated and safe pedestrian and vehicle circulation system. To ensure that these criteria are met, all uses shall be conditional. Site Plan Review of all phases of development and Design Review at each phase should be required. **Density/Intensity Standards**

Issue		Policy

Maximum Building Intensity	Estimated Population Density
FAR = 0.30m Maximum Building Height: 2-1/2 Required Open Space: under 10 ac: 30% 10 ac-30 ac: 70% 30-50 ac: 80% 50 acres+: 90%	.03 persons/gross acre (Assumes an average 30 acre site with a caretaker or resident owner)

In Historic Preservation Overlay Areas:
FAR no greater than that of existing structures on average. For example, in many cases, a FAR of 2.0 exists (100% lot coverage, 2 stories, no parking).

Implementing Zoning Districts
A zone should be created based on the existing Commercial Residential zone to reflect current development and regulatory practices and newly adopted General Plan policies.

Industrial

9.

The County shall provide for heavy and light Industrial areas where manufacturing and related activities may take place. The intent of this designation is to promote opportunities for manufacturing, to create economic benefits and employment, and to ensure separation of incompatible uses by clearly delineating concentrated areas of industrial use.

Conditionally Allowed
- Manufacturing
- Processing
- Assembly
- Outdoor storage
- Business park activities
- Incidental wholesale and retail sales
- Similar and compatible uses

In addition, changes in use of manufacturing facilities already in existence over 10 acres in size shall require a conditional use permit.

Not Allowed
- Residential uses, not including a caretaker use
- Primary retail activities
- Other incompatible land uses

Amendment Resolution:
#2003-208: Industrial Land Use Policy Language Change

Location Criteria
- Within Community Core and Influence Areas
- Outside Community Areas where land use conflicts, other impacts, and disruption of critical views can be avoided.
- Sufficiently removed from residences and other sensitive land uses to prevent significant impacts to those uses.

Approval Criteria
Criteria for approval of future industrial developments shall include the following:
- The use will contribute to the County's objective of becoming a balanced community;
- The use will have a positive economic impact on the community;
- The development will be well-designed engineered to protect and enhance the physical environment and to mitigate on-site and off-site impacts to the satisfaction of the County;
- The development will be comprehensively planned.

To ensure that these criteria are met, all uses shall be conditional. Site Plan Review at each phase of development shall be required.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
FAR = 0.50% of lot area Maximum Building Height/Net Acre: 21,780 sq.ft. In Historic Preservation Overlay Areas: FAR = Similar to or complimentary to that of surrounding area which, in many cases, may be 1.0 because of full site coverage and no parking.	0 persons/gross acre

Implementing Zoning Districts
The existing M-1 district needs to be revised to reflect current development and regulatory practices and newly adopted General Plan policies. Two districts are recommended: M-1 and Business Park (for light industrial, office, and research uses).

Issue		Policy
Open Space	10.	The County shall provide Open Space areas to preserve, protect, and provide for the management of sensitive environmental areas and resources which are of particular value to the County. Other land use designations which implement open space goals include the Recreation designation and the various resource production designations: Forest, Agriculture, and Mineral Extraction Overlay and aspects of the various Special Treatment Area Overlays. It is the intent of all of these designations combined to: – Assure the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources. – Discourage premature and unnecessary conversion of open space land to urban uses. – Protect watershed areas and watercourses **Allowed** Essentially unimproved land devoted to: – Preservation of natural resources including, but not limited to preservation of plant and animal life, including habitat for fish and wildlife species; ecologic and other scientific study purposes; rivers, streams, and estuaries; lake shores, banks of rivers and streams, and watershed lands. – Recharge of groundwater basins, marshes, rivers and streams. – Low intensity outdoor recreation, including scenic, historic and cultural areas; low intensity park and recreation purposes, including access to lake shores, and rivers and streams; and links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. – Management for public health and safety, including, but not limited to areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality. – Dredging under a valid permit issued by DFG or USFS.

Issue		Policy

Conditionally Allowed
-- All structures, including barns
-- Sand and gravel operations

Not Allowed
– Residences, commercial, industrial uses, or signs

Location Criteria
– Within Community Areas
– Outside Community Areas

Approval Criteria
Future development in Open Space areas shall be reviewed for ability to protect the underlying resource.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
3000 sq ft / 40 acres	0 persons/gross acre

Minimal structural and impervious surface coverage is the goal for these lands. In many cases, the feature to be preserved would preclude building construction or the open space parcel could be too small to accommodate a structure. Thus, the maximum intensity stated here is expected to be allowed only associated with conditional uses.

Implementing Zoning Districts
Open Space
Stream Zone District

An "open space" zone needs to be implemented to create a specific review policy for lands to be included within the open space areas, reflecting new General Plan Policies

Recreation	11.	The County shall provide areas for small- to mid-scaled developed recreation facilities which are in keeping with the rural, resource oriented nature of the County. It is the intent of this designation to: – Assure availability of recreational land due to its importance to the residents and economy of the County. – Discourage premature and unnecessary conversion of open-space land to urban uses.

- Assure that recreational developments have a tie to existing communities.
- Provide for fiscally positive recreational development.
- Provide in part for economic diversification of the County.

Conditionally Allowed
- Low intensity outdoor recreation, including scenic, historic and cultural areas; low intensity park and recreation purposes, including access to lake shores, and rivers and streams; and links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Small- to mid-scale developed recreational facilities such as ski areas; lodging, resort activities, parks, museums, campgrounds, and minor ancillary retail uses all reviewed on a case-by-case basis as conditional uses. Large scale uses will require a general plan amendment (see Density/Intensity Standards).
- Similar and associated compatible uses

Not Allowed
- Residential uses other than for caretaking purposes or resident property owner. There shall be a relationship between this residential use and the recreation use.
- Employee housing

Location Criteria
- Within Community Areas
- Outside Community Areas where land use conflicts, other impacts, and disruption of critical views can be avoided.
- Within special treatment areae (STA) with conditional use permit.

Approval Criteria
Criteria for approval of future Recreation developments shall include the following:

- The use will contribute to the County's objective of becoming a balanced community;
- The use will have a positive economic impact on the community;
- The development will be well-designed and engineered to protect and enhance the physical environment and to mitigate on-site and off-site impacts to the satisfaction of the County;
- The development will be comprehensively planned.
- The use will not include large scale employee housing.
- The use will not include associated residential development other than for caretaking purposes or resident property owner.

– The use will not be primarily a destination facility; lodging units shall not exceed the threshold under Density/Intensity Standards and shall be ancillary to the recreational use.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Maximum Total Bldg Square Footage: 25,000 sq.ft. Maximum size of individual lodging units: 1500 sq.ft. Required Natural Open Space: 75% of total acreage on smaller (less than 10 ac) pre-existing parcels 30% Open Space Maximum Impervious Coverage: Four times the building footprint	< .239 persons/acre (This equates to persons per acre expected by location of a caretaker or resident owner on the units/ acre permitted)

Maximum Building Height: 2.5 story structural height maximum
Maximum trip generation: 200 vehicle trips/day
Minimum parcel size: 10 acres

The intent of this designation is to allow for recreational development consistent with the County's rural nature. As a result, a low parcel coverage maximum is used. More intensely developed recreational developments would be appropriate within the Visitor Commercial or Community Commercial designations (allowed within Community Areas only) or would require a General Plan amendment to ensure an elevated level of review.

Recreation Designation
Example of Potential Use

100 ac total	75 acres Open space 25 acres developable - 100,000 sq.ft. impervious coverage allowed - 25,000 sq ft bldgs - 200 vehicle trips/day
	20 cabins= 20,000 sq ft 1 lodge= 5,000 sq ft Prkg area +=100,000 sq ft Other impervious area 2.86 Acres coverage

Implementing Zoning Districts
Forest Recreation - This existing district will need to be revised to reflect current development and regulatory practices and newly adopted General Plan policies.

Destination Resort

12.

The County may provide areas for large-scale destination resorts if the criteria in this policy are met. It is the intent of this designation to be limited in application throughout the County and:

- To avoid negative fiscal impacts to the County.
- To avoid negative growth inducing impacts
- To recognize environmental, road, and public facility constraints
- To maximize revenue per visitor within the County reducing revenue leakage out of the County to a minimum
- To bolster the economy of existing communities
- To ensure that recreational development does not conflict with the rural character of the County

Allowed

- Low intensity outdoor recreation, including scenic, historic and cultural areas; low intensity park and recreation purposes, including access to lake shores, and rivers and streams; and links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Conditionally Allowed

- Developed large-scale recreational facilities such as ski areas, lodging, hotels, resort activities, parks, museums, campgrounds, riding stables, golf courses, skating rinks, restaurants, spas, and ancillary retail uses all reviewed on a case-by-case basis as conditional uses.
- Similar and associated compatible uses

Not Allowed

- Residential uses other than for caretaking purposes or resident property owner
- Employee housing

Location Criteria
Criteria for approval of future large-scale recreational developments and placement of this designation on the Land Use Diagram shall include the following:

- The use will contribute to the County's objective of becoming a balanced community;
- The use will have a positive economic impact on the community; phasing or bonding may be required to meet this criteria;
- The use will be well-designed and engineered to protect and enhance the physical environment and to mitigate on-site and off-site impacts to the satisfaction of the County;

- The development will be comprehensively planned;
- The use will not include associated residential development.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Required Natural Open Space: 75% of total acreage Maximum Impervious Coverage: 10% of non-open space area Maximum Building Height: 3 stories, or as approved through special use permit or a Specific Plan process, with a maximum height not to exceed 10 stories. Maximum trip generation: Unless otherwise provided in a specific plan, not to exceed a level that will cause post-mitigated circulation system to exceed LOS C or result in significant safety impacts. Minimum Parcel Size: 40 acres	<.06 persons/gross acre (caretakers)

Implementing Zoning Districts

A new Destination Resort district will need to be prepared to reflect current development and regulatory practices and newly adopted General Plan policies.

Agriculture

13.

The County shall provide areas for agricultural preserves where the primary use is agricultural production. The intent is to ensure that parcel sizes and allowed uses further the viability of agriculture and avoid interference with agricultural operations as a result of land use conflicts.

Allowed

- Associated residences based on permitted lot size.
- Agricultural uses, including production of timber.
- Animal husbandry.
- Commercial practices performed incidental to or in conjunction with agricultural operations including selling, processing, packaging, preparation for market and equipment storage and repair.
- Local non-commercial sand and gravel operations not exceeding 250 cubic yards and used upon the property from which the sand and gravel is being extracted.

Conditionally Allowed / Approval Criteria

- A limited range of small scale, ancillary activities related directly to the cultivation, harvest, processing, and sale of crops. Compatible ancillary uses shall not create

significant visual, noise, or other nuisance for neighboring residents beyond those inherent in agricultural activities. Any of the following characteristics will define a use as incompatible:

. Use of or construction of structures which do not have a traditional farm appearance.
. Use of more than 2000 square feet of structure for non-farm activities, excluding residential.
. Use of brightly colored awnings, multiple signs, or other features conveying a retail or "circus" appearance on-site or off-site.
. Outside, unscreened storage of more than five non-farm vehicles, resembling a storage, repair, or dismantling business.
. Regular use of purchased non-farm materials exceeding 30% of those used in processing or sales.
. Noise generation exceeding Noise Element standards.
. Bright and unshielded night lighting.
. Hazardous material storage not otherwise required for agricultural businesses.
. Prominent, unscreened non-farm parking and storage facilities.
. Local, non-commercial sand and gravel operations between 250 - 1000 cubic yards.

- A limited range of non retail accessory or appurtenant activities such as riding stables, equestrian centers, hunting and fishing lodges, guest ranches, camping facilities, fish hatchery facilities, animal boarding, care and breeding facilities and other low-intensity outdoor recreation uses which may be appurtenant and which are subordinant to the agricultural use of the property.

- Williamson Act lands: Because the Williamson Act focuses on crop cultivation and harvest, and because it confers special tax benefits on affected lands, ancillary uses on these lands shall also:

. Enhance agricultural viability.
. Enhance agricultural activities.
. Exclude urban development on agricultural lands.
. Generate revenues characteristic of agricultural operations while continuing to receive State subventions.
. Maintain existing parcel sizes or create larger parcels.
. Not be a use for which a suitable alternative site is available outside of Williamson Act contracted lands.
. Commercial practices performed incidentally to or in conjunction with agricultural operations including selling, processing, packaging, preparation for market (retail) and agricultural equipment storage and repair.

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Forest 14.

Amendment Resolutions:
#1998-167: Forest Maximum Building Coverage
#1999-015: Forest Maximum Building Coverage
#1999-085: Forest Maximum Building Coverage

Location Criteria
- Outside Community Areas
- Inside Community Areas on a limited basis;
- Lands currently in agricultural production or proposed for such;
- Williamson Act lands;
- Sierra Valley floor.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Max Bldg Coverage: 1% /acre	.003 persons/gross acre
(example: 17,424 square feet/40 acres)	(Assumes 1 du/640 ac on exisitng
Maximum Building Height: 3 stories	parcels)

Parcel Size: 640 acres except for agricultural designations within Long Valley Area which shall be 160 acres. The number of units on an agricultural parcel must be consistent with density standards but should not conflict with "family ranches" that are operated by several families.

The County shall provide for protection of its forest lands within the Forest designation in order to:
a. Ensure the continued availability of private timber lands;
b. Ensure the continued viability of timber production;
c. Allow for the managed production of forest lands;
d. Retain the open space and scenic values these lands provide.
e. Prevent conversion to residential uses and other incompatible land uses.

Allowed
- Timber production and appurtenant uses
- Large acreage estate residential on non-TPZ lands
- Low intensity outdoor recreation, including scenic, historic and cultural areas; low intensity park and recreation purposes, including access to lake shores, and rivers and streams; and links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Conditionally Allowed / Approval Criteria

- A limited range of small scale, ancillary activities related directly to timber harvest and processing. Compatible ancillary uses shall not create significant visual, noise, or other nuisance for neighboring residents beyond those inherent in timber

harvest activities. Any of the following characteristics will define a use as incompatible:

. Recreation of low intensity
. Use of or construction of structures which do not have a traditional ranch or cabin appearance
. Use of brightly colored awnings, multiple signs, or other features conveying a retail or "circus" appearance on-site or off-site.
. Outside, unscreened storage of more than five non-timber harvest vehicles, resembling a storage, repair, or dismantling business.
. Regular use of purchased non-timber harvest materials exceeding 30% of those used in processing or sales.
. Bright and unshielded night lighting.
. Hazardous material storage.
. Prominent, unscreened non-timber harvest activity parking and storage facilities.
. Quasi-public uses and public service uses
. Manufacturing and packaging plants

– TPZ lands: Because the Timberland Productivity Act focuses on timber cultivation and harvest, and because it confers special tax benefits on affected lands, ancillary uses on these lands shall also:

. Enhance timberland viability.
. Enhance timber activities.
. Exclude urban development on timber lands.
. Generate revenues characteristic of timber production operations while continuing to receive State subventions.
. Maintain existing parcel sizes or create larger parcels.
. Not be a use for which a suitable alternative site is available outside of Timber Productivity Act contracted lands.

Location Criteria
– Outside Community Areas
– Lands currently in timber production;
– All TPZ lands shall receive this designation;
– Forested lands.

Issue	Policy
AMENDMENT RESOLUTION NO. 99-085 May 18, 1999 NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT: A. The Board of Supervisors adopt the following amendment to the General Plan Forest Land Use designation maximum building coverage standard: Forest 14. **Density/Intensity Standards** Maximum Building Lot Coverage Less than 1 acre — 2400 square feet 01 to < 10 acres — 8000 square feet 10 to < 40 acres — 14000 square feet 40 acres and up — 28000 square feet	**Density/Intensity Standards** Maximum Building Intensity — Estimated Population Density Maximum Bldg Coverage: .0014%/acre — .006/gross acre (Example: 10,000 sq ft/160 ac) — (based on Table 1-24) Maximum Building Height: 2 stories Parcelization: No new parcelization except for minor lot line adjustments, parcel combination, or where ability to construct additional homes beyond that possible under existing parcelization will not result. **Implementing Zoning Districts** Existing TPZ and General Forest districts will need to be revised to reflect current regulatory standards and practices and newly adopted general plan policies.
Public Service 15.	The County shall designate areas where public and quasi-public uses are allowed such as schools, utilities, governmental buildings, parks, churches, solid and liquid waste facilities, airports, etc. The intent is to ensure that an adequate supply of land is available for these types of uses to serve the projected Plan period population. **Allowed** – Publicly owned facilities; – Quasi-public service uses. **Location Criteria** – Inside Community Areas – Outside Community Areas where land use conflicts can be avoided. **Density/Intensity Standards** Maximum Building Intensity — Estimated Population Density FAR = 0.30 — 0 persons/acre Maximum Building Area per Net Acre: 13,068 sq.ft. In Historic Areas: No greater than that of existing structures on average; in many cases a FAR of 2.0 exists (100% lot coverage, 2 stories, no parking). **Implementing Zoning Districts** Public Service

Issue		Policy
Special Treatment Area Overlays	16.	The County may designate areas where special treatment is desired because of the presence of notable features such as biotic resources, recreational assets, landmarks, etc. All uses in these areas shall be conditional. In addition, in many cases, individual policies may accompany these overlay districts to identify the County's specific concerns in these areas. **Conditionally Allowed** – Underlying use of base district unless defined by area specific policy; – All uses conditional **Location Criteria** – Inside Community Areas; – Outside Community Areas; – Where notable or unique features necessitate special treatment. **Approval Criteria** Criteria for approval of development within the Special Treatment Area Overlays shall ensure that the feature described by pattern or notation on the Land Use Diagrams is not significantly impacted and that treatment is consistent with goals, policies, and measures throughout the General Plan. **Density/Intensity Standards** Maximum determined by underlying base district unless refined by individual policy. Conditional use permit process may result in reduction of maximum density allowed or transferring of density out of this area via underlying base district. **Implementing Zoning Districts** Special Treatment Area Overlay Stream Zone District
Special Treatment Area Overlay LAKES BASIN	17.	Special Treatment Required: A Recreation Master Plan shall be prepared by the County before further recreational development is permitted in this area.. The intent of the Plan should be to: – Ensure that recreational capacity of the Basin is not exceeded – Ensure that winter uses which would be disturbed by additional road access are protected – Ensure that the recreational aspect of the area is not impacted by residential uses – Preserve the character and amenities of the Basin

– Develop specific criteria to ensure protection of Basin resources related to:
  1) Traffic
  2) Noise
  3) Water Quality
  4) Recreational quality
  5) Visual resources
  6) Wildlife
  7) Other resources
– Coordinate with the Forest Service

Special Treatment Area Overlay
THE BUTTES
(STA – Steep Slopes)

18. No visible disturbance to this area shall be allowed including mineral exploration or extraction, electronic or communication towers or uses, and new road construction or reconstruction.

18a. Special Treatment Required: These are areas exceeding 25% slope. In general, earth disturbing activities and land uses are discouraged from these areas; however, where development is permitted site adaptive techniques and Best Management Practices for erosion control will be needed.

(STA – Stream Zones within Community Areas)

18b. Special Treatment Required: These zones are along streams within Community Areas where retention of native vegetation, natural contours, and low erosion and sedimentation rates are desired, but where future building sites are allowed because of the historic pattern of the communities. Structural setbacks are significantly reduced in these areas, but 50 foot and 100 foot septic system setbacks are required for intermittent and perennial streams, as are Best Management Practices.
Note: Stream zones outside of community areas are designated Open Space.

(STA – Washoe Pine Forest)

18c. Special Treatment Required: These areas contain a special natural community as classified by the California Department of Fish and Game Natural Diversity Data Base. Plants and Wildlife Element Policies 11-15, 21, and 30 specifically apply.

(STA – Deer Migration Corridors)

18d. Special Treatment Required: These areas are defined by California Department of Fish and Game deer migration mapping. Plants and Wildlife Element Policies 11-15, 21-22, and 30 specifically apply.

(STA – Critical Deer Range and Fawning Areas)

18e. Special Treatment Required: These areas have been delineated by the California Department of Fish and Game (range) and the DFG local biologist (fawning areas) and are specifically subject to Plants and Wildlife Element Policies 11-15, 21, and 30.

(STA – Other Areas of Special Biological Concern)

18f. Special Treatment Required: The following areas have been identified as areas of particular biological importance and sensitivity not designated Open Space. All of these areas are also of unique value to the County as passive recreation areas.
– Perazzo Meadow
– Little Truckee River Basin
– Webber Lake Watershed
– Dog Valley
– Jones Valley
– Bickford Meadow

- Independence Lake Watershed
- Kyburz Meadow
- Sardine Valley
- Truckee Summit
- Carmen Valley
- Antelope Valley
- Long Valley
- Known wetlands

Special Treatment Area
Scenic Corridor Overlay
(STA — SC)

19. The County may designate areas where special treatment is desired in scenic corridors. The intent is to provide for an elevated level of design review in scenic corridors. All uses and related activities, including structure demolition, major grading and tree removal, signage, lighting, and major remodeling shall be conditional.

Conditional Uses
- Determined by underlying base district;
- All uses consistent with the underlying base district are also conditional

Location Criteria
- Inside Community Areas;
- Outside Community Areas;
- Within scenic corridors (County or State designated).

Note: The STA-SC overlays do not depict the federal or state scenic highway scenic corridors but are the most critical local corridors as described in the Visual Element, Table 16-1 and Policy 1d.

Density/Intensity Standards
Maximum determined by underlying base district unless refined by individual policy. Conditional use permit process may result in reduction of maximum density allowed via underlying base district.

Implementing Zoning Districts
Scenic Corridor Special Treatment Area Overlay

Special Treatment Area
Historic Preservation Overlay
(STA — HP)

20. The County may designate areas of prehistoric or historic value with a Historic Preservation Overlay. The intent is to provide for an elevated level of design review will occur in order to protect its cultural resource values. Discretionary review of all renovations, new projects, public facilities, landscaping, demolitions, signs, and other major alterations shall be required in these areas.

Conditionally Allowed
- Same as underlying Base District;
- All uses conditional

Location Criteria
- Where historic or prehistoric resources have been identified

Issue		Policy
		Density/Intensity Standards Determined on a case-by-case basis but in no case greater than that allowed by the underlying base district. **Implementing Zoning Districts** Historic Preservation Overlay **Other Implementation:** Design Review Process (See Visual Resources Element)
Special Treatment Area	21.	{Number not used at this time}
Special Treatment Area Mineral Extraction Overlay (STA — ME)	22.	The County shall provide for additional protection of its mineral lands via a Mineral Extraction Overlay district within compatible base General Plan land use districts. The intent is to provide for an elevated level of assurance that land use conflicts will not occur between mining activities and neighboring uses. **Conditionally Allowed** – Surface and subsurface mining; prospecting; exploration; and ancillary uses – All uses conditional **Not Allowed** – Uses which would be incompatible with existing or future mineral extraction activities. **Location Criteria** – Outside Community Areas; – Where it has been established that important minerals are present via existing operations, qualified studies, State classification, or obvious aggregate resources. **Approval Criteria** The policies within the Mineral Management Element will direct resource extraction procedures.

Special Treatment Area
Floodplain Overlay
(STA - FP)

23.

Density/Intensity Standards
Determined by underlying land use district.

Implementing Zoning Districts
Mineral Extraction Overlay

The County shall designate FEMA mapped 100 year floodplains with a Special Treatment Overlay. The intent is to ensure protection of structures from major flooding events and to avoid alteration of the floodplain which could divert flows and affect other properties.

Conditionally Allowed
- Determined by underlying base district
- All uses conditional

Not Allowed
- New schools, hospitals, or public safety related buildings.

Location Criteria
- Inside Community Areas;
- Outside Community Areas;
- Within the FEMA mapped 100 year floodplain.

Approval Criteria
Criteria for approval of development within the Floodplain Overlay areas shall include the following:
- Residential foundations shall be at least one foot above the 100 year flood elevation; and
- Non-residential structure foundations shall be at least one foot above the 100 year flood elevation or flood-proofed to prevent damage from the 100 year flood;
- Site development shall not serve to alter or increase 100 year flood flows to affect areas not currently within the 100 year floodplain.

Density/Intensity Standards
Maximum determined by underlying base district unless refined by individual policy. Conditional use permit process may result in reduction of maximum density allowed by underlying base district.

Implementing Zoning Districts
Floodplain Overlay

Special Planning Area - Destination Resort (Balls Ranch) (SPA-DR)	24.	Implementation measures and limitations on rezoning may be found under "Special Planning Area - Destination Resort (Balls Ranch) SPA - DR".
Planned Development Overlay (PD)	25.	Implementation measures and limitations on rezoning may be found under "Special Planning Area - Destination Resort (Balls Canyon) SPA - DR".
	26.	The County may designate areas where creative solutions to site planning or a mixture of uses are desired to address site-specific constraints or opportunities with a Planned Development Overlay. **Conditionally Allowed** – Determined by underlying base district. However, amount of area dedicated to specific uses may be further refined by the designation. (e.g., PD, VC;, MUR (MU 5 ac) = Planned Development Visitor Commercial and 5 acres Multiple Unit Residential) – All uses conditional **Location Criteria** – Inside Community Areas; – Outside Community Areas; – Where creative site planning is desired. **Approval Criteria.** Criteria for approval of development within the PD Overlay areas shall include: – Creative site planning to reflect adaptation to site constraints and opportunities; – Common open space to meet the needs of the proposed development; – Specific implementation of goals, policies and measures of the General Plan. **Density/Intensity Standards** Maximum determined by underlying base district and any refinements attached in parentheses to the PD Overlay designation. Conditional use permit process may result in reduction of maximum density allowed by the underlying base district. **Implementing Zoning Districts** Planned Development Overlay
X Overlay (Related to Land Use Standards)	27.	Notwithstanding other policies, no land subject to the "X" Overlay shall be further subdivided nor shall further lot splits be created. The "X" Overlay shall be used to mitigate cumulative impacts of successive land divisions. The "X" Overlay may also be used where allowable density is transferred to another parcel.

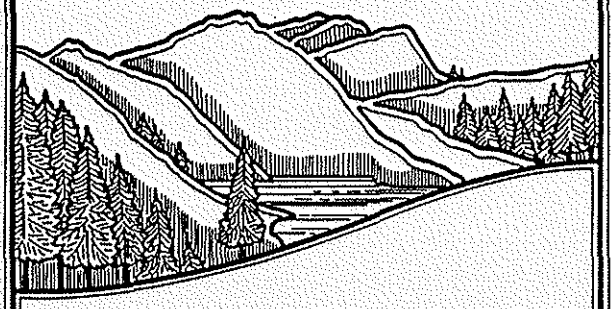
Other Land Use Regulations

28. 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.

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

30. Minimum parcel size requirements and parcel division restrictions for the respective General Plan land use designation shall not apply to parcels occupied by Government bodies.

ECONOMIC ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

2. Economic Element

Introduction

An Economic Element is not required by State planning law. However, it is included in this General Plan because of the importance of economic issues to Sierra County.

Through the General Plan, economic development can best be fostered by:

- Setting a theme
- Setting priorities for government action and targets (such as number of jobs)
- Suggesting a framework for action
- Providing a forum for yearly monitoring as required by State law
- Ensuring an adequate supply of appropriately zoned land
- Providing for adequate public facilities

It is the intent of this Element to address each of these issues.

Detailed information related to the Economic Element is contained within the Background Report. Specific topics discussed include:

-Overall economic development/ need for diversification
-Employment sectors
-Unemployment

-Employment trends
-Economic development program idea inventory
-Recreational development case studies

Element Goals

1. It is the goal of the County to work toward diversification of its economy and a sustainable economy and quality of life.

2. It is the priority of the County to retain and enhance existing businesses and improve on traditional economic pursuits, strengths, and resources rather than develop new types of economic activities and competition to existing economic centers.

Future Needs / Economic Development Action

Recommendations

Meeting the economic goals of this Element will require active County participation in the following areas:

1. **Staffing and Financing** ~ Given the extreme fiscal dilemma facing County government, it is unrealistic to expect County resources to be entirely responsible for implementation of the General Plan economic goals through an active strategy. There will be some County funds needed and allocation of County staff time. But, the key is attracting new resources—both staff and money. A partnership approach is needed to do this so that County staff can work with private sector sources to develop a positive, directed program. An Economic Development Coordinator has been suggested by many sources. This function could be carried out by County staff or with County funding participation by the Sierra County Economic Development Council or the Plumas County Community Development Commission.

2. **Structure and Organization** ~ The County will need to restructure itself and create new financing mechanisms to avoid fiscal failure. A healthy County budget ensures funding of recreation, the arts, and public facilities which support the tourism sector of the economy. A whole new approach to organizing local government is essential if we are going to survive the stresses currently impacting public services. There are any number of possibilities for restructuring, including consolidation of city/county;

consolidation of special districts; shedding services from the public sector; impact fees, etc. These methods are discussed in the Public Facilities Element but center around:

- Formation of a County Service Area to meet the needs of existing residents and,
- Creation of a Community Facilities District (Mello-Roos) and adoption of mitigation fees to provide for the needs of new development.

3. **Incentives and Development Guidelines** ~ The County needs to establish incentives that will assist the developers in installing the types of development and the character of development that is desired and is consistent with the General Plan. Examples of these incentives would include: transfer of development rights; planned unit development application processing streamlining as opposed to individual property applications; and flexible design standards for certain types of development.

4. **Monitoring of Economic Progress** ~ Yearly monitoring of economic indicators such as housing starts, new jobs, unemployment rates, etc. is needed. These kinds of periodic measurements are essential to maintaining integrity with the community that assists in formulating the vision of the future and setting of goals for the County. In addition, the measurement of results will be of value to prospective developers who seek to improve lands consistent with the General Plan. It will assist their planning; the ability to judge what the market is for additional absorption of new development; and allow the County to report back to the residents as to what has been accomplished.

   Sometime prior to the annual budget is a good time to complete the public reporting of results . (February is recommended throughout the Plan.) The results noted in the monitoring report can serve as an incentive to the participants to continue their efforts and to improve the results for the next reporting period.

Related Plans

Overall Economic Development Plan, Sierra Economic Development District (annually). As a member of the four-county Sierra Economic Development District, the County participates yearly in the preparation of a

regional Overall Economic Development Plan. Within the Plan, areawide and County employment, unemployment, and economic statistics are updated yearly. These figures can be used in the annual General Plan and Economic Element progress report.

Economic Development Assessment Sierra County (1989) was prepared by Economic Development Services for the Sierra Economic Development District. The assessment includes a general discussion of forces affecting the rural economy, key observations on Sierra County's economy, and recommendations including the creation and funding of an Economic Development Commission.

The Feasibility of Tourism in Sierra County Including an Implementation Plan (January 1992) was prepared by the Sierra Economic Development District to evaluate Sierra County's existing tourism base and future potential. It notes that the County qualifies as a tourism community, with 6.7 guest beds for each 100 residents (the World Tourism Organization defines a tourism community as having a ratio of over 4 beds for each 100 residents). It also observes that the summer volume of tourists is near capacity, and that the County's focus should be on creating a more uniform, year-round use of recreation and tourist facilities.

The Plan contains several goals relating to recreation issues, paraphrased below:

- The establishment of a professionally-staffed tourism development program.
- The improvement of the quality and quantity of existing visitor services and attractions.
- The development of additional activities for visitors, compatible with local residents' concerns.
- Maintaining the sustainability of County recreation by protecting resources.

USFS Economic Diversification Committee. In 1992, the U.S. Forest Service facilitated the creation of an Economic Diversification Committee which involved many residents in creating specific diversification tasks. A number of the recommendations have already been implemented most notably the hiring of an Economic Development Coordinator to head up a new Sierra County Economic Development Council. Inclusion in the Forest Service Scenic Byways System has also taken place.

"Potential Utilization of Small Diameter Trees in Sierra County Public Lands." This report was prepared in 1994 by Paul Rosenfeld and published jointly by the Sierra County Economic Council and the US Forest Service.

Assumptions

The following assumptions were used to develop policies in this Element.

1. The County's easily accessible renewable resources have been developed. Timber harvest yield will be less than historic levels. The acreage irrigated in the Sierra Valley presumably uses the full water resources available and cannot be increased further unless new waters or crops can be found.

2. The County is too near Reno to attract major industries, warehousing or business firms. Nevada's laws, taxes and practices provide a number of advantages to business which currently cannot be matched in California. In addition, the Reno area now has a sizeable labor pool. Theoretically, the County could be attractive to high tech firms dependant on telecommunications because of its recreational activities and uncrowded living conditions. The Grass Valley and Nevada City area has successfully attracted a number of high tech firms. However, located at a lower elevation, it is easily accessible, it has developable sites, provides a sizeable labor pool, and is nearer to the major California markets. In summary, for most types of commercial or industrial development, surrounding areas provide far more suitable conditions than Sierra County.

3. Sierra County has too limited a population to support major retail, service or industrial type uses.

4. Sierra County has extreme temperature variations, intense periods of snow, little developable terrain, and lack of urban services, which limits its attractiveness to large numbers of seniors for retirement type housing and other types of development.

5. Federal land ownership an location limits growth potential.

6. Poor regional access limits growth potential.

7. The County will continue to experience cyclical economic ups and downs in the forestry, mining, and retail sectors of the economy.

8. Projections of Population and Employment.

   a. **Population.** The State's extended projections anticipate that the County's population will increase from 3,318 in 1990 to 4,110 in 2012. These projections anticipate that the County's population will grow at a somewhat faster rate (36 persons or 1.1% per year average) than they did in the 1980's (26 persons per year average) but below the growth rates experienced in the 1970's (71 persons per year average).

   b. **Employment Trends.**It is estimated that employment in Sierra County increased from about 900 employed residents in 1970 to 1,180 in 1980 to more than 1,350 in 1989. When employment is related to the number of households in the County, the ratio has varied from a low of 80 employees per 100 households to nearly 120 employees per 100 households. The average has been about 91 local jobs per 100 households. These figures have been used to project the number of employees in the future based on the projected population and households. This projection anticipates that the number of employed persons in the County will increase from 1,350 in 1989 to 1,921 in the year 2012. The average increase over the next 20 years would amount to about 47 new jobs per year compared to an average increase of 28 per year in the 1970's and 19 in the 1980's.

9. A continuation of the slow to moderate growth rate experienced by Sierra County in the past will best serve its ability to create a sustainable economy.

SIERRA COUNTY GENERAL P·L·A·N

Table 2-1
ECONOMIC ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

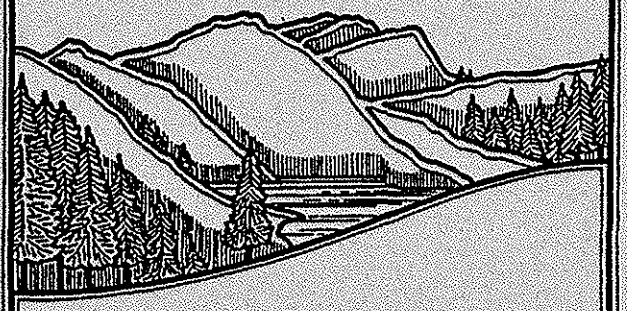
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its cultural, heritage, rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air, water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
AIR QUALITY GOAL											
	1. Maintain and protect high standards of air quality.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Overall Economic Development / Employment	1. Develop land use policies which encourage retention of existing jobs in the County and which provide an adequate inventory of lands zoned to accommodate economic development.	1a. Support and strengthen exisitng businesses.			✓						✓
	2. Provide and promote recreation and the arts as economic assets.	2a. Continue to pursue development of community halls and parks.			✓						✓
		2b. Encourage the arts, both visual and performing to be incorporated with economic development strategies.			✓						✓
		2c. Maintain, protect, and restore historic resources.			✓						✓
	3. Promote and enhance natural resource industries by zoning restrictions which prevent incompatible land uses and/ or conflicts that could be detrimental to these key economic assets.	3a. Strengthen the Natural Resource Industry policy to implement specific regulations.	✓	✓	✓			✓			
		3b. Support land use policies on agriculture, timber, and mineral extraction.			✓						✓
	4. Reduce the cyclical nature of the County's various industries on its overall economy by creating greater winter employment and economic activity.	4a. Provide a study on winter economic potential and work closely with USFS to coordinate efforts.			✓			✓			
	5. Work toward diversification and sustainability of existing economic conditions in the County and establish an economic growth rate which will support general plan growth rates by: -equal jobs and population growth rate -unemployment no greater than the State average -a median income which equates to a saving wage -economic activity that will create working capital for business and industry -attracting better than minimum wage employment.	5a. Implement a program to increase efficiencey of development review and building permit process.	✓					✓			
		5b. Develop specific site development standards and identify an inventory of properly zoned lands for economic development which clearly outline County expectations to prospective investment and/or development interests.	✓					✓			
		5c. Continue to support the Economic Council in applying for grants and offering economic development strategies.			✓						✓
		5d. Monitor economic development progress and continually update goals and objectives.			✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	6. Encourage economic development which strengthens the public and private infrastructure such as roads, parks, utilities, cultural centers, community public facilities, and recreational areas. Assure that public facilities that serve economic development needs work toward fiscal solvency.	6a. Pursue grant and loan programs.			✓						✓
		6b. Analyze mitigation fees as a measure to assist in financing this need.	✓						✓		
		6c. See Public Facilities and Land use Element policies and measures.									
	7. Provide for home occupations and cottage industries and preserve the integrity of commercial/ retail areas.	7a. See Land Use and Housing policies and measures.									
		7b. Preserve commercial centers of all Community Core areas and the City of Loyalton. Prevent strip commercial development between communities or other activities which would decentralize these commercial centers.			✓						✓
Local Economic Development Efforts	8. Support County programs which identify local business, local products, and existing or potential markets.	8a. See 5a, 5b, 5c above.									
		8b. Support programs that lead to sources of capital for local business devlopment.			✓						✓
		8c. Support local chamber of commerce and business groups to increase communication and economic growth.									
	9. Establish methods to increase jobs or offer industrial and business incentives.	9a. Implement tax credits and incentives to local businesses and offer business consulting services.			✓					✓	
		9b. Pursue housing rehab funding and other sources of funds to promote use of local employment and local business while at the same time enhancing local infrastructure.	✓								✓
Local Employment Pool	10. Encourage employment of County residents and assure sufficient future job potential to prevent the displacement of family members who are required to emigrate to employment opportunities outside the County.				✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Tourism	11. Promote tourism as a key economic asset that offers year round economic development opportunities, both in business development and in employment opportunity.	11a. Coordinate regional advertising of County resources with adjacent counties andregional associations.			✓						✓
		11b. Maintain a cooperative economic program that networks tourism with natural resource industries.			✓						✓
		11c. Encourage protection of natural scenic beauty of the County.			✓						✓
Schools		11d. Pursue winter economy analysis.			✓				✓		
Schools	12. Facilitate the development and maintenance of schools to ensure the economic and cultural vitality of the County.	12. Coordinate with Sierra Plumas Joint Unified School District			✓						✓
	13. Provide for the joint use of school and park facilities for enhancement of recreational, cultural, and economic activities and assist schools in the pursuit of funding sources for maintenance and capital improvements.				✓						✓
					✓						✓
	14. Encourage the development of a facilities master plan for schools which will include growth projections and establish the basis for ultimate school district boundaries and institutions.				✓						✓
	15. Encourage ROP and other programs to provide higher educational opportunities and programs to be made available within the County.										
	16 Promote and assist County school administration to assure prevention of any furthur reductions to school funding										

HOUSING ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

3. Housing Element

(Minor changes to reflect Land Use Map revisions 3/95)

Introduction

The State of California requires that each County's general plan include a housing element. Housing elements must set forth a five year program to provide for the housing needs of the community. The program must do all of the following:

> "(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobile homes, emergency shelters and transitional housing in order to meet the community's housing goals ...
>
> "(2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
>
> "(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
>
> "(4) Conserve and improve the condition of the existing affordable housing stock.
>
> "(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."
>
> Section 65583, Article Housing Element Law 10.6

Housing elements must be updated at least every five years. The State Department of Housing and Community Development (HCD) has established an update schedule dividing localities into four groups. This Element is intended to meet the 1992 required update. Sierra County's next required update completion is July 1997.

Relationship to Previous Element

A very general set of housing policies was included in the 1970 Sierra County General Plan. A more detailed housing element was then prepared in 1978 identified a number of housing issues which still exist today:

Existing Issue	Progress or Change in Conditions
— A large percentage of second homes	— Vacancy rate has fallen from 43% in 1990 to 39.1% in 1992
— Numerous homes constructed below Building Code Standards	— No quantification is available, but new construction must be to code; 54% of the County's housing stock has been built since 1970.
— Limited Infrastructure	— Little change, though a number of small public water systems have been upgraded
— Limited availability of private land and a rugged physical environment which limit housing development opportunity	— No change.
— Limited supply of rental housing	— 33.2% of County households were renters in 1990; 35% of households were renters in 1980.

In addition, eleven specific action programs were adopted in the 1978 Housing Element (pp. 32-37):

Action Program	Progress or Change in Conditions
Objective 1 Increase the "effective" amount of buildable land in the County. Action: 1. Rezone to higher densities those lands in and around each community which are not constrained by natural or man-made features. Evaluation Criteria: Are densities increasing in townsite areas?	Yes. The areas around each community were rezoned for higher densities after adoption of the 1978 General Plan. A number of lots have been infilled since 1978 and the Loyalton Senior Citizen Apartments (located in the unincorporated area) were completed.
2. Initiate discussions with the USFS about relinquishing developable land around townsites. Evaluation Criteria: Were talks held?	Yes, talks have been held. The Goodyear's Bar land sale negotiations are progressing and the Land Use Map includes this area in the Community Core as a result. The County now intends to file with the USFS for a town site patent for Goodyears Bar. The County would purchase the land in anticipation of revenue from resale to private individuals. Implementation Measure 21d reiterates this desired action to continue relative to other properties.
3. Apply for water, sewer and fire protection systems development grants. Evaluation Criteria: Does the Overall Development Committee have appropriate projects to review and evaluate each year?	A number of water and sewer (Loyalton) grants have been received since 1978 expanding residential development potential. This continues to be a need discussed in the text on page 3-62 and reiterated in Policy 21. The Committee does not exist; SEDD and the Plumas County Economic Community Development Commission performs this function and have applied for related grants.

Objective 2
Inform private individuals and developers about available housing loan and grant programs.

Action:
1. Post current information about relevant FmHA and HUD programs on bulletin boards in the County Court house and in the Loyalton City Hall?

Evaluation Criteria: Are individuals or developers asking questions about relevant programs?

No new subsidized housing projects have been built since 1978. Any information on relevant programs is routinely posted. However, the updated Housing Element notes that individual Section 502 loans through banks offer the best opportunity for the creation of affordable homes in Sierra County. Market conditions and lack of development firms interested in multi-family construction in this rural area are constraints to the use of other programs. (See text, page 3-63 and Policy 2)

Objective 3
Action:
1. Initiate discussions with various banking institutions about the possibility to invest more heavily in Sierra County.

Evaluation Criteria: Is more money available?

See above.

Objective 4
Increase the rent paying ability of local tenants.

Action:
1. Invite the State Dept. of Housing and Community Development (HCD) to sponsor a "Section 8" rental assistance program in the County.

Evaluation Criteria: Was HCD contacted?

A Section 8 program exists in Sierra County and has expanded modestly since 1978. However, additional artifacts are needed. See Implementation Measure 2d for reiteration of this desired action.

18.8% of all rental households were overpaying for housing in 1990. (See Table 3-22). In 1980 31.2% of all rental households were overpaying for housing (Draft 1990 Housing Element, p. 19). Thus, overall rental affordability has increased.

Objective 5
Increase the amount of money available to County residents for home repair.

Action:
1. Establish local non-profit corporations to act as applicants for and recipients of available rehabilitation loan funds.

Evaluation Criteria: Was HCD contacted?

Implementation of this objective has varied from the original recommended action. The Plumas County Community Development Commission has performed this function for the County in recent years and has received a number of grants. (See text page 3-63 for further discussion.)

Use of the Commission has been successful and is recommended for continuation in Policy 2.

Objective 6
Initiate a local home repair program

Action:
1. Contact the high schools and retired tradesmen about starting a home repair work/study program.

Evaluation Criteria: Were the Schools and retired tradesmen contacted?

Implementation of this objective has varied from the original recommended action. Housing condition surveys and a weatherization program have been implemented by the Plumas County Community Development Commission. Continuation of rehabilitation work is again recommended in Policy 9b. Specific program targets are recommended to tie into Housing Element goals.

Objective 7
Initiate a program for identifying homes needing repair.

Action:
1. Establish a routine for inspecting and citing dwellings which do not comply with the County building code.

Evaluation Criteria: Have any buildings been repaired because of this action?

Vigorous code enforcement is also again recommended in Policy 10. The Building Department does routinely cite code violators after identification by visual surveys. Policy 10 expresses the need to continue these activities.

Objective 8
Action:
1. Develop and incorporate into the zoning ordinance performance standards for location and construction of new residential development.

Evaluation Criteria: Does the zoning ordinance specify measurable limits for erosion sewage disposal, removal of vegetation, noise, etc.?

Performance standards have not been incorporated into the Zoning Ordinance and are not recommended per se in this General Plan. However, throughout the General Plan, environmental impact thresholds, setbacks, and noise criteria are set forth. Many will be incorporated into the Zoning Ordinance update. Others are free standing. Key constraints are incorporated into the Land Use Diagrams. These revised criteria are not expected to greatly affect the cost of housing and their lack of existence in the past has not been a barrier to efficient review of housing proposals. As a result, the issue is not discussed specifically in this updated Housing Element. However, certain other governmental constraints are addressed in Policy 21. Encouragement of the use of engineered septic systems when necessary to serve affordable housing is one example.

Objective 9
Promote the construction of housing for seasonal employees.

Action:

1. Adopt a resolution requesting that public agencies such as Caltrans and the USFS, and private agencies such as Sierra Pacific Power Company provide housing for their seasonal employees.

Evaluation Criteria: Was a resolution adopted?

Updating Process

Periodic updating of the Housing Element should occur at five (5) year intervals or less. The updating process should be comprehensive and should include the following:

1) Evaluation of the effectiveness of the adopted housing program in accomplishing objectives and policies established in the element;

2) Continued evaluation of housing problems and needs;

3) Continued incorporation of new census data as it is made available.

4) Continued involvement and awareness of State and federal housing programs.

A resolution has not been adopted and seasonal housing constraints are still an issue particularly for many seasonal jobs generators (such as timber harvests) which do not receive County discretionary review as a result of State and federal regulations. Some seasonal jobs generating projects (such as recreational development) do receive discretionary review. Recognition of these limitations will make for more practical implementation measures (See Policy 12).

This update includes each of these analysis points.

Summary ~ In December of 1991 a draft Housing Element was submitted to the State Department of Housing and Community Development and comments were received on the document. However, the element was not adopted. As a result, the 1986 Housing Element law was not responded to until the preparation of this Element. Quantified objectives were never adopted until the completion of the Housing Element. However, the draft 1991 Element saw a need for a total of 687 new units in the County between 1987 and 1992. Only 84 residential units were constructed during this period (Table 3-1); however, households decreased by 4 (Table 3-1). As a result, it appears

that housing construction outpaced the actual need which was overestimated in the previous draft Element. Seasonal housing construction has made up a significant portion of recent construction.

In summary, progress on the 1978 Housing Element goals, policies, and implementation measures has not been significant. Some progress has been made; examples include:

- The construction of the Loyalton Senior Citizen Apartments;
- Award of a number of water and sewer system grants;
- Weatherization programs have taken place;
- A housing condition survey has been prepared.

Significant progress has not been made in the area of:

- Resident accessibility to special housing loan programs;
- New seasonal employee housing;
- Construction of new subsidized units.

There are a number of reasons for this lack of progress including:

- Lack of yearly progress report;
- Lack of quantified objectives
- Only relatively recent use of the Plumas County Community Development Corporation;
- No staff assigned to implementation responsibility;
- A number of policies were unrealistic.

This updated Element addresses these and other shortfalls.

Goal

It is the goal of the County to provide a range of housing types consistent with the fundamental tenets of this Plan.

Future Housing Needs

Total Need

As required by the State, the Sierra Economic Development District has prepared a Housing Allocation Plan for all jurisdictions within its area (Placer, El Dorado, Sierra, and Nevada Counties) in recognition of the need to distribute housing types fairly throughout the counties. The percentage of households in each income category mirrors the existing percentages in the unincorporated area. A need is seen for approximately 5 units/year affordable to very low and low income households and 2 units/year affordable to moderate income households through 1997. Total housing construction need of approximately 11 units/year is estimated by SEDD (See Table 3-30). Countywide, between 1987 and 1991, an average of 18 residential building permits per year were issued, thus the total need appears achievable. It will be more difficult to ensure their affordability to very low, low, and moderate income households.

Table 3-1
SIERRA COUNTY HOUSING ALLOCATION PLAN
1990-1997

FAIR SHARE HOUSEHOLD PROJECTIONS

	VERY LOW	OTHER LOW	MODERATE	ABOVE MOD.	TOTAL
HCD Housing Goals-	32%	12%	21%	35%	100%
LOYALTON-	108 (21.3%)	41 (21.6%)	71 (21.4%)	173 (31.2%)	393 (24.8%)
Balance of County	399 (78.7%)	149 (78.4%)	261 (78.6 %)	382 (68.8%)	1,191 (75.2%)
Total	507 (100%)	190 (100%)	332 (100%)	555 (100%)	1,584 (100%)

Assumption: Average annual county growth rate of 1.0%

1990-1997 FAIR SHARE NEEDS ALLOCATION

	VERY LOW	OTHER LOW	MODERATE	ABOVE MOD.	TOTAL
Loyalton	8	3	6	14	31
Balance of County	28	10	16	25	79
Total	36	13	22	39	110

Source: Department of Finance "Population and Housing Estimates" for January 1990; Income Group Estimates based on 1980 Census.

Notes	Incomes	Monthly Affordable Housing Cost[5]	Home Sales Price[6]
Very Low income[1]	$0-8489	to $212	to $25,500
Other Low Income[2]	$8490-13,499	to $337	to $40,500
Moderate Income[3]	$13,500-18,899	to $472	to $56,697
Above Moderate[4]	$18,900 to	---	---

[1]0-50% of area medial family of 4 income
[2]51-80% of area median family of 4 income
[3]81-120% of area median family of 4 income
[4]+121% of area median family of 4 income
[5]30% of gross income
[6]3x gross income

ADEQUATE SITES STRATEGY

The following chart outlines the total amount of vacant acreage in the proposed Plan designated in the two housing densities which are expected to provide for housing affordable to moderate, low, and very low income households. It also shows the amount of land which is currently served by public water or could readily be served by public water.

It is assumed that the R-1/2 designation will provide for moderate income groups as well as a number of very low and low income households via Section 502 or Self-Help Housing Programs, the MUR designation will provide for the very low and low income groups via implementing duplex and multi-family zoning.

These strategies for adequate sites are included in the Quantified Objectives table.

Table 3-2 tabulates all land designated for densities which are expected to provide for low, very low, and moderate income affordable housing.

Table 3-2
ADEQUATE SITES FOR VERY LOW, LOW, MODERATE INCOME HOUSING

	R-1/2 (2du/ac allowed)		MUR (8-12 du/ac allowed)	
	Vacant Acres 2/	Potential New Units1/	Vacant Acres 2/	Potent. New Units1/
Southwest Sector				
Alleghany	1.3	10	0.89	14
Forest	0	0	0	0
Pike	0	0	0	0
Highway 49 Sector				
Goodyear's Bar	11.91	25	0	0
Downieville	9.34	42	0	49
Sierra City	86.2	257	3.91	77
Highway 89 Sector				
Calpine	10.3	46	1.15	132
Sattley	1.01	12	0	0
Sierraville	82.6	192	0	0
Outside Loyalton (Unincorporated Area)	8.72	17	16.35	193
Verdi Area	0	0	0	0
TOTALS	**200.35**	**341**	**22.28**	**402**

1/ Maximum potential density is shown though constraints may not allow. Also, both R-2 and R-3 zoning are consistent with this designation. Source: Buildout Calculation Tables. Includes units on partially developed parcels with additional development potential which is extensive in many cases.

2/ Only completely vacant land is shown here. Thus, this column cannot be multiplied by density factors to result in total potential units. Unit calculations were done on a case-by-case evaluation. This column is provided as an inventory of vacant land which could most readily be developed without the constraint of already existing development on site.

Potential Sites Immediately Available for Housing

Table 3-2 tabulates land which is immediately available for low, very low, or moderate income housing for the following reasons:

- R-1/2 parcels which already exist or are in close proximity to water lines.
- MUR parcels which already exist and are in close proximity to water lines or are expected to utilize individual wells. All of these areas have solvable public facility constraints such as extension of water lines and addition of water storage, well provision, creation of septic systems. In the case of the Loyalton site, contribution to expansion of the sewage treatment plant would like be necessary but this is considered feasible.

The table shows that the 1997 target is provided for on the Land Use Maps with developable land. Partially developed lands designated for additional density makes up a significant portion of the potential for new dwelling units. These lands can be considered suitable for "redevelopment" though redevelopment sites and structures in the classic sense of the term do not exist in Sierra County. The Community Commercial designation also allows for mixed use but the potential for these units is not calculated into the Adequate Sites tables. A number of MUR and R-1/2 designated sites will need to be rezoned consistent with this Element and the Land Use Element.

It should be noted that upon adoption of the General Plan it will take approximately two years for a new Zoning Ordinance and map to be prepared. Until then, the General Plan Land Use Maps should be used as the basis for land use density decisions.

Table 3-3
MOST READILY AVAILABLE FOR VERY LOW, LOW, MODERATE INCOME HOUSING
(Available for 5-year Needs)

	R-1/2 (2 du/ac allowed)		MUR (8-12 du/ac allowed)	
	Vacant Acres 2/	Potential New Units1/	Vacant Acres 2/	Potential New Units1/
Southwest Sector				
Alleghany	1.3	10	89	14
Forest	0	0	0	0
Pike	0	0	0	0
Highway 49 Sector				
Goodyear's Bar	1	3	0	0
Downieville	1.5	4	0	
Sierra City	12	30	3	71
Highway 89 Sector				
Calpine	10.3	46	1.15	132
Sattley	1.01	2	0	0
Sierraville	15	10	0	0
Outside **Loyalton (Unincorporated Area)**	0	0	16.33	193
TOTALS	42.8 ac	105 units	21.37 ac	468 units
1997 TARGET		26 units		28 units

1/ Maximum potential density is shown though constraints may not allow. Source: Buildout Calculation Tables, Land Use Element. Includes units on partially developed parcels with additional development potential which is extensive in many cases.
2/ Only completely vacant land is shown here. Thus, this column cannot be multiplied by density factors to result in total potential units. Unit calculations were done on a case-by-case evaluation. This column is provided as an inventory of vacant land which could most readily be developed without the constraint of already existing development on site.

Specific Quantified Objectives

The following quantified objectives outline more specifically how the County can work towards meeting housing needs.

Table 3-4
QUANTIFIED OBJECTIVES FOR CREATION OF NEW HOUSING UNITS 1990-1997
(minimum # units)

	General Plan Desig-nation	Proposed Consisten t Zoning	Very Low[1]	Low[1]	Moderate[1]	Above Moderate	Total
Low Density	R,RR AGF	RR,GF, A1				25	25
New Small Lot Size, Family Housing,	R-1/2	R-1	5	5	16		26
Duplexes	MUR	R-2	11	5			16
Small Duplex, Quadplex, and Cottage Court Complexes	MUR	R3	12				12
Mobile Home Parks	MUR	R-2					
Second Units	All Desig-nation	All Zones	15	10	10		35
TOTAL #			**33**	**20**	26	25	**104**
TARGET #			28	**10**	16	25	**79**

[1]State and federal programs will need to be used to achieve affordability within these categories.

The quantified objectives rely mainly on new areas proposed for the multi-family land use designation and implementing R-2 and R-3 zoning. No multi-family units have been constructed in many years in the unincorporated County area. The objectives assume that 1 unit multi-family complex can be constructed over the next five years. This objective is implemented in Implementation Measure 2e calling for an FmHA Section 515 complex in the Downieville/Sierra City area of 10-25 units. Alternately, small lot or duplex subsidized units could meet this need and 16 of these types of units are targeted. These units would be more consistent with the character of Sierra

County's existing communities than apartment type structures and implementation is expected to be more feasible because it would be in keeping with the scale of development normally attempted by local developers. It is expected that it would be feasible, with subsidy, to create one or two small, individual unit subdivisions or housing courts affordable to very low income residents on R-2 or R-3 zoned land, using a PD overlay. A similar development at 8 du/acre is about to begin construction in Nevada City where land costs are much higher. A sweat equity system is being used with guidance from the Rural California Housing Corporation; units will be affordable to low and very low income households. This type of build-your-own home type program has great potential in Sierra County, where residents are skilled in construction.

In the case of the very low, low, and moderate income affordable units, it is expected that State or federal subsidy programs will be needed to provide this type of housing. The quantified objectives are intended to be used to ensure that adequate zoning is available and to guide the type of programs sought.

Rehabilitation and Conservation of Existing Housing

In addition to the creation of new housing, the County's existing affordable older housing must be retained as discussed previously in this Element. Quantified objectives for programs recommended in this Element follow.

Table 3-5
TARGETS FOR REHABILITATION OF EXISTING HOUSING 1992-1997

	Very Low	Low	Moderate	Total
Weatherization	0	0	0	30-60
Rehabilitation	11[1]	6[1]	14[1]	31
At Risk Housing	50			50
Replacement	5[1]	3[1]	7[1]	15

[1] Same ratio as households in these income categories.

As discussed previously, use of the Plumas County Development Commission is the County's best opportunity to access State and federal programs to assist in these areas. In addition, an active code enforcement program would assisting presentation of the housing stock.

Table 3-6
HOUSING ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. HOUSING GOAL 1, It is the goal of the County to provide a range of housing types consistent with the fundamental tenets of this Plan.											
Provision of Adequate, Very Low, Low, Moderate, and Above Moderate Income Housing	1. Adopt land use designations and zoning which allows for opportunity to meet target objectives at a minimum.	1. The following land use designations and zoning categories will provide for minimum targeted needs as shown:		✓	✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going

QUANTIFIED OBJECTIVES FOR CREATION OF NEW HOUSING UNITS 1990-1997

(minimum # units)

	General Plan Designation	Proposed Consistent Zoning	Very Low[1]	Low[1]	Moderate[1]	Above Moderate	Total
Low Density	R,RR, AG, F	RR,GF, A1				25	25
New Small Lot Size, Family Housing	R1/2	R-1	66	5	16		26
Duplexes	MUR	R-2	11	5			16
Small Duplex, Quadplex, and Cottage Court Complexes	MUR	R3	12				12
Mobile Home Parks	MUR	R-2					
Second Units	All Designations	All Zones	15	10	10		35
TOTAL #			**33**	**20**	**26**	**25**	**104**
TARGET #			**28**	**10**	**16**	**25**	**79**

[1] State and federal programs will need to be used to achieve affordability within these categories.

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	2. Actively seek available federal and State housing construction and rehabilitation programs geared towards the County's particular needs.	2a. Continue to retain Plumas County Community Development Commission or create a new commission to seek housing grants, loans, and programs.			✓						✓
		2b. Explore use of the following programs which appear to be well suited to Sierra County's needs: – Design competition to create plans for prototype single-family units affordable to very low, low and moderate income households of a design appropriate to Sierra county. Possibly seek firm which could partially manufacture above for later assembly on site. – County sponsorship or location of a firm interested in developing a self-help housing project(s) Potential Funding: Community Action Agency Funds	✓			PCC[1]		✓			
		2c. Publicize Section 502 loan program which provides low interest loans to very low, low, and moderate income households for construction, purchase, and rehab of homes. Devote 2 weeks yearly (May 1-15) to publicizing housing programs/options in Sierra County which should include presentations on the key programs at a Board workshop. Potential Funding: Community Action Agency Funds.	✓		✓	PCC[1]	✓				✓
		2d. Request Nevada County Housing Development Corporation to request additional Section 8 certificate allocations for Sierra County.	✓				✓				

[1]Plumas County Community Development Commission

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		2e. Apply for funds from or inclusion in the following programs:									
		– CDBG funds for housing rehabilitation project; condition survey has been completed to provide information for grant application;				PCC[1]		✓		✓	
		– FmHA Section 515 Senior Housing Complex in Downieville/Sierra City area, 10-25 units;				PCC[1]		✓			
		– Weatherization: State Department of Economic Opportunity Low Income Energy Assistance Program and USDOE weatherization programs.Tot: 50unit/yr.				PCC[1]					✓
		– Contact Rural California Housing Corporation for potential of locating self-help cottage or duplex project in County.				PCC[1]		✓			
		– Complete Alleghany water grant process (preliminary approval has been recvd)				PCC[1]	✓				
		– Economic Development: EDD grant for									
		- Sierraville Airport Master Plan Update	✓					✓			
		- CDBG funds for Lakes Basin Recreation Master Plan	✓				✓				
		-Geothermal infrastructure development (Phase I has been completed.)	✓								✓
3.	Encourage infill development.	3. Encourage State Health Department to allow use of engineered septic systems where water quality impacts can be shown avoidable if very low, low, or moderate income affordable housing will result.				PW[2]					✓
4.	Encourage developers to utilize innovative approaches to providing affordable housing in the County	4. A pamphlet should be prepared geared to realtors and persons interested in constructing homes which summarizes the revised County's standards aimed at promoting affordable housing including lot sizes, density bonuses, PD zoning, etc. Funding programs readily available should be listed also. This pamphlet should be available at the Planning Building Dept. desk	✓			PCC[1]	✓				

[1]Plumas County Community Development Commission
[2] Department of Public Works

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		and distributed to the local bank and Chamber of Commerce. Potential Funding: Community Action Agency funds.									
	5. Review progress toward meeting housing affordability targets and implementation of each housing policy.	5a. Tabulate housing starts in each affordability category and compare to targets. Building permit and development applications should be revised to request proposed rent or sales cost information annually for February 1 General Plan progress report.	✓			BD[1]					✓
		5b. Prepare chart describing progress on each housing policy annually for February 1 General Plan progress report.	✓			BD[1]					✓
	6. The County shall prepare a plan to preserve "at risk" subsidized housing when subsidies are within 5 years of expiring. (Government Code Section 65583)	6. A plan for the existing Loyalton Senior Apartments is recommended within this Element. Report at yearly General Plan Progress report, approx. February 1	✓								✓
	7. Consistent with Section 65917, 65915 and 65914.3 of the California Government Code when a developer of housing agrees to construct at least (1) 20% of the total units of a housing development for persons and families of lower income, as defined in Section 50093 of the Health and Safety Code, or (2) 10% of the total units of a housing development for very low-income households, as defined in Section 50079.5 of the Health and Safety Code, or (3) 50% of the total dwelling units of a housing development for senior citizens shall either (1) grant a density bonus of 25% and an additional incentive, or (2) provide other incentives of equivalent financial value.	7. Incorporate this allowance into all of the residential zoning district texts. The additional incentive offered to these developments shall be a reduction in parking requirements to eliminate visitor parking. When use of other incentives of equivalent financial value are proposed for use, the value shall be negotiated with Planning Department and based on the value of the 25% bonus plus the parking requirement reduction incentive. These alternative incentives may include County funds, reduction in development fees, staff project management assistance, or other assistance, or other quantifiable incentives approved and negotiated by the Planning Department.	✓					✓			

[1]Building Department

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	8.	The County shall not disapprove low- and moderate-income housing developments or condition project approvals in a manner which would make the project infeasible for development without findings consistent with California Government Code Chapter 1439, Statutes of 1990.	8.	Review individual projects against this policy.	✓	✓							✓
Housing Conservation and Rehabilitation	9.a	Utilize available federal and state financing and subsidies.	9a.	Continue to retain Plumas County Community Development Commission or create a new Sierra County Commission to continuously seek funds (CDBG) and administer programs to implement the Housing Element rehabilitation targets. (See 2a-2b for details)			✓						✓
	9b.	Encourage both owner and renter-occupied housing rehabilitation.	9b.	Continue to retain Plumas County Community Development Commission or create a new Sierra County Commission to continuously seek funds and administer programs to implement the Housing Element rehabilitation targets. (See 2a-2e for details)			✓						✓

TARGETS FOR REHABILITATION OF EXISTING HOUSING
1992-1997

	Very Low	Low	Moderate	TOTAL
Weatherization	0	0	0	30-60
Rehabiltation At Risk Housing	11*	1 6*	14*	31
Replacement or major renivation	50			50
	5[1]	3[1]	7[1]	15

* Same ratio as households in these income categories

	10.	Conduct a vigorous code enforcement program while recognizing the special needs of older housing stock.	10a.	Routine Building Department visual inspections and progress report at yearly General Plan update.				BD[1]					✓

[1]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		10b. Utilize codes in place at time of home construction where safety concerns allow.				BD[1]					✓
Farm Workers	11. Allow transfer of development rights on sale ownership agricultural lands to allow for clustered family/farm worker housing complexes.	11. Include in Zoning Ordinance update.	✓		✓			✓			
	12. Provide the construction of housing for seasonal employees.	12. Evaluate the Seasonal housing needs of development requiring discretionary review and attach appropriate conditions.				BD[1]					✓
Elderly Households	13. Allow second residential units, under a conditional use permit in single-family zones.	13. Inclusion in Zoning Ordinance.						Already allowed			
	14. Support construction of elderly housing.	14a Allow density bonuses for elderly housing in new Zoning Ordinance. (See Policy 7)	✓		✓			✓			
		14b. Actively seek federal and State programs. (See 2a-2e for details)	✓			PCC[2]					✓
		14c. Allow board and care facilities within the Community Commercial designation and implementing zone.	✓		✓			✓			
Homeless/Transients The Elderly/Emergency Needs	15. Provide locations for permanent transitional housing, single room occupancy, housing, and emergency housing shelters.	15a. Provide as conditional use in Community Commercial Zone in Zoning Ordinance update. State law specifies that conditions must be standardized, objective, and no more restrictive than those of similar uses such as multi-family housing.	✓		✓			✓			
		15b. Discuss with motel owners arrangements ensuring rates to the County similar to the temporary shelter daily allotment.				SS[3]	✓				

[1]Building Department
[2]Plumas County Community Development Commission
[3]Department of Social Services

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	16. Provide County buildings for temporary shelter when need is acute.	16. Utilize Community Center building when emergencies arise which put people out of their home in acute need situations such as fires, and other disasters, etc. where a number of people are affected.			✓	SS[1]		When need is determined acute			
Low Income Female-Headed Households (See also Policy 2.)	17. Allow for the establishment of daycare centers.	17a. Incorporate allowance into single-family residential zones consistent with State law. (California Health and Safety Code Section 1597.4)	✓		✓			✓			
		17b. Support creation of community-based day care and after school programs as proposed.				SS[1]					✓
Disabled Households	18. Work towards eliminating barriers to the disabled throughout the County.	18a. Continue to support the Transportation Commission Dial-a-Ride system			✓						✓
		18b. Prepare a survey of disabled access to public services as required by the Disabled Americans Act.				BD[2]	✓				
		18c. Implement disabled accessibility requirements of the UBC. Implement in concert with the Historic Building Code where needed to ensure consistency with historic structures.				BD[2]					✓
Large Lower Income Households	19. Seek an adequate supply of larger homes in low, very low, and moderate income affordable housing.	19. Require that at least 8.5% of all units constructed with County or Plumas County Community Development Commission participation include 3 bedrooms.			✓	PCC[3]					✓
	20. Encourage residential energy conservation and energy cost reduction.	20a. See Energy Element Policies 30 and 31.									
		20b. Continue to seek weatherization program funds.				PCC[3]					✓

[1]Department of Social Services
[2]Building Department
[3]Plumas County Community Development Commission

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		20c. Explore funding to provide grants for super-insulation of new construction of very low, low, and moderate income affordable units.				PCC[3]					✓
Equal Housing Opportunity	21. Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.	21. Provide information on fair housing laws, refer complaints of discrimination to appropriate enforcement agencies, and compile yearly reports from local banks on equal opportunity efforts. The staff person in charge shall actively promote the program through distributing posters at local banks and realtors, posting them at County offices and shall refer complaints to the District Office of Fair Employment and Housing, and report on progress at the annual General Plan progress session.				PCC[1]					✓
Government Constraints	22. Reduce unnecessary governmental constraints to the construction of affordable housing.	22a. Continue to seek funding for infrastructure improvements. (See 2e for details)				PW[2] PCC[1]					✓
		22b. Encourage State provided County Health Officer to allow engineered septic systems where it can be shown that water quality impacts will not result for construction of very low, low, and moderate income housing.			✓	BD[3]					✓
		22c. Continue to evaluate required road standards on a case-by-case basis.	✓								✓
		22d. Actively seek federal land exchanges.			✓						✓
		22e. Apply for townsite patent with USFS for Goodyears Bar extension.			✓			✓			

[1]Plumas County Community Development Commission
[2]Department of Public Works
[3]Building Department

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	23.	Use Historic Building Code when appropriate which can lower renovation costs.	23.	Make information available at Planning / Building desk and encourage dissemination of information on the State Historic Building Code to all owners of historic residential structures.				BD[1]	✓				
Jobs - Housing Balance	24.	Work toward fostering creation of a 1:1 jobs housing balance and saving wage for all Sierra County households.	24.	See diversification programs in Economic Element.									
Update	25.	Revise the Housing Element every 5 years or as needed and include public participation in revisions.	25a.	Update critical data yearly, February 1.	✓		✓						✓
			25b.	Revise full Element when SEDD Fair Share Plan is prepared every 5 years or if conditions deem a revision of targets earlier.	✓		✓						Yr 1997 Yr 2002
Interim Implementation	26.	Utilize General Plan Land Use Maps for density decisions until a new implementing Zoning Ordinance is adopted.	26.	Project review.	✓	✓	✓		✓	✓			

[1]Building Department



SIERRA COUNTY HOUSING ELEMENT

2014-2019 HOUSING ELEMENT

Adopted December 5, 2017
Resolution No. 2017-142

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Chapter One: Introduction

Purpose of the Element

In response to California's critical housing needs, the legislature enacted housing element law with the goal of adequate, safe, and affordable housing for every Californian. The attainment of housing for all requires the cooperation of local and State governments. Housing element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development occur at the local level within the context of the general plan. In order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

Unlike the other mandatory elements of the general plan, the housing element is subject to detailed statutory requirements regarding its content and must be updated every five years. The housing element is also subject to mandatory review by a State agency. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the State's housing goals.

General County Characteristics

Sierra County, located at the northern end of the Mother Lode area, is bordered by Plumas and Lassen Counties to the north, Nevada County to the south, Yuba County to the west, and the State of Nevada to the east.

With an area of 958 square miles inhabited by only 3,105 total residents in 2015 (down from 3,240 in 2010; and 2,372 residents in the unincorporated area of the county in 2015, down from 2,471 in 2010), Sierra County is the 45th largest of California's 58 counties by size and second smallest by population.

The total county acreage is 613,128 acres, of which over 71 percent is in public land ownership – primarily the Federal Tahoe National Forest, Humboldt-Toiyabe National Forest, and Plumas National Forest. Another 10 percent of the land is privately-held agricultural land.

Green and heavily timbered, the mountains and canyons in the western half of Sierra County include the towns of Downieville, Goodyears Bar, Pike, Sierra City, and Alleghany, which hold memories of the Gold Rush and logging era. Historic buildings are abundant and there are many fine examples of rough-hewn 49er architecture. It remains today much as it was over 100 years ago when the gold miners worked the rivers and mountains in search of their fortune in gold. The

majestic Sierra Buttes, a regional landmark overlooking Sierra City, reaches 8,600 feet into the heavens. Sierra County claims more than 40 alpine lakes, most of them in the Sierra Buttes Lakes Basin area. Camping, fishing, hiking, mountain biking, kayaking, rafting, snowmobiling, horseback riding, cross-country skiing, and other activities abound in a natural and tranquil setting.

Just across the 6,700-foot high Yuba Pass in the middle lies eastern Sierra County and the towns of Calpine, Sattley, Sierraville, and the only incorporated city of Loyalton in the beautiful Sierra Valley. This 5,000-foot elevation mountain valley reflects life as it used to be in much of the west. Herds of cattle graze amid century-old barns built by early ranchers. Due to its extensive wetlands and location on a major flyway, the valley is a noted bird-watching location. The County also shares the town of Verdi with the State of Nevada in the southeastern corner of the county.

Public Participation

Government Code Section 65583(c) requires local governments to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort." This Housing Element revision meets public participation requirements with the following actions:

The Planning Commission held a community workshop on March 10, 2016, to provide information about the Housing Element Update and get feedback from the community. Notice was posted in Post Offices and County offices throughout the county, and published in the *Mountain Messenger* newspaper weeks in advance. The workshop included a video presentation that gave an overview of the Housing Element, the Regional Housing Needs Allocation (RHNA), preliminary Background Report findings, and Policies and Programs. The workshop presentation also included time for questions and discussion. The workshop was attended by several attendees; no comments were received. Draft copies of the Housing Element were distributed to various agencies, stakeholders and citizen groups throughout the County, and solicitation of feedback and outreach by County staff continues. A partial list of recipients includes:

- Sierra County Health & Human Services
- Western Sierra Residential Center
- Loyalton Senior Center
- City of Loyalton
- Sierra-Plumas Joint Unified School District
- Sierra County Child Care Council
- Local Fire Protection Districts
- Local Health Care Providers
- FREED Center for Independent Living
- Public Utility Districts & Private Utility Companies
- Sierra County & Eastern Sierra Valley Chambers of Commerce

- California Department of Housing & Community Development
- Legal Services of Northern California provided written comments to HCD and Sierra County on July 26, 2017

Consistency with the General Plan

Government Code Section 65300 requires each county or city to adopt a comprehensive, long-term general plan for its physical development. Section 65302 states: "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." Section 65302 also enumerates seven elements which every general plan must include: land use, circulation, housing, conservation, open space, noise, and safety. State law requires the elements of the general plan to be internally consistent. This Housing Element meets the requirement of internal consistency.

Sierra County's 2014 housing element update (for the planning period of 2014-2019) meets the specific requirements of Government Code Article 10.6 and the intent of the Department of Housing and Community Development guidelines. It also meets the requirement of internal consistency.

The Housing Element goals, policies, objectives and programs are consistent with and complement the land use and transportation goals, policies, objectives and programs. Specifically, the land use element provides for more than enough land for future housing needs. It also describes potential deficiencies in services and infrastructure. Both the Housing Element and the General Plan identify the need to expand housing in areas that already have services and infrastructure and to seek ways and means to expand infrastructure in existing communities, consistent with local community plans. When the County amends the General Plan, the County will review and update the Housing Element if necessary to maintain consistency.

Chapter Two: Existing Needs Assessment

The main sources of the information for this section are the California Housing and Community Development (HCD) pre-approved data package, the 2009-2013 American Community Survey (ACS), and the California Department of Finance (DOF). The ACS is conducted by the Census Bureau and is an ongoing survey that compiles data for a five-year estimate. The ACS is considered less accurate than the decennial census because it is a less comprehensive estimate, but is available on a yearly basis and is used because it provides more current data. Other sources of information include the State of California's Employment Development Department (EDD), the U.S. Department of Housing and Urban Development, California Department of Transportation (DOT), the U.S. Department of Agriculture, and Sierra County officials and staff.

Population

Population Growth Trends

Sierra County is the second smallest county in California in population, and one of only three counties in the state to lose population in recent years, dropping from 2,693 in the unincorporated parts of the county in the year 2000 to 2,372 in 2015. Of the three counties declining in population (the others being Alpine and Plumas), Sierra County is experiencing the fastest rate of decline. Much of the population decline is due to families leaving the county for better employment opportunities. As homes come on the market, they are often being purchased as recreational or vacation homes. This has led to a decline of the resident population.

Table 1: Population Trends
Unincorporated Sierra County
1970-2015

Year	Population	AAGR
1970	1,420	
1980	2,043	3.7%
1990	2,366	1.5%
2000	2,693	1.3%
2005	2,603	-0.7%
2010	2,471	-1.0%
2011	2,429	-1.8%
2012	2,423	-0.3%
2013	2,405	-0.7%
2014	2,387	-0.8%
2015	2,372	-0.6%

Source: 1990 Census, California Department of Finance, 2015.

A little more than 76 percent of the county population lives in the unincorporated areas. Table 2 shows the population countywide, in the city of Loyalton, and in the unincorporated county.

Table 2: Population by Place
City of Loyalton, Unincorporated County, Sierra County
2015

Jurisdiction Name	Number	Percentage
City of Loyalton	733	23.6%
Unincorporated County	2,372	76.4%
Sierra County	**3,105**	**100.0%**

Source: California Department of Finance, 2015.

Population by Age

Based on the 2011 ACS, 53 percent of the unincorporated county population is female, with a countywide median age of 52.

Table 3: Population by Sex by Age
Unincorporated Sierra County
2011

Age Group	Male	Female	Total	Percent of Total
Under 5	27	39	66	2.8%
5 to 14	55	144	199	8.3%
15 to 19	120	83	203	8.5%
20 to 24	34	0	34	1.4%
25 to 34	44	30	74	3.1%
35 to 44	57	164	221	9.3%
45 to 54	293	246	539	22.6%
55 to 64	269	258	527	22.1%
65+	228	296	524	22.0%
Total	**1,127**	**1,260**	**2,387**	**100.0%**

Source: 2007-2011 American Community Survey, U.S. Census Bureau.

Also based on the 2011 ACS, 19.6 percent of the population in the unincorporated areas is under 19 years of age, with another 21.9 percent over 65. The largest age group is 45 to 64 year olds (at 44.7 percent). The 20 to 34 year old population makes up only 4.5 percent of the total population.

Of the total population living in the unincorporated areas in 2013, 88 percent are employed, and 12 percent were unemployed.

Table 4: Employment Characteristics
City of Loyalton, Unincorporated County, Sierra County
2013

	Labor Force		Employment		Unemployment	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
City of Loyalton	359	28%	338	94%	21	6%
Unincorporated County	910	72%	802	88%	108	12%
Total	**1,269**	**100%**	**1,140**	**89%**	**129**	**10%**

Source: 2009-2013 American Community Survey.

Employment

Employment by Industry

Government employment makes up about 52 percent of all employment in Sierra County. Within Sierra County's private sector employment, service-providing is the largest industry, accounting for 42 percent of the total employment base. Within the private sector, the largest industry education and health services, representing 20 percent of total employment. Goods-producing has declined by almost 200 jobs over the past 12 years going from a 234 average monthly employment to just 55 employees in 2014. This is due to the closure of the Sierra Pacific Industries (SPI) mill site near Loyalton. As a total of all employment goods-producing accounts for just 10 percent, however the average weekly pay ($797) is almost twice that of leisure and hospitality ($410).

Table 5: Employment by Industry
Sierra County
2014

Employment by Industry	Number of Establishments	Average Monthly Employment	Percent of Total Employment	Average Weekly Pay
Private Sector:				
Goods-Producing	18	55	10%	$797
Construction	11	32	6%	$921
Service-Providing	66	240	42%	$729
Trade, Transportation, and Utilities	13	37	7%	$423
Financial Activities	3	15	3%	$1,055
Education and Health Services	28	115	20%	$790
Leisure and Hospitality	11	39	7%	$410
Total, all industries	84	294	52%	$742
Government Sector:				
Federal Government	8	48	8%	$1,014
Local Government	19	223	39%	$726
Total Employment	**261**	**565**	**100%**	**$761**

Note: Data may not add due to rounding.

Source: California Employment Development Department, 2014.

Based on official Employment Development Department (EDD) Data for 2014, total employment in Sierra County has declined by almost11 percent since 2009. The decline in government employment accounts for 20 percent of this decline (see Table 6).

Table 6: Average Annual Employment by Industry
Sierra County
2009-2014

Industry	2009	2010	2011	2012	2013	2014	Five Year Change	
							Number	Percent
Total Private	290	290	340	280	300	300	10	3.4%
Goods Producing	30	30	20	30	30	40	10	33.3%
Total Farm	20	20	10	10	20	20	0	0.0%
Non-Farm Services Providing	240	240	310	240	250	240	0	0%
Government	450	450	390	370	350	360	-90	-20%
Federal Government	70	60	60	60	50	50	-20	-28.6%
State Government	50	40	50	50	60	70	20	40.0%
Local Government	330	350	280	260	240	240	-90	-27.3%
Total Employment	**740**	**740**	**730**	**650**	**650**	**660**	**-80**	**-10.8%**

Source: California Employment Development Department, March 2014.

Average Pay

Between 2009 and 2014, private sector employment saw a 51 percent increase in average weekly pay. Based on the average weekly pay of $742 per worker, private sector employees are earning an average of $38,584 a year. This is just 67 percent of the statewide private sector average annual earnings of $58,500, based on EDD average weekly pay.

During the same timeframe, Federal Government employment has seen a 23 percent increase in average weekly pay per worker and Local Government wages have not increased (see Table 7).

Table 7: Employment by Industry
Sierra County
2009-2014

Ownership	Year	Number of Establishments	Average Monthly Employment	Total Annual Payroll ($1,000)	Average Weekly Pay
Private Sector					
Total, all industries	2014	84	294	$11,339	$742
	2013	81	281	$10,109	$692
	2012	90	284	$10,032	$679
	2011	108	383	$12,982	$652
	2010	112	277	$7,214	$501
	2009	114	288	$7,334	$490
Change 2009 to 2014		-26%	2%	55%	51%
Government Sector					
Federal Government	2014	8	48	$2,518	$1,014
	2013	8	51	$2,431	$918
	2012	7	56	$2,734	$940
	2011	7	56	$2,680	$922
	2010	8	58	$2,568	$850
	2009	8	65	$2,786	$824
Change 2009 to 2014		0%	-26%	-10%	23%
Local Government	2014	19	223	$8,400	$726
	2013	21	228	$8,370	$707
	2012	S	S	S	S
	2011	S	S	S	S
	2010	N/A	N/A	N/A	N/A
	2009	19	259	$9,793	$727
Change 2009 to 2014		0%	-14%	-14%	0%

Note: These data are Annual Estimates and not the official, monthly estimates from the Employment Development Department.
*S: An "S" indicates that data have been suppressed. The publication of unemployment insurance-covered employment and wage data for any industry is withheld when it is necessary to protect the identity of cooperating employers. The data will be suppressed if there are fewer than three establishments, or if a single employer makes up more than 80 percent of the employment in that industry.
N/A indicates that no data was available.

Source: California Employment Development Department, 2014, 2013, 2012, 2011, 2010, 2009.

According to the 2013 County Business Patterns gathered by the U.S. Census Bureau, of the 67 employer establishments, 79 percent have fewer than five employees and another 13 percent have five to nine employees. These businesses are distributed throughout the county. The largest government employment base is in Loyalton and Downieville with the schools and county government and in Sierraville (Forest Service and school).

Also significant for Sierra County is the number of non-employer businesses that account for 235 establishments. Self-employed, usually home-based, businesses account for more than 21 percent of all employment within Sierra County. The largest number of these businesses is in the Construction Industry (16 percent), with another 14 percent providing professional and technical services.

Table 8: Non-Employers by Industry
Sierra County
2013

Description	Non employers	
	Establishments	Receipts ($1,000)
Agriculture, forestry, fishing and hunting	10	370
Mining, quarrying, and oil and gas extraction	D	D
Utilities	D	D
Construction	38	852
Manufacturing	D	D
Wholesale trade	6	312
Retail trade	19	415
Transportation and warehousing	6	466
Information	6	125
Real estate and rental leasing	15	508
Professional, scientific, and technical services	33	865
Administrative and support and waste management and remediation services	10	106
Educational services	6	50
Health care and social assistance	17	365
Arts, entertainment, and recreation	16	157
Accommodation and food services	13	646
Other services (except public administration)	33	819
Total for all sectors	**235**	**6,261**

D - Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

Source: Census Bureau, 2013.

Household Characteristics

Household Growth and Tenure Trends

The total number of households in the county declined from 2004 to 2010, dropping by 40, or approximately seven households annually. Between 2000 and 2004, the number of households increased by only two households or an average of less than one annually. Table 9 shows a slight increase in the number of households in the unincorporated county. Between 1990 and 2015 the number of households in the unincorporated county increased by 188; however, overall, since 2000 the number of households in the unincorporated county has declined by 17, or one per year.

Table 9: Household Growth Trends
Unincorporated Sierra County
1980-2015

Year	Households	Numerical Change	Annual Percent Change
1990	992	--	--
1995	1,102	110	2.1%
2000	1,197	95	1.7%
2005	1,190	-7	-0.1%
2010	1,174	-16	-0.3%
2015	1,180	6	0.1%

Source: California Department of Finance, 2015.

The 2013 ACS data shows that countywide, 77.8 percent of the occupied housing units are owner occupied, and 22.2 percent are renter occupied. In unincorporated Sierra County, 76.9 percent of the occupied units are owner occupied, and 23.1 percent are renter occupied. As shown in Table 10, there has been a steady shift toward more owner-occupied households since 1980. Statewide only 55 percent of housing units are owner occupied. Two reasons for the higher rate of home ownership locally may be the larger proportion of mobile homes (which tend to cost less than site-built homes) and the relatively low cost of home ownership for all homes in Sierra County compared to most urban areas in the state. For example, 10.9 percent of housing units in the county are mobile homes, as compared to a statewide average of 3.7 percent. Another reason for the higher percentage of homeownership locally may be the large number of retirees that have moved to the county over the past few decades and are financially able to purchase homes. Individuals aged 55 to 75 tend to have the highest rate of home ownership throughout California.

Table 10: Households by Tenure
Unincorporated Sierra County
1980-2013

	1980		1990		2000		2013	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Owner	569	64.1%	679	69.1%	861	71.9%	728	76.9%
Renter	319	35.9%	303	30.9%	337	28.1%	219	23.1%
Total	**888**	**100.0%**	**982**	**100.0%**	**1,198**	**100.0%**	**947**	**100.0%**

Source: Census Bureau, 2000, 1990, 1980; 2009-2013 American Community Survey.

Overcrowded Households

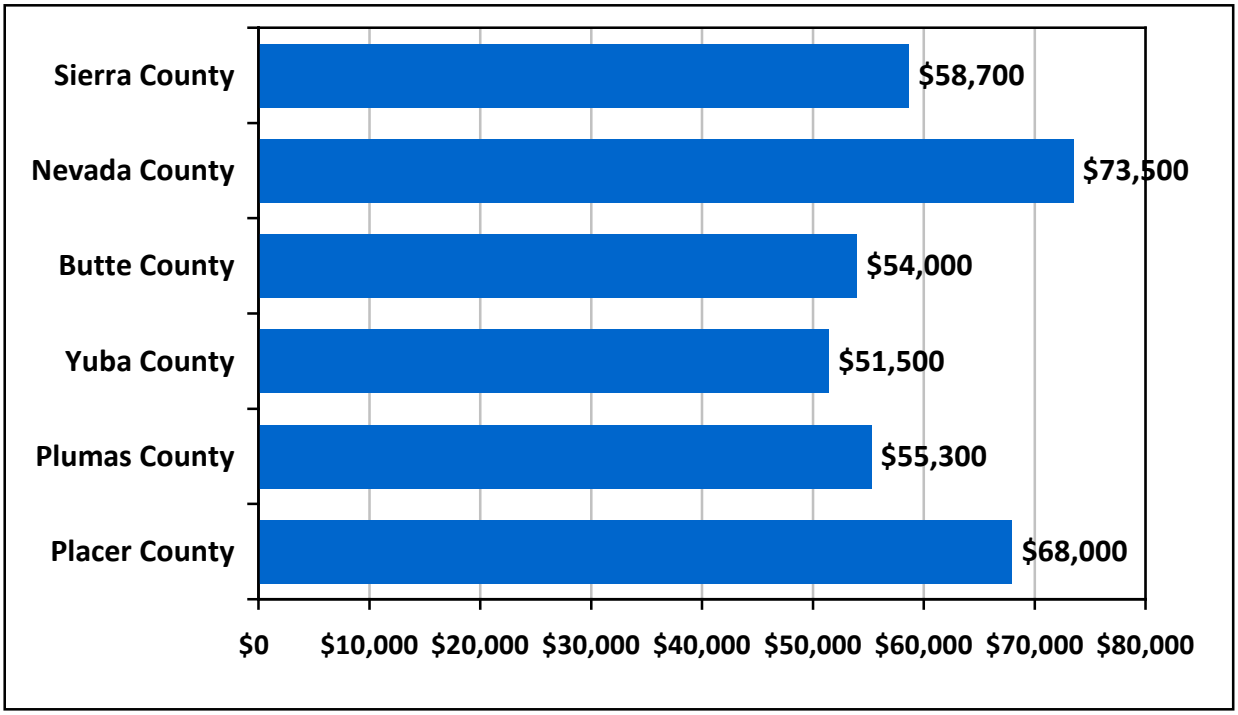
The United States Census Bureau defines overcrowding as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate inadequate housing.

Overcrowding is not a significant housing issue in Sierra County. According to the 2011 ACS, there were only four overcrowded households countywide, and zero in the unincorporated county. The data shows a decline in overcrowding conditions since 2000 when there were 48 overcrowded households reported in Sierra County.

Household Income

According to the Federal Department of Housing and Urban Development 2014 income Limits Documentation System, the median household income for Sierra County was $58,700. When compared with California as a whole, the county's 2014 median household income is significantly less than the statewide median of $68,100. In comparing neighboring counties, Sierra County's median household income was lower than that of Placer and Nevada Counties, but greater than Butte, Yuba and Plumas Counties, as shown in Figure 1.

Figure 1 Median Household Income
Neighboring Counties
2014



Source: 2014 Federal Income Limits Documentation System

Table 11 shows the distribution of household incomes in unincorporated Sierra County. In 2000, 33.8 percent of the households in the unincorporated county earned $50,000 or more annually. By 2013, this proportion had increased to 36.0 percent. Households earning less than $15,000 increased from 18.7 percent in 2000 to 21.6 percent in 2013.

Table 11: Household Income
Unincorporated Sierra County
2000-2013

Annual Income	2000		2013	
	Number	Percent	Number	Percent
Less than $10,000	158	13.4%	127	13.4%
$10,000 to $14,999	63	5.3%	78	8.2%
$15,000 to $19,999	83	7.0%	128	13.5%
$20,000 to $24,999	64	5.4%	47	5.0%
$25,000 to $29,999	94	8.0%	64	6.8%
$30,000 to $34,999	102	8.6%	46	4.9%
$35,000 to $39,999	83	7.0%	29	3.1%
$40,000 to $44,999	64	5.4%	58	6.1%
$45,000 to $49,999	71	6.0%	29	3.1%
$50,000 to $59,999	84	7.1%	44	4.6%
$60,000 to $74,999	120	10.2%	69	7.3%
$75,000 to $99,999	107	9.1%	70	7.4%
$100,000 to $124,999	43	3.6%	55	5.8%
$125,000 to $149,999	14	1.2%	26	2.7%
$150,000 or more	31	2.6%	77	8.1%
Median Income*	**$35,827**		**$39,009**	

*For County overall, including incorporated areas.

Source: 2009-2013 American Community Survey; 2000 Census Data, B19001.

The Federal Department of Housing and Urban Development (HUD) publishes median household income data by household size annually for areas in the entire United States. The income data is defined using an Area Median Income (AMI) for each HUD area and classified by the California Department of Housing and Community Development (HCD) into four income groups. The four income groups are defined as follows:

- Extremely Low: Less than 30 percent of AMI;
- Very Low Income: 30 to 50 percent of AMI;
- Low Income: 50 to 80 percent of AMI;
- Moderate Income: 80 to 120 percent of AMI; and
- Above Moderate Income: More than 120 percent of AMI.

Table 12 shows the maximum annual income level for a household to be included in the extremely low-, very low-, low-, and moderate-income groups, adjusted for household size, for Sierra County, according to the California

Department of Housing and Community Development. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table 12: Maximum Household Income Level by Household Size
Sierra County
2014

Household Size	Median Income	Maximum Income Level			
		Extremely Low	Very Low	Low	Moderate
1-Person	$50,250	$14,800	$24,650	$39,400	$60,300
2-Person	$57,450	$16,900	$28,150	$45,000	$68,900
3-Person	$64,600	$19,000	$31,650	$50,650	$77,550
4-Person	$71,800	$21,100	$35,150	$56,250	$86,150
5-Person	$77,550	$22,800	$38,000	$60,750	$93,050
6-Person	$83,300	$24,500	$40,800	$65,250	$99,950
7-Person	$89,050	$26,200	$43,600	$69,750	$106,850
8-Person	$94,800	$27,900	$46,400	$74,250	$113,700

Source: California Department of Housing and Community Development, 2014.

The Federal Department of Housing and Urban Development (HUD) also defines income limits for counties, as shown in Table 13. These income limits are based on a median income of $58,700 for a four-person household.

Table 13: HUD Income Limits
Sierra County
2014

Household Size	Very Low (50%)	Extremely Low (30%)	Low (80%)
1-Person	$23,400	$14,050	$37,450
2-Person	$26,750	$16,050	$42,800
3-Person	$30,100	$19,790	$48,150
4-Person	**$33,400**	**$23,850**	**$53,450**
5-Person	$36,100	$27,910	$57,750
6-Person	$38,750	$31,970	$62,050
7-Person	$41,450	$36,030	$66,300
8-Person	$44,100	$40,090	$70,600

Source: U.S. Department of Housing and Urban Development, 2014.

The HUD and HCD income limits are used to determine eligibility for housing programs. The median income shown in Table 11 is lower than the median incomes as defined by HUD and HCD, but they are not meant to be compared.

Housing is considered affordable if a household pays no more than 30 percent of its monthly income to monthly housing costs. **Table 14** illustrates affordable monthly rents for households of very low, low and moderate income, using the 30 percent standard and HCD's maximum income levels in these categories. Given that the County's median contract monthly rent was $720 as of 2014, this table indicates that in general most Sierra County households would find rental costs affordable. Of course, household circumstances will vary, and some households may have difficulty finding housing with affordable rents. Moreover, this does not take into consideration issues such as housing quality and overcrowding.

Table 14 also shows the affordable maximum monthly gross rent/payment and maximum purchase price for the different income levels as defined by HUD. As previously noted, a significant portion of households in the county earn less than $40,000 annually. Based upon **Table 14**, these households would have access to a limited amount of housing affordable on their incomes. Given that the median value of a single family home in the county was $195,700 in 2014, some households earning over $40,000 may have difficulty finding housing affordable to own as well. As with rental housing, issues such as housing quality and overcrowding are not considered.

Table 14: Ability to Pay
Sierra County[1]
2014

Extremely Low-Income Households at 30% of 2014 Median Family Income					
Number of Persons	**1**	**2**	**3**	**4**	**5**
Income Level	$14,800	$16,900	$19,000	$21,100	$22,800
Max. Monthly Gross Rent (1)	$370	$423	$475	$528	$570
Max. Purchase Price (2)	$61,266	$69,959	$78,652	$87,345	$94,383
Very Low-Income Households at 50% of 2014 Median Family Income					
Number of Persons	**1**	**2**	**3**	**4**	**5**
Income Level	$24,650	$28,150	$31,650	$35,150	$38,000
Max. Monthly Gross Rent (1)	$616	$704	$791	$879	$950
Max. Purchase Price (2)	$102,041	$116,530	$131,018	$145,507	$157,304
Low-Income Households at 80% of 2014 Median Family Income					
Number of Persons	**1**	**2**	**3**	**4**	**5**
Income Level	$39,400	$45,000	$50,650	$56,250	$60,750
Max. Monthly Gross Rent (1)	$985	$1,125	$1,266	$1,406	$1,519
Max. Purchase Price (2)	$163,100	$186,282	$209,670	$232,852	$251,480
Median-Income Households at 100% of 2014 Median Family Income					
Number of Persons	**1**	**2**	**3**	**4**	**5**
Income Level	$50,250	$57,450	$64,600	$71,800	$77,550
Max. Monthly Gross Rent (1)	$1,256	$1,436	$1,615	$1,795	$1,939
Max. Purchase Price (2)	$208,014	$237,820	$267,418	$297,223	$321,025
Moderate-Income Households at 120% of 2014 Median Family Income					
Number of Persons	**1**	**2**	**3**	**4**	**5**
Income Level	$60,300	$68,900	$77,550	$86,150	$93,050
Max. Monthly Gross Rent/Payments (1)	$1,508	$1,723	$1,939	$2,154	$2,326
Max. Purchase Price (2)	$249,617	$285,218	$321,025	$356,626	$385,189

[1]Based on 2014 HCD income limits
[2]Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.
[3]Assumes 90 percent loan at 5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 20 percent of total monthly payments.
Sources: HCD 2014 Sierra County Income Limits; and Mintier Harnish 2016.

The general perception of “affordable housing” tends to be negative in character. Many people have concerns about the location of housing considered affordable to lower-income households. One image people have is that affordable housing attracts undesirable residents who would contribute to the degradation of the community. In fact, the definition of affordable housing is that housing should cost a household no more than 30 percent of its income. Also, the definitions of “very low” and “low” income are based upon the median income of the area being considered. Therefore, a household with a certain income may be considered “low income” in an area where the cost of living is high, but would be considered “moderate” or “above moderate” in a lower-cost area. Moreover, the entry-level income of many professions may qualify those employed as being a lower-household income. These include professions whose members are considered an integral part of a community, such as fire fighters, police officers and nurses. Also, households with retirees may also be lower-income households, particularly those relying on relatively fixed incomes.

Households Overpaying

Households are considered to be overpaying for housing if payment (rent or mortgage) is 30 percent or greater than household income. According to data from HUD in 2012, an estimated 351 households (33.8 percent) were overpaying for housing (see Table 15). This incidence of overpayment occurs more frequently in renter households (51.8 percent). Further, 185 households are experiencing a cost burden greater than 50 percent (17.8 percent). These figures would indicate that there is a definite lack of low-income housing available. (For further discussion on overpayment by extremely low-income households, see the section on “Special Housing Needs” beginning on page 24.)

Table 15: Housing Cost Burden by Household Income Classification
Unincorporated Sierra County and California
2012

	Unincorporated Sierra County			California		
	Owners	**Renters**	**Total**	**Owners**	**Renters**	**Total**
Household Income <= 80% Median Family Income (MFI)						
Total Households	**204**	**193**	**396**	**2,097,620**	**3,415,080**	**5,512,700**
Number w/ Cost Burden > 30%	132	107	241	1,326,705	2,531,870	3,858,585
Percent w/ Cost Burden > 30%	64.7%	55.4%	60.9%	63.20%	74.1%	70.0%
Number w/ Cost Burden > 50%	72	86	155	880,210	1,469,245	2,349,455
Percent w/ Cost Burden > 50%	35.3%	44.6%	39.1%	42.00%	43.0%	42.6%
Household Income > 80% MFI						
Total Households	**120**	**20**	**140**	**4,880,780**	**2,072,855**	**6,953,630**
Number w/ Cost Burden > 30%	90	20	110	1,421,390	304,430	1,725,820
Percent w/ Cost Burden > 30%	75.0%	100.0%	78.6%	29.1%	14.70%	24.8%
Number w/ Cost Burden > 50%	30	0	30	329,920	23,550	353,470
Percent w/ Cost Burden > 50%	25.0%	0.0%	21.4%	6.8%	1.10%	5.1%
Total Households						
Total Households	**795**	**245**	**1040**	**6,978,395**	**5,487,935**	**12,466,330**
Number w/ Cost Burden > 30%	222	127	351	2,748,095	2,836,300	5,584,405
Percent w/ Cost Burden > 30%	27.9%	51.8%	33.8%	39.4%	51.7%	44.8%
Number w/ Cost Burden > 50%	102	86	185	1,210,130	1,492,795	2,702,925
Percent w/ Cost Burden > 50%	12.8%	35.1%	17.8%	17.3%	27.2%	21.7%

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) database, 2012.

Sierra County has programs to encourage production of low-income housing such as Section 8 and Section 504. Assistance in applying for and obtaining grants is provided through the County (through the Sierra Economic Development District and Lassen-Plumas-Sierra Community Action Agency). The County also allows manufactured housing, which are a source of lower-cost housing, on parcels zoned for residential use. A limited amount of assistance is available through various programs for those with low or very low incomes (i.e. Section 8, Social Services general assistance programs).

Housing Stock Characteristics

Home Value

According to the 2013 ACS, the median home value in the county was estimated to be $231,400, while the median value for mobile homes was $101,900 in 2013. An analysis done in October 2015 identified 31 single family homes for sale in Sierra County ranging in price from $70,000 to $2,450,000. The median asking price in this analysis was $382,000. The housing stock in Sierra County presents a very wide range of values due to the contrasting presence of older dilapidated homes and luxury vacation rental homes on large-acre ranches.

In 2013, the median contract rent for Sierra County was $685 according to the 2013 ACS.

Housing Units by Type

The majority of housing units in unincorporated Sierra County are single-family detached, site built structures. The number of single-family detached homes increased from 1,512 in 2000 to 1,757 in 2013. The second largest category of housing units is mobile homes. The number of mobile homes in the unincorporated county being used for housing is down 56.8 percent from 185 in 2000 to 80 in 2013. By percentage, the biggest increase in housing type is single-family detached homes, which increased 16.2 percent from 2000 to 2013. Multifamily structures with five or more units had the next largest increase (15.9 percent).

This current trend is expected to continue. Those building second homes and retirees with a good income will continue to build single-family dwellings. For lower-income households, used manufactured and mobile homes will continue to provide a more economical source of permanent housing. Sierra County will continue to allow the placement of these types of homes. Some areas of the county require age restrictions and architectural restrictions, but the majority of the county allows for placement of any age or style manufactured home.

Table 16 indicates the trend for housing units has been, and continues to be, single-family homes. Multifamily housing construction has historically been sparse in the county. Individuals seeking single-family homes spark most home construction. Most subdivisions are small, creating four parcels or less. The

County has had trouble attracting developers of multifamily units. The rural nature, low incomes, and minimal infrastructure are some reasons cited by developers.

Table 16: Housing Units by Type
Unincorporated Sierra County
2000-2013

Housing Unit Type	2000		2013		Change 2000-2013	
	Number	Percent	Number	Percent	Number	Percent
Single Family-Detached	1,512	77.3%	1,757	89.5%	245	16.2%
Single Family-Attached	36	1.8%	21	1.1%	-15	-41.7%
2-4 Units	44	2.3%	33	1.7%	-11	-25.0%
5 Plus Units	63	3.2%	73	3.7%	10	15.9%
Mobile Homes*	185	9.5%	80	4.1%	-105	-56.8%
Total	**1,957**	**100.0%**	**1,964**	**100.0%**	**7**	**0.4%**

* This category is represented as "manufactured homes, mobile homes or trailers" for 2000. The category does not measure the exact same item between 2000 and 2013 Censuses, therefore the percent change may not be accurate.

Source: California Department of Finance, 2011-2013 (Data Package).

Housing Stock Conditions

The 2013 ACS shows that the majority of housing (56.7 percent) in Sierra County is less than 45 years old. When comparing owned housing to rented housing, more homeowners are in homes that were built since 1970 than renters – 77.8 percent compared to 22.2 percent. Less than one third of all housing in Sierra County was built prior to 1950.

There is currently no deed-restricted affordable housing at risk to converting to market rate in Sierra County.

Table 17: Housing Units by Age and Tenure
Sierra County
2013

Year	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
2010 or later*	0	0.0%	0	0.0%
2000-2009	78	8.0%	37	13.3%
1990-1999	80	8.2%	17	6.1%
1980-1989	198	20.3%	47	16.9%
1970-1979	229	23.5%	90	32.4%
1960-1969	40	4.1%	5	1.8%
1950-1959	82	8.4%	11	4.0%
1940-1949	86	8.8%	25	9.0%
1939 or earlier	182	18.7%	46	16.5%
Total	**975**	**100.0%**	**278**	**100.0%**

Source: Census Bureau, 2013.
Note: The Census data has a large margin of errors, and the number of units does not necessarily match actual units permitted during these time periods.

Communities within the county with substantial housing rehabilitation need are Alleghany, Downieville, Sierra City, Goodyears Bar, Calpine, Sattley, and Sierraville. The need for rehabilitation of the housing stock in these communities is visibly evident. Many dwellings are propped by large rocks or by rotting boards, which are making the floorboards slope or fall through. Residents have often spoken of the need for repairs to their septic or for the need of a foundation. Outside financial assistance, in the form of grants or low-interest loans, needs to be secured to fund the much needed housing and infrastructure repairs in the communities.

Table 18 shows an estimate of the housing conditions in the unincorporated parts of the county.

Table 18: County Housing Conditions
Unincorporated Sierra County
2015

Condition	Percent
Sound	51%
Need Minor Rehabilitation	7%
Need Moderate Rehabilitation	34%
Need Replacement	8%

Source: Estimates by local building officials, builders, and windshield surveys.

Occupancy Status

According to the 2010 Census, there were 1,957 housing units within the unincorporated county area. Approximately 40 percent (783 units) were unoccupied in 2010. The vast majority of these units (81 percent) in the unincorporated county are considered seasonal, recreational or occasional use units by the Census.

Table 19: Vacant Housing Units
Sierra County and Unincorporated County
2010

Type	Sierra County	Unincorporated
Occupied Housing Units	1,482	1,174
Vacant Housing Units	846	783
For Rent	50	42
Rented, not occupied	2	2
For sale only	33	25
Sold, not occupied	4	4
For seasonal, recreational, or occasional use	648	632
All other vacants	109	78
Vacancy Rate	36.3%	40.0%
Homeowner vacancy rate	3.0%	3.7%
Rental Vacancy Rate	10.7%	5.4%
Total Housing Units	**2,328**	**1,957**

Source: California Department of Finance, 2010 (Data Package).

Special Housing Needs

Within every community, there are identifiable groups who have special housing needs. Section 65583(a) of the California Government Code requires the Housing Element to address the needs of the following special population groups: seniors, large households, female-headed households, persons with disabilities (including developmental disabilities), farmworkers, and homeless. State law also requires an analysis of extremely low-income households.

Extremely Low Income Households

Extremely low-income (ELI) is defined as households with income less than 30 percent of area median income. The area median income in the county, as defined by HCD, in 2014 was $71,800 for a four-person household. For extremely low-income households, this results in an ELI of $21,100 or less for a four-person household, or $14,800 or less for a one-person household. Households with extremely low incomes have a variety of housing needs. Most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households.

In 2012, approximately 175 extremely low-income households resided in the unincorporated county, representing approximately 16.8 percent of the total households. Most (101 households, or 57.3 percent) extremely low-income households are renters; the remaining 75 (42.6 percent) are owner households. ELI households are targeted as a special housing need group because they tend to experience a high incidence of housing problems (including overpayment, defined as cost burden greater than 30 percent of income; and/or overcrowding; and/or households without complete kitchen or plumbing facilities).

Overcrowding, by itself as an indicator of housing problems, does not appear to be a significant issue for ELI households in Sierra County. According to the 2011 ACS, there were zero incidences of overcrowding or severe overcrowding identified in unincorporated Sierra County.

However, overpayment is a significant issue for ELI households in unincorporated Sierra County. As shown in Table 15 above, an estimated 351 households (34 percent) were overpaying for housing in 2012. This incidence of overpayment occurs much more frequently in renter households (52 percent). Further, of the 395 households reporting incomes less than 80 percent of the median family income (MFI), 61 percent were overpaying in 2012. These figures would indicate that there is a lack of housing available for extremely low-income households. See further discussion on projected needs for ELI households in Chapter 3.

Persons with Disabilities

Disabled person may experience difficulty due to a lack of available housing that is specifically designed to accommodate persons with disabilities. Inadequate bathrooms and kitchens, lack of ramps, and narrow hallways are examples of inappropriate design. In addition, disabled persons may also be low-income persons due to work disabilities. Often, their housing needs are more costly than conventional housing.

Table 20: Employment Status by Disability Status, Civilian non-institutionalized population 18 to 64 years
Unincorporated Sierra County
2013

	Number	Percent
In the labor force:	739	48.4%
Employed:	665	43.5%
With a disability	0	0.0%
No disability	665	43.5%
Unemployed	74	4.8%
With a disability	0	0.0%
No disability	74	4.8%
Not in labor force:	789	51.6%
With a disability	308	20.2%
No disability	481	31.5%
Total	**1,528**	**100.0%**

Source: 2009-2013 American Community Survey.

In 2013, total of 308 persons between ages 18 to 64 had a disability, none of whom were in the labor force. Further, 142 persons over the age of 65 reported a disability in 2013. While persons with disabilities do not represent a significant portion of the unincorporated county, adequate housing remains an important concern for the County. Table 20 shows the number of persons with disabilities by type in the unincorporated county in 2013.

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 252,200 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Alta California regional center in Sacramento serves 19,920 people across a 10-county service area including Sierra County as well as Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sutter, Yolo, and Yuba counties. This regional center has seven field offices in Grass Valley, Roseville, Woodland, Yuba City, Placerville, South Lake Tahoe, and Truckee. All of the center's clients are under the age of 81, with the majority between ages 2 and 40. Almost 70 percent of clients live in their own homes. Less than one percent of the center's clients are in Sierra County.

There are currently no facilities in the county that strictly serve disabled persons. It is assumed that disabled persons in the county are generally taken care of by family members, in their own home or under the care of persons in an unregulated private home.

There are several types of disabilities categorized for this study. Most people are affected by more than one type. Table 21 shows the total for each category of disability by age.

Table 21: Persons with Disabilities by Disability Type
Unincorporated Sierra County
2013

	Number	Percent
Total Disabilities for Ages 5-64	*308*	*68.4%*
Hearing Difficulty	75	16.7%
Vision Difficulty	75	16.7%
Cognitive Difficulty	128	28.4%
Ambulatory Difficulty	180	40.0%
Self-Care Difficulty	90	20.0%
Independent Living Difficulty	218	48.4%
Total Disabilities for Ages 65 and Over	142	31.6%
Hearing Difficulty	73	16.2%
Vision Difficulty	31	6.9%
Cognitive Difficulty	73	16.2%
Ambulatory Difficulty	113	25.1%
Self-Care Difficulty	38	8.4%
Independent Living Difficulty	77	17.1%
Total Disabilities Tallied	**450**	**100.0%**

Source: 2009-2013 American Community Survey.

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving persons with disabilities. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Seniors

Seniors are defined as persons 65 and older. According to the 2011 ACS, 276 senior households reside in unincorporated Sierra County, which is 27.2 percent of the total households. Of the 276 senior households, only 41 were renters, which indicates a strong ownership trend among seniors. The poverty rate for the entire unincorporated Sierra County was 23 percent, according to the 2013 ACS, however only, 35, or 8.3 percent of the senior population was below the poverty level.

Table 22: Householders by Tenure by Age
Unincorporated Sierra County
2011

Householder Age	Owners	Renters	Total
15-24 years	0	0	0
25-34 years	0	0	0
35-64 years	547	192	739
65-74 years	124	23	147
75 plus years	111	18	129
Total	**782**	**75**	**1,015**

Source: 2007-2011 American Community Survey.

As they age, senior households face a number of needs related to their changing physical and financial capacity. As they become less mobile, seniors may require physical modifications to their homes to permit greater accessibility and increase their ability to live independently.

Seniors need access to health care and other supportive services and transportation access to these services. A common special need for a portion of the senior population is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment.

There is an affordable senior housing development with approximately forty nine units in Unincorporated Sierra County just outside Loyalton called Sierra Valley Senior Apartments.

Large Households

Large households are defined as households with more than five persons. They can have difficulty securing adequate housing due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large households try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. Low-income large households typically need financial assistance to secure affordable housing that meets their space needs. As discussed earlier, overcrowding is not a significant housing situation, with only four overcrowded households countywide and zero in the unincorporated county.

Table 23 shows the breakdown of household size in unincorporated Sierra County. According to the 2007-2011 ACS, almost 65 percent of the unincorporated population lived in households of 2-4 persons, over 35 percent lived alone, and none lived in households of five or more persons. Table 24 shows this same breakdown by tenure. Of all householders living alone, 73 percent owned their homes. Of all households consisting of 2-4 persons, 79.3 percent owned their homes.

Table 23: Household Size (Including Large Households)
Unincorporated Sierra County
2011

Type	Number	Percent
Total householder living alone	359	35.4%
Total households 2-4 persons	656	64.6%
Total large households 5+ persons	0	0.0%
Total households	**1,015**	**100.0%**

Source: 2007-2011 American Community Survey, (Data Package).

Table 24: Household Size by Tenure (Including Large Households)
Unincorporated Sierra County
2011

Type	Number	Percent
Owner householder living alone	262	73.0%
Renter householder living alone	97	27.0%
Total householder living alone	**359**	**100.0%**
Owner households 2-4 persons	520	79.3%
Renter households 2-4 persons	136	20.7%
Total households 2-4 persons	**656**	**100.0%**
Owner large households 5+ persons	0	0.0%
Renter large households 5+ persons	0	0.0%
Total large households 5+ persons	**0**	**0.0%**

Source: 2007-2011 American Community Survey, (Data Package).

Farmworkers

The 2012 Census of Agriculture estimated a total of 32 farmworkers in Sierra County. In 2014, the California Employment Development Department estimated a total of 20 persons employed in the farm industry (See Table 6). Farmworker housing needs do not represent a significant portion of the unincorporated Sierra County housing needs. The housing needs of farmworkers can be addressed by existing programs to identify sites to facilitate development for all income levels and assist in the development of lower and moderate-income housing needs.

Table 25: Number of Farmworkers
Sierra County
2012

Category	Number
Hired Farm Labor	
Farms	19
Workers	32

Source: U.S. Department of Agriculture, 2012 Census of Agriculture.

Female-Headed Households

The Census provides data on the total number of households headed by a female, the number of those with children, and the number with incomes below the poverty level. Female heads of household are often the households most in need of affordable housing, childcare, job training, and housing rehabilitation funds.

In unincorporated Sierra County, there were 134 female-headed households, according to the 2011 ACS. Of these 134 female-headed households, 46 percent (62 households) were below the poverty level. In contrast, the poverty rate for all households in the unincorporated county is 14.8 percent.

Table 26: Female Headed Households
Unincorporated Sierra County
2011

Householder Type	Number	Percent of Female Households	Percent of Total
Female Headed Householders	***134***	***100%***	***22.3%***
Female Heads with Children	*76*	*56.7%*	--
Female Heads without Children	*69*	*51.5%*	--
Female Headed Householders Under the Poverty Level	*62*	*46.3%*	--
Total Households Under the Poverty Level	89	--	14.8%
Total Householders	**602**	**--**	**100.00%**

Source: American Community Survey (Data Package).

Of the Female-headed households in Sierra County, 76 or 56.7 percent have children. Single mothers tend to have difficulty obtaining suitable, affordable housing. Such households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.

Female-headed households with children and no spousal support frequently depend on public assistance or work in jobs that pay low wages. In addition, they must arrange for child care, which may consume a sizable portion of their pay. These female-headed households must seek suitable housing with less disposable income than some families earning the same amount. As a result, their housing choices are very limited and most are probably paying more than 30 percent of their total incomes for housing.

Families and Persons in Need of Emergency Shelter

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, and the de-institutionalization of the mentally ill. A homeless person lacks consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year round), or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are design to remove the basis for homelessness. Shelter is provided for an

extended period of time, and is combined with other social services and counseling, to assist in the transition to self-sufficiency.

The Sierra County Department of Social Services reports that the incidence of homelessness in the county is minimal. The County estimates a fluctuating number of homeless persons, ranging from one to 15. There are no formal facilities in Sierra County providing shelter for homeless or other displaced persons; however, the Salvation Army and local churches provide assistance.

The County provides a once-in-a-lifetime assistance through the CalWORKS and the Temporary Assistance to Needy Families (TANIF) program. This program can provide the security deposit and one-month's rent for families with children.

Table 27 shows the breakdown of those who received aid from County services during the month of December 2015, according to Sierra County Health and Human Services.

Table 27: Cases of County Aid
Sierra County
December 2015

County Aid	Number of Recipients
CalWorks	18
CalFresh	151
Medi-Cal	412
General Relief	7
CMSP *	0
Total	**588**

* County Medical Services Program (not for the disabled)
Note: Cases do not reflect individual persons; each case could range from a single person to a family with as many as 8 household members.

Source: Sierra County Social Service/Eligibility Staff, December 2015.

Sierra County Victim Assistance, located in Loyalton, administers the Victims/Witness program, by assisting with counseling, relocation, and medical bills. Also located in Loyalton is the Sierra SAFE Program for victims of sexual assault crimes and domestic violence. The Plumas Rural Services, a non-profit organization based in Quincy, provides a safe house for battered women and their children seeking emergency refuge.

Population and Employment Projections

Population Projections

The Department of Finance (DOF) produces the official population projections by county for California. In December 2014 DOF released the most recent population projections for 2010 to 2060 in 5-year increments. Table 28 shows the DOF population projections for 2010 to 2060. The table also shows the average annual growth rate (AAGR) for each time period. As shown in the table, Sierra County's population is projected to continue to decline into the future.

Table 28: Population Projections
Sierra County
2010-2060

Year	Sierra County	
	Population	AAGR
2010	3,319	
2015	3,257	-0.4%
2020	3,174	-0.5%
2025	3,091	-0.5%
2030	3,008	-0.5%
2035	2,918	-0.6%
2040	2,830	-0.6%
2045	2,757	-0.5%
2050	2,697	-0.4%
2055	2,675	-0.2%
2060	2,677	0.01%

Source: State of California, Department of Finance, State and County Population Projections, 2010-2060, December 2014.

Employment Projections

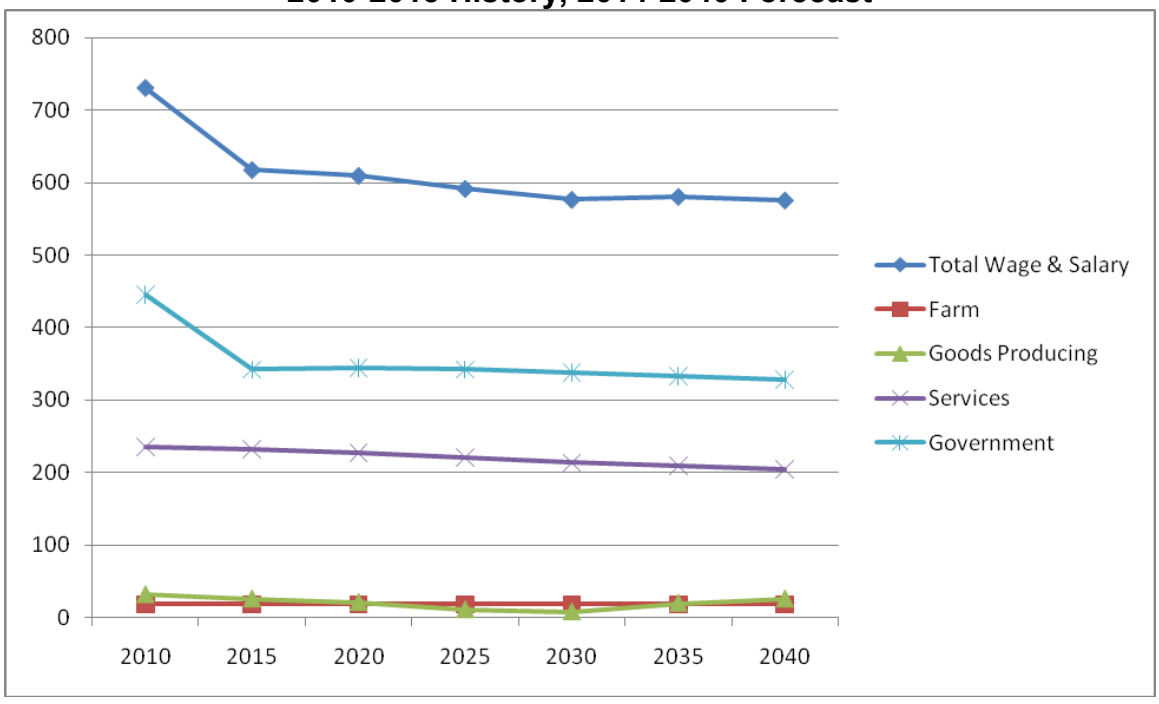
The California Department of Transportation projects that Sierra County employment will decline by 6.8 percent between 2015 and 2040, as shown in Table 29 and Figure 2.

Table 29: Employment Forecast
Sierra County
2010-2013 History, 2014-2040 Forecast

Year	Total Wage & Salary	Farm	Goods Producing	Services	Government
2010	**730**	18	32	235	445
2015	**617**	18	26	232	342
2020	**609**	18	21	227	344
2025	**591**	18	11	220	342
2030	**576**	18	8	213	338
2035	**580**	18	20	209	333
2040	**575**	18	26	204	328

Source: California Department of Transportation, 2014.

Figure 2 Employment Forecast
Sierra County
2010-2013 History, 2014-2040 Forecast



Source: California Department of Transportation, 2014.

Chapter Three: Resources and Constraints

Regional Housing Need

A requirement of State law (Sec. 65583(a) and 65584 of the California Government Code) is that each city and county accommodates its share of the region's future housing construction needs.

State law also establishes the method for determining regional housing construction needs. The California Department of Housing and Community Development (HCD), working with California Department of Finance (DOF), prepares regional population projections and from these projections estimates housing construction needs for each region of the state.

Table 30 on the following page summarizes Sierra County's housing construction need for the period January 2014 to June 2019, as estimated by HCD in the regional housing needs assessment (RHNA) plan prepared for Nevada and Sierra County local governments by Sierra Planning Organization (adopted June 26, 2013).

Under the 5th cycle RHNA plan, Sierra County must accommodate two new dwelling units, of which one unit should be affordable to *very-low income*, and one unit to *low income* households. Although not provided in the final adopted RHNA plan, the very low- income category must be further divided into *very low-* and *extremely low-income (ELI)*[1]. To calculate the projected housing needs of this new category, the County assumed 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of one unit, the County has a projected need of one-half of a unit for extremely low-income households.

Since January 1, 2014, the County has issued building permits for fourteen new housing units, including eight stick-built single family homes, one of which included a demolition and replacement, for a net gain of seven units; two stick-built caretaker units, including one demolition and replacement, for a net gain of one unit; and four manufactured homes, one of which included a demolition and replacement, for a net gain of three units. This represents a surplus of the County's regional housing needs for the 2014-2019 planning period. Considering the average price of a new home in the county, single family homes would likely only be affordable to very low, low, moderate and above moderate income households unless these units were built with some type of extremely low-income assistance program. Because the affordability of the caretaker unit is unknown, it is counted as above moderate. Therefore, only manufactured homes

[1] Chapter 891, Statutes of 2006 requires quantification and analysis of existing and projected housing needs of extremely low-income households. ELI is a subset of the very low-income and is defined as 30 percent of area median income and below.

were counted towards units affordable to very low- and low-income households[2] in the following tables and for purposes of complying with the State's projected housing needs. The numbers in Table 30 represent net new units.

Table 30: Regional Housing Needs
Sierra County
2014-2019

Income Group	Number	Percent	Constructed Units Since January 1, 2014	Remaining Need
Extremely Low	1	50%	7	0
Very Low	1	50%		
Low	0	0%		
Moderate	0	0%	5	0
Above Moderate	0	0%		
TOTAL	**2**	100.0%	**12**	**0**

Source: 2014-2019 Regional Housing Need Plan (Data Package); Sierra County Building Department.

Although State law requires the Housing Element to address the housing needs of all income groups, the County must focus special attention on meeting the needs of extremely low- to moderate-income households. These households face the greatest challenges obtaining affordable housing. The County can satisfy its responsibility for providing adequate sites for housing, especially for low- and moderate-income households, by ensuring that there is an adequate supply of sites for attached housing, multifamily rental housing, modular homes, secondary dwelling units, and other forms of housing with the potential to provide affordable shelter.

Land Inventory

Table 32 outlines the total amount of vacant land in the county designated in the two housing densities that are expected to provide for housing affordable to moderate-, low-, and very low-, and extremely low-income households. It also shows the amount of land that is currently served by public water or could be readily served by public water.

It should be noted that Sierra County permits manufactured homes in all zoning districts that permit single family residences (including: R1, R2, R3, Rural Residential, Open Space Residential, Planned Development, Agricultural, General Forest, and Timber Production Zone districts); and also permits mixed-use residential uses in commercially-zoned areas when appurtenant to the primary commercial use on the property. However, based on the generally large-

[2]A recent internet survey identified the cost of a new manufactured home ranges from $32,810 to $75,095 for a 2 bedroom, 1 bath unit to $62,052 to $118,275 for a 4 bedroom, 2 bath unit (http://www.statewidehomesca.com). The cost of land varies in the county depending on location and improvements. The average cost of a single-family lot with public water and/or sewer service is $49,614 per acre, with asking prices ranging from $14,227 to $154,762 per acre. This would equate to a land/home cost from $82,424 for a 2 bedroom unit to $167,889 for a four bedroom unit (using the average per acre cost for land and the low and high costs for the unit). A comparison of Table Based on the ownership affordability calculations identified in Table 14 manufactured homes would be affordable to very-low and low income households.

acreage parcel sizes occurring outside of Community Influence areas (and their generally-corresponding increased cost), the land inventory focuses principally within existing Community Core areas identified in the General Plan.

The RR-1/2 designation in the General Plan allows two units per acre, which is assumed to provide housing opportunities for very-low, low and moderate-income households. While single family homes built via Section 502 or Self-Help Housing Programs could be affordable to extremely low-income households in the RR-1/2 designation, the inventory primarily counts capacity within the Multiple Unit Residential (MUR) designation. The MUR designation provides higher density housing opportunities for very low- and extremely low-income households. It allows duplexes and multifamily housing. The vacant land inventory assumes 2 units per acre for the land designated RR-1/2 and 12 units per acre for MUR. However, existing legal non-conforming lots zoned R1 within the Rural and Rural Residential GP designations may be developed with single family residence and individual septic and well or public water, as well as more affordable manufactured homes.

Table 31 on the following page tabulates all land designated for densities that are expected to provide for extremely low-, very low-, low-, and moderate-income affordable housing within Sierra County. Lots were reviewed for geographical or environmental constraints which may reflect reduced maximum new units per acre (e.g., Goodyear's Bar). The methodology for estimating the reported 'maximum new units' was to divide the available unconstrained vacant acreage by the allowable maximum density in each of the applicable land use designations (i.e., two units per acre in the RR-1/2 designation, or up to 12 units per acre in the MUR designation).

Refer to Appendix A for an individual parcel list and maps of vacant residential sites identified in this table.

Table 31: All Vacant Land Designated for Extremely Low-, Very Low-, Low-, and Moderate-Income Affordable Housing
Unincorporated Sierra County

	RR-1/2 (2 du/acre)		MUR (12 du/ac)	
	Vacant acres [1]	Maximum New Units	Vacant acres [1]	Maximum New Units
Southwest Sector				
Alleghany	1.3	2	0.89	9
Forest	0	0	0	0
Pike	0	0	0	0
Highway 49 Sector				
Goodyears Bar	7.13	7	0	0
Downieville	8.76	14	0	0
Sierra City	82.93	157	3.11	37
Highway 89 Sector				
Calpine	n/a[2]	n/a[2]	1.15	13
Sattley	1.0	1	0	0
Sierraville	158	316	5	60[3]
Totals	**259.12**	**497**	**10.15**	**119**

[1] Only completely vacant land is shown here. Thus, this column cannot be multiplied by density factors to result in total potential units. This column is provided as an inventory of vacant land, which could most readily be developed without the constraint of already existing development on site. It does not account for potential accessory dwelling units. The community of Sierra Brooks was not included in this analysis.
[2] Inventory study did not identify available RR-1/2 land within this area; 1996 General Plan Background Document, Table 1-28 identified 10.3 vacant acres and 46 vacant lots within RR-1/2 district.
[3] Within Campbell Hot Springs.
Source: Sierra County Assessor's Office, 2015; Sierra County General Plan 2012; Mintier Harnish, 2016.

The following Table 32 outlines more specifically how the capacity in the sites inventory is counted by income level.

Referring to Table 12, the maximum income level for a very low income family of four is $35,150 per year, or $2929.16 per month. The Land and construction costs found below in this document state the average cost of a single family lot with no water and sewer is approximately $44,500; the average cost to construct a home is approximately $157.50 per square foot; and the average cost for septic and waters systems is approximately $37,500. Planning and Building permit fees for a single family residence account for approximately 1.35% of the total cost on average. Thus, a 700 square foot home built with the average costs would be approximately $198,978.75.

Figure 3 shows the historical mortgage rates trending downwards of 3.5% for a thirty year fixed rate mortgage. A very low income family, qualifying for a 30 year fixed home loan at 3.5% with no down payment, using the above cost of $198,978.75, would result in a monthly payment of $893.50. With an income of $2929.16 a month, the monthly payments would be 30% of the family income. This would reflect that R-1 zoned properties could be developed by very low to

Moderate income families—albeit with a very modest house (700 sq.ft.) or manufactured home.

Extremely low income families, as shown on Table 12, would have a take home income of $21,100 a year and would be limited to lots zoned Multi Use Residential developed specifically as extremely low income housing. This would be accomplished through Implementation Measure 2.1, Utilizing State and Federal grants in partnership through private developers.

Table 32: Analysis of Zoning that Facilitates Development for Lower Income Housing Units

General Plan Designation	Consistent Zoning	Number of Units				
		Extremely Low	Very Low	Low Income	Moderate Income	Total
R, RR, F, AG	RR,OS,GF, A1	--	--	--	--	--
RR 1/2	R-1	--	165	166	166	497
MUR	R-2, R-3	119	--	--	--	119
TOTAL CAPACITY		**119**	**165**	**166**	**166**	**616**
2014-2019 RHNA		**1**	**1**	**0**	**0**	**2**

Availability of Infrastructure Available to Identified Lands

Most of the unincorporated area is served by individual water and septic systems. All unincorporated areas use septic systems with the exception of the Sierra Valley Senior Citizens complex. The poor suitability of soils for septic systems throughout much of the county represents one of the greatest constraints to housing development. The small populations of the existing compact communities and the low density of housing elsewhere make the development of sewage treatment plants infeasible. Engineered “alternative” septic system designs are not allowed except on existing lots in the county. (The State provides a Health Officer to oversee environmental health in the county and as a result State regulations are used.)

A number of community water systems are at or near capacity, creating a further limitation.

Specific sewer/water concerns (and opportunities) in individual communities are discussed below:

- **Alleghany – Forest**. A number of septic systems have failed in recent years. In Alleghany, numerous water systems have resulted in water quality problems. A grant has been applied for to create one coordinated system to solve this problem. Vacant lots identified in this community all

would be on individual well and septic systems; but they would be able to support the available capacity to accommodate the RHNA.

- **Goodyears Bar**. Development is constrained by the lack of a public water system. A small private water system is at capacity though water rights are available. Lots identified in this community all would be on individual well and septic systems; but they would be able to support at least one new residence to accommodate the RHNA.

- **Downieville**. Septic system failures occur occasionally. The public water system has capacity to accommodate additional growth. Lots identified in this community would all be serviced by a public water district and utilize individual septic systems, but they would be able to support at least one new residence to accommodate the RHNA.

- **Sierra City**. The public water system has capacity to accommodate additional growth. Lots identified in this community would all be serviced by either a well or private water company and utilize individual septic systems, but they would be able to support the available capacity to accommodate the RHNA.

- **Calpine's** public water system has limited capacity. Lots identified in this community would all be serviced by a public water distict and utilize individual septic systems, but they would be able to support the available capacity to accommodate the RHNA.

- **Sattley** is experiencing no known water or septic problems. Lots identified in this community all would be on individual well and septic systems; but they would be able to support at least one new residence to accommodate the RHNA.

- **Sierraville**. A high water table results in occasional septic system failures. The public water system was recently upgraded and has additional capacity. Further capacity is being sought through grants and private development. Lots identified in this community would all be serviced by either a well or public water company and utilize individual septic systems, but they would be able to support the available capacity to accommodate the RHNA

A number of options are available to reduce the sewer and water system limitation to housing development in the county, including:

- Continue to seek grants to construct and upgrade public water systems.
- Continue to allow engineered alternative septic system designs for housing constructed affordable to very low-, low-, and moderate-income households.

Analysis of Governmental Constraints

Land Use Controls

The Sierra County General Plan establishes goals and policies that guide new development in the unincorporated areas of the county. The General Plan designates land uses within the county, including residential uses. The policies pertaining to residential uses establish and control the type, location, and density of residential development in the unincorporated areas of the county. The following are the General Plan residential land use designations:

- R – Residential
- RR – Rural Residential
- MUR – Multiple Unit Residential

Part 15 – Zoning Ordinance of the Sierra County Code is the main implementing instrument for the land use policies set forth in the General Plan. The Zoning Ordinance lists permitted land uses within each zone and sets development standards with which the permitted land uses must comply. Table 33 lists the primary residential zoning districts in Sierra County.

Table 33: Residential Zoning Districts
Sierra County
2016

Designation		District	Primary Residential Type
General Plan	Zoning		
RR 1/2-1	R1, RR-1	Residential One Family	single family dwelling
MUR	R2	Residential One and Two Family	single family dwelling or two one-family attached units (duplex)
MUR	R3	Residential Multiple Family	One family or two family dwellings, or multiple family dwellings
R	RR-1, 1.5, 2, 2.5, 4, 5, 10	Rural Residential	single family dwelling, mobile homes[1]
R	OS-20, 40, 60, 80, 160	Open Space Residential	Single family dwelling, mobile homes[1]
PD	PD	Planned Development	Various

Note: (1) mobile homes are permitted in the Rural Residential and Open Space Residential zones as a conditional use.

Source: Sierra County Code – Part 15 – Zoning

Table 34 depicts the housing types permitted by each residential district. Some housing types are allowed by right in the zoning district, while others require a conditional use permit. Modular homes are allowed in all residential districts of the county. Certain areas have a Modular Home Standards Overlay. This overlay contains year and architectural standards. Area suppliers of this type of housing have no difficulty in meeting these standards.

Table 34: Housing Types Permitted by Zoning District

Housing Types Permitted	R1	R2	R3	RR	OS
Single Family Residential	P	P	P	P	P
Duplexes	X	P	P	X	X
Multifamily (Duplexes, Triplexes, Fourplexes and 5+ Units per Structure)	X	X	P	X	X
Manufactured Homes	P	P	P	P	P
Second Units	P	P	P	P	P
Emergency Shelters	P	P	P	P	X
Convalescent/Nursing Home (more than six persons)	X	X	C	X	X
Residential Care Homes (6 persons or fewer)	P	P	P	P	P

Notes: P = Permitted Use C= Conditional Use Permit X=Not Permitted

SDU./Caretaker's Quarters permitted in other zoning districts; modular and manufactured homes permitted in most zoning districts.

Source: Sierra County Zoning Code, 2016

The County recently (April 2016) amended the Zoning Code to ensure requirements for emergency services, transitional housing and supportive housing are the same as for any residential use; that these forms of housing will be allowed without discretionary review in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same time in the same zone. The amendment defines an emergency shelter, supportive housing, and transitional housing as follows:

- "Emergency Shelter" shall mean housing with minimal support services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay.4
- "Supportive Housing" shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- "Target Population" shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV, or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services

Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals existing from institutional settings, veterans, and homeless people.

- "Transitional Housing" shall mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from the beginning of the assistance.

Farmers provide what little seasonal farm worker housing is needed. Caretakers' units are permitted in Agricultural and General Forest Districts with an approved special use permit. Second dwelling units are allowable in most zoning districts that allow single family residences, also with the issuance of a special use permit, with certain restrictions on the maximum size and proximity to the primary residence.

The County administers minimal land use controls. The County does not have growth controls, or any other land use controls outside of zoning on residential development. The County's zoning and development standards, such as height, lot coverage, setbacks, and parking are minimal and do not impede the ability to achieve the maximum density within any given zoning district. For example, in the R-3 district, even with the most conservative estimates, a multifamily development could easily achieve the maximum density with 1,200 square foot unit sizes. The County does administer a courtyard requirement for multifamily that controls spacing between buildings, however, this standard is negligible and does not constrain multifamily development. Further, the County does not require minimum unit sizes beyond State health and safety standards and minimum lot or parcel sizes are required to uphold sewage disposal standards.

Table 35 sets forth the development standards under each residential zone. For the PD district, the applicable standards shall be as specified in the use permit, except for parking. The County does not have a maximum density for its zoning districts, although the County General Plan proposes a range of densities for its residential land use designations. A project must satisfy the development standards identified in Table 37 below.

Table 35: Development Standards in Residential Districts

Standard	R-1	R-2	R-3
Permitted Uses	One single family dwelling per lot or parcel.	One single family dwelling or two one-family attached units (duplex) per lot or parcel.	Lot Area per Housing or Dwelling Unit: 2,000 square feet.
Setbacks	Front yard, 20 feet; Side yard, 5 feet, 15 feet on street side of corner lot; Rear yard, 25 feet.	Front yard, 20 feet; Side yard, 5 feet, 15 feet on street side of corner lot; Rear yard, 25 feet.	(1)
Lot Coverage	Lot or parcel width of 60 feet. 60% of lot or parcel shall be open and clear of structures.	Lot or parcel width of 60 feet. 60% of lot or parcel shall be open and clear of structures.	Lot or parcel width of 60 feet. 60% of lot or parcel shall be open and clear of structures.
Minimum Lot Size	8,000 square feet when connected to an approved public water system and sewerage system; 10,000 square feet when connected to an approved public water system and individual sewerage disposal system; one acre when an individual private well and an individual sewerage disposal system are used.	8,000 square feet when connected to an approved public water system and sewerage system; 10,000 square feet when connected to an approved public water system and individual sewerage disposal system; one acre when an individual private well and an individual sewerage disposal system are used.	8,000 square feet when connected to an approved public water system and sewerage system; 10,000 square feet when connected to an approved public water system and individual sewerage disposal system; one acre when an individual private well and an individual sewerage disposal system are used.
Parking	One off-street parking space for each dwelling or housing unit or guest house	One off-street parking space for each dwelling or housing unit or guest house	One off-street parking space for each dwelling or housing unit or guest house
Maximum Height	Two stories not to exceed 35 feet	Two stories not to exceed 35 feet.	No main building shall exceed 40 feet in height, and no accessory building shall exceed 25 feet in height.

(1) Distance Between Buildings on Same Lot or Parcel: Minimum distance of 20 feet between buildings used for dwelling purposes. Minimum distance of 10 feet between a building used for dwelling purposes and an accessory building. Minimum distance of 6 feet between accessory buildings.

Typical building densities for the residential zones are as follows:

R-1: 2 units per acre. However, some densities may be as low as one dwelling unit per 10 acres, if –X combing zone is applied.
R-2: 8 units per acre
R-3: 12 units per acre

Codes and Enforcement

Sierra County has adopted the California Building Standards Code. No additional regulations have been adopted by the County that would hinder or add cost to development. In instances where it becomes known that construction is being done without a permit, the County makes an effort to bring the structure into compliance with the Code to assure the health and safety of present and future occupants.

On/Off-site Improvement Standards

Existing vacant residential parcels require sewage disposal, water, and access. Homebuilders are not required to widen streets or put in sidewalks and gutters. Encroachment permits are required for access onto State and County roads. Work and costs involved can range from zero for an acceptable existing encroachment to several thousand after widening the driveway, installing culverts, and paving the entrance of the encroachment. Street improvements are

generally not required for home construction. Normally, street improvements are required during the subdivision process.

Potable water is required for domestic purposes. Two communities provide water through special districts. Other areas may have small private water companies, or developers must rely on surface water, springs or wells. The costs involved in developing water sources are as varied as the methods of supplying it.

A regular septic tank and leach lines are the only approved methods of sewage disposal in the county. With materials and installation labor costs, these generally run several thousand dollars.

Fees and Exactions

Sierra County permit and application processing fees were amended in 2005. Planning fees were modified from a fixed schedule to an "actual cost" basis to recover all or part of the actual cost of processing overhead, calculated on a $65 per hour basis, plus fixed costs and consultation services. Previously there had been no increase in the schedule of fixed fees since 1973, which the Board of Supervisors determined was "extremely low, inconsistent with surrounding jurisdictions, and [did] not allow for the recovery of the most basic of costs for the Department." The 2005 amended fee structure marked a dramatic increase over prior application processing costs (in some cases by a factor of 10 or more). Still, fees imposed by the County remain relatively nominal; they are administered in compliance with the Mitigation Fee Act (Government Code Section 66000) and are not considered to significantly affect the cost of residential development in Sierra County. However, some fees, such as Fire Impact fees and Department of Fish and Game fees are outside of the County's control and can increase the cost of housing.

Table 36: Estimated Planning and Development Fees

Fee Category	Est. Fee Amount
Variance	$1,500
Conditional Use Permit, minor	$300-$600
Conditional Use Permit, major	$1,500+
General Plan Amendment	$1-$2,000+
Zone Change	$1-$2,000+
SUBDIVISION	
Certificate of Compliance	$1,000+
Lot Line Adjustment	$1,500+
Parcel Merger	$1,500+
Tentative Parcel Map (≤4)	$2,000+
Tentative/Final Map (>4)	$4000+
ENVIRONMENTAL	
Categorical/Statutory Exemption	$50
Negative Declaration (Consult. Cost + DFW Fee)	$12,000+
Mitigated Negative Declaration (Consult. Cost + DFW Fee)	$12,000+
Environmental Impact Report (Consult. Cost + DFW Fee)	$100K+
IMPACT	
School	$0
Fire Impact Fee – SCFPD #1	$1.25/sq.ft.

Source: Local Planning and Building Departments; Res. 2005-064

In addition to the Planning and Development Fees (Table 36), the schedule of fees for County building permits, County Health Department services, and the text of the fire impact fees pertaining to SCFPD #1 are shown in Appendix B.

A recently built single family home with a building valuation of $440,000 paid about $5,550 in County planning and development fees. County planning and development fees for multifamily development are estimated at under $2,000 per unit. Based on an analysis of land and development costs, fees accounted for approximately 1.2 percent of total development costs for multifamily housing and approximately 1.3 to 1.4 percent for single family units. This multifamily housing analysis assumed average construction costs of development of 20 two-bedroom units on a land parcel with an average price. The single family home analysis estimated the average costs for development of a 2,150 sq. ft. home on land with access to services such as public water, and costs on a land parcel requiring connection to these services. The fees represented in Table 36 and Appendix B are substantially lower than most if not all counties in California, and do not provide a hindrance or constraint to promoting affordable housing and housing in the county.

Processing and Permit Procedures

Sierra County strictly adheres to the Permit Streamlining Act in order to prevent lengthy permit review processes. A streamlined permit process promotes growth, reduces costs associated with construction, and encourages developers looking to create employment and affordable housing.

Ministerial permits such as buildings, additions, or rehabilitation are usually processed within five to twelve business days. Minor entitlements such as Zone Variance or Conditional Use Permits often have processing times of four to eight weeks (Table 37) depending on the required environmental review. Projects requiring Board of Supervisor approval and environmental analysis or review can be expected to take six months or longer.

Table 37: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Conditional Use Permit	2 months
Zone Change	3-4 months
General Plan Amendment	4-6 months
Tentative/Final Maps	6-12 months
Parcel Maps	3-4 months
Initial Environmental Study	1-3 months
Environmental Impact Report	1 year
Zone Variance	1-3 months

Source: Local Planning Department, 2016.

Sierra County strictly adheres to the Permit Streamlining Act in order to prevent lengthy permit review processes. A streamlined permit process promotes growth, reduces costs associated with construction, and encourages developers looking to create employment and affordable housing.

Ministerial permits such as buildings, additions, or rehabilitation are usually processed within five to twelve business days. Minor entitlements such as Zone Variance or Conditional Use Permits often have processing times of four to eight weeks (Table 37) depending on the required environmental review. Projects requiring Board of Supervisor approval and environmental analysis or review can be expected to take six months or longer.

The majority of development in Sierra County is represented by single family residences. Permits for the residences are almost exclusively applied for by the owner/potential resident and are often built by a licensed contractor or the owner/builder. Building permits for single family residences are checked for zoning compliance, life and safety review, structural review, waste disposal and water, and fire regulations. In addition, the Sierra County General Plan and County Code do outline some “special treatment areas” and overlay zones for scenic corridors or special use areas. These applications can require site plan review entitlements (discretionary review) and may have to comply with exterior design standards or location-specific criteria depending on the overlay zone. Any permits outside of special overlay districts are not subject to aesthetic design review.

Most subdivisions in Sierra County have historically been created through the tentative parcel map, creating no more than four parcels. If the tentative parcel map is exempt from CEQA, it can take only three to four months. If CEQA is required, the TPM process can take an additional six to twelve months. The

Sierra County Code process for approving a Parcel Map with greater than four resulting parcels is similar to the Tentative Parcel Map, and as a result it often falls within a similar time frame to approve the map.

Sierra County historically has not required extensive infrastructure improvements for subdivision developers, attempting to keep the costs lower and promote growth. Sierra County has most often required the developer only meet State and County codes as related to the road conditions and Cal Fire conditions of fire safety.

Constraints on Persons with Disabilities

Under Senate Bill (SB) 520, which became effective January 1, 2002, a Housing Element is required to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

Sierra County requires compliance with the American Disabilities Act (ADA) on all commercial buildings. Other than requiring compliance with ADA, the County has no policies or regulations that would discriminate, hamper, or make housing for persons with disabilities difficult.

As previously discussed, in 2013, a total of 308 persons between the ages 18 to 64 had a disability in the county, none of whom were in the labor force. Also in 2013, there were 142 persons over the age of 65 who reported having a disability. There are currently no facilities in the county that strictly serve disabled persons. It is assumed that disabled persons in the county are generally taken care of by family members, in their own home or under the care of persons in an unregulated private home.

One reason for the lack of housing for persons with disabilities may be constraints on this type of housing imposed by governmental ordinances and procedures. This analysis looks at three general categories of potential constraints: zoning and land use, permits and processing procedures and building codes. The analysis is based upon the SB 520 checklist provided by HCD to local jurisdictions.

Zoning and Land Use

In accordance with State law, residential care facilities for six or fewer persons are allowed in the residential zones by right. This means that such facilities can be built without going through an entitlement process, which saves time and money. Facilities housing more than six persons are allowed with a conditional use permit in the R3 zoning district. In addition, the Planned Development (P-D)

overlay zone allows for various uses, subject to approval of the site development plan. Therefore, the County's Zoning Ordinance does not unduly restrict the placement of residential care facilities that could serve disabled persons.

No special design or permitting standards have been established for residential care facilities other than the requirements for a conditional use permit. The County's Zoning Ordinance does not establish special standards or requirements for residential care facilities that would serve adult disabled persons, such as occupancy standards or sitting requirements. The conclusion is that the County's zoning and land use regulations do not represent a significant constraint on development of housing for persons with disabilities.

The County Zoning Ordinance applies the same requirements for parking spaces to housing projects that are exclusively occupied by seniors and persons with disabilities as to other projects.

The County has reviewed all of its zoning laws, policies, and practices for compliance with fair housing law, including occupancy standards. The County follows the provisions of California Health and Safety Code Section 1520.5, which regulate the siting of residential care facilities. Under the Health and Safety Code, a minimum distance of 300 feet is required between two or more residential care facilities, in order to avoid over concentration.

Permits and Processing Procedures

Residential care facilities for six or fewer persons are allowed in all zones that permit residences by right as required by California Health and Safety Code Section 1520.5. Rest homes, sanitariums, and group homes for more than six persons are allowed in all zones with a use permit. No special design or permitting standards have been established for residential care facilities or group homes, other than the required use permits. The use permits do not have any special provisions required for the development of a residential care facility or group home. However, conditions may be placed on a particular development to address environmental impacts and other issues specific to the project. These conditions are imposed on a case-by-case basis, and are not generally applied to residential care facility or group home developments. Public hearings are held for such facilities only when a use permit is required.

The County does not require residents to obtain any special permits to retrofit homes for disabled accessibility (e.g., wheelchair ramps) beyond regular building permits. The Building Department, upon request, may offer suggestions on the construction of home features designed to improve accessibility for disabled persons.

Building Codes

The County has adopted the California Building Standards Code. The County has added no amendments to the Building Code that would place constraints on

accommodation of persons with disabilities. The County does not have a formal procedure for providing reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits. This housing element includes a program to adopt a reasonable accommodation ordinance.

Analysis of Non-Governmental Constraints

Not all constraints to development are governmental. Land costs, construction costs, environmental constraints and financing all play a role in the feasibility of new development.

Environmental Constraints

Some land in Sierra County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, builders avoid these areas because they understand the danger involved or do not wish to incur the added cost of building in these areas. These features include geologic hazards, soils with low permeability, and excessive slopes.

These constraints affect land use categories that can accommodate single-family residences. In most cases, the presence of these constraints will not preclude development of a single family home on a minimum five-acre parcel, but may limit the placement of a home.

Environmentally constrained lands may also limit the subdivision potential of some parcels. Areas that permit multifamily units are not affected, as environmentally constrained lands are not designated for such use.

- Geologic Hazards - The most common geologic hazard that must be considered in Sierra County is the potential for wet season landslides and rock falls where man has altered natural conditions. Soils on slopes of up to 50 percent contain the combination of factors that could pose landslide problems when man's activities are superimposed on natural conditions.

- Soils with low permeability rates - Most parts of the county are not served with public sewer systems; and therefore, must rely on septic systems. In some parts of the county, septic systems cannot be used because the soils have low permeability rates that prevent effective operation of septic tank systems.

- Excessive slopes - In areas with a slope of 20 percent or more, improvements for accessibility, site preparation, and sewage disposal are very difficult. As a result, these areas are generally avoided or more costly systems are required. Parcels with slopes in excess of 30 percent are generally un-developable for residential purposes (current Environmental

Health standards preclude development of septic systems on slopes greater than 30 percent). However, the majority of these lands are within resource designated lands that do not have significant residential development potential.

- Water quality - Some areas in the county lack sufficient water for development (either surface or groundwater). In addition, there are areas where there may appear to be sufficient water but the potability is affected by heavy metals or minerals such as arsenic, mercury, sodium, chloride, and boron.

- Flood Hazard - Development in flood hazard areas can result in property damage and loss of life. Additionally, if the County allows development in these areas, it also runs the risk of losing its eligibility in the National Flood Insurance Program.

- Cultural Resources - There is potential for historical and/or cultural resources (e.g., Native American village sites, gold mining camps) to constrain housing development in the county.

Land Costs

Economic trends over the past decade have contributed to increased demand for land and housing. As a result, land and housing costs have increased significantly in Sierra County. These cost increases have been moderated somewhat by lower financing costs. The overall impact, however, is that low- and moderate-income households find it more difficult to purchase or rent housing in the county than they did a decade ago.

A review of residential land available for sale during 2016 indicates that:

- The average cost of a single-family lot (less than five acres) with public water and/or sewer service is $49,425, with asking prices ranging from $18,000 to $140,000. The average price per acre is approximately $60,600.

- The average cost of a residential parcel of less than five acres with no public water or sewer service is $44,500, with asking prices ranging from $17,500 to $110,000. The average price per acre is approximately $49,600.

- The average cost of a residential parcel of five acres or more is $489,476 with prices ranging from $55,000 to $4,000,000. The average price per acre is approximately $13,300.

Construction Costs

The cost per square foot of constructing a single-family home ranges from $120 to $195 per square foot, with the average cost being $157.50 per square foot. Typically, the larger the dwelling unit, the lower the construction cost per square foot. Permit, fire impact, and utility connection fees add approximately $4,280 to $6,500 for a 2,000 square foot house. Access improvements, power connection, well, and septic systems can add another $30,000 to $45,000 to the cost of homes on sites that do not have access to public water or sewer service. The average cost of a site-built, 2,000 square foot home with an attached garage in a community area with public services is estimated at $351,500. The average cost of a similar site-built home on several acres outside of a community with no public services, other than power and phone, is estimated at $366,500.

Rental apartments and second units can provide affordable rental alternatives. The cost of producing a rental unit is estimated to be approximately $111,600 to $130,000 for a studio or one-bedroom unit, $140,000 to $165,000 for a two-bedroom unit, and $185,000 to $220,000 for a three or four-bedroom unit. Market rents necessary to support such costs would likely be unaffordable to very low- and many low-income households. Regulatory incentives, financial incentives, and financial assistance can bring these development costs down, as the County has shown with two affordable rental apartment projects constructed since 1988. Ongoing rental assistance, such as Housing Choice Vouchers (Section 8) may be necessary in addition to incentives for rental apartment construction to maintain affordability for very low-income households.

Services

Water Supply

As discussed under “Availability of Infrastructure Available to Identified Lands” five communities in the county may have limited development potential due to either water quality issues or lack of capacity. In Alleghany, numerous water systems have resulted in water quality problems. A grant has been applied for to create one coordinated system to solve this problem. Development is constrained by the lack of a public water system as the small private water system is at capacity, though water rights are available in Goodyears Bar. One of Sierra City’s nine private water systems is under a State Department of Health Services hook-up moratorium due to non-compliance with State regulations. This affects a significant number of buildable lots. Calpine’s public water system has limited capacity. In Verdi water supply may become a growth-limiting factor in the future.

Sewage Disposal

The majority of the properties in Sierra County are not served by a wastewater system. Individual sewage disposal systems are required, and their placement can be limited by soil type; slope; and proximity to rivers, streams, springs and wetlands.

Availability of Financing

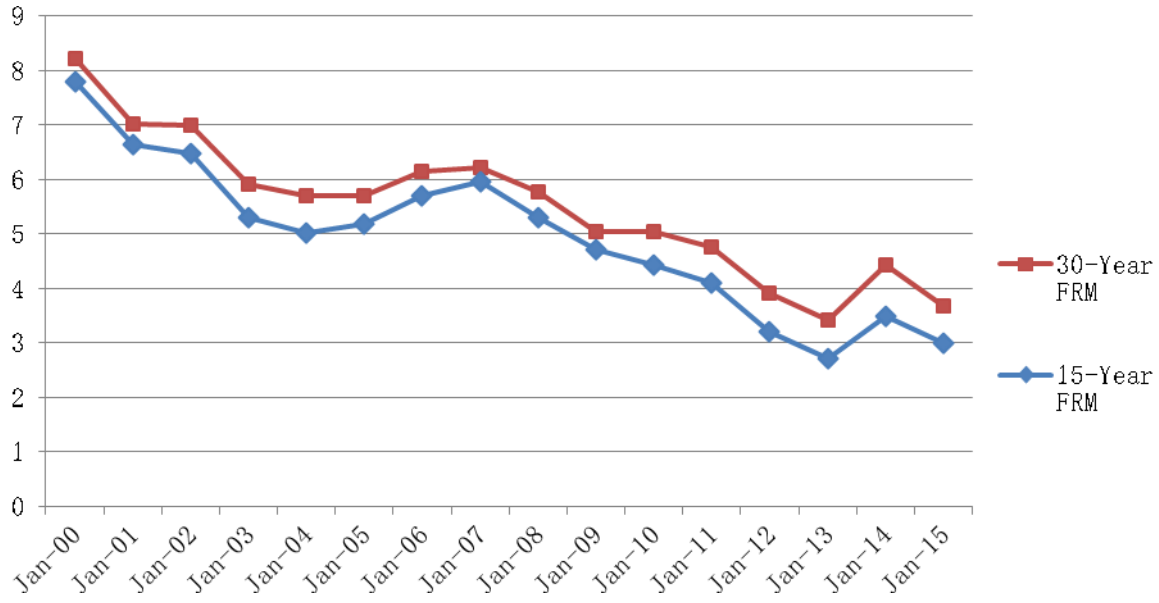
The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Market factors impact these interest rates; however, they are largely determined by the Federal Reserve Board's monetary policy.

The 2008 mortgage banking crisis was largely precipitated by "creative" mortgage products, such as variable and adjustable mortgage rates, "stated income" loans with no income verification, interest-only loans, graduated payment mortgages, and zero down payment loans. These mortgage products increased homeownership rates, but allowed customers to purchase housing without sufficient income levels by traditional loan qualifications. Many of these homeowners owed more on their homes than their homes were worth, ultimately resulting in huge rates of foreclosures.

Since the mortgage banking crisis that began in 2008, financing availability has shifted. The Federal government tightened lending standards on subprime loans by passing the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010). This legislation is intended to regulate loan interest rates through setting requirements for a "qualified mortgage."

National mortgage rates have decreased since 2007, with a historic low in 2013 (see Figure 3 below). When interest rates are high, the market typically responds with a decrease in housing prices. Similarly, if rates decrease, housing prices rise. There is often a lag in the market during this fluctuation period, causing housing prices to remain high; during this time period lower-income households find it most difficult to purchase a home.

Figure 3
Historical Mortgage Rates
United States
January 2000 – January 2015



Note: FRM- Fixed Rate Mortgage
Source: Freddie Mac Primary Mortgage Market Survey, 2015.

Energy Conservation

Energy-related costs could directly impact the affordability of housing in Sierra County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development. Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

1. A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

2. Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.

3. Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Three utility companies serve the county, Liberty Utilities in the Southeast region of the county and the City of Loyalton, Pacific Gas and Electric in Western Sierra County and Plumas-Sierra Rural Electric Cooperative in Sierra Valley and Long Valley areas.

Plumas-Sierra Rural Electric Cooperative (REC) is a member-owned electric Cooperative offering electric service to Plumas, Sierra, and Lassen Counties within California, and Washoe County in Nevada. The company offers a variety of low-income assistance programs, including a Winter Rate Assistance Program, Low Income Heating and Energy Assistance and Weatherization Assistance, and Personal Crisis and Emergency Assistance. Plumas REC also offers rebate programs for residences including an Energy Star Appliance and Lighting Rebate Program, Weatherization Rebates, Irrigation Efficiency Program, Irrigation Pump Test Rebate Program, and HVAC Rebate Program.

Sierra Pacific Power and Nevada Power merged into Nevada Energy. Liberty Utilities acquired Nevada Energy's California operations, also known as CalPeco Electric LLC. As a subsidiary of Liberty Energy Utilities, CalPeco Electric was founded in 2010 and is based in South Lake Tahoe, California.

PG&E is a privately owned utility whose service area covers most of northern and central California. PG&E also provides energy conservation services for residents, as well as energy assistance programs for lower income households to help lower income households to conserve energy and control utility costs. These programs include the CARE program and the Relief for Energy Assistance through Community Help (REACH) programs. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, particularly seniors, disabled, sick, working poor and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

Weatherization programs continue in Sierra County largely through the work of the Plumas County Community Development Commission.

Chapter Four: Evaluation

State law (Govt. Code Section 65588) requires each local government preparing a housing element to review and analyze: the appropriateness of its housing goals, objective, and policies; the effectiveness of the housing element; and the progress of the County in implementation of its housing element.

The 1992 Housing Element contained twenty-six specific programs; the 2001 Housing Element had ten specific programs; and the 2009 Housing Element had 42 specific programs designed to carry out the overall goal of providing an adequate supply of sound, affordable housing units in a safe and satisfying environment for both current and future county residents, regardless of race, age, religion, sex, marital status, ethnic background or personal disabilities.

A detailed evaluation of Sierra County's proposed implementation programs from the previous Housing Element is contained in Table 38 below.

Table 38: Evaluation of Sierra County 2009 Housing Element Policies & Programs

Implementation Measure	Evaluation	Recommendations
1.1 Permit Review: The Planning Department shall periodically review its permit procedures to increase efficiency by reducing the cost and time of processing permits but still remain effective and meet legal review requirements. This review will be conducted as part of the County's ongoing permit streamlining program.	As described in the Housing Element, the County processes permits fairly quickly. Permit processing is not a constraint on housing production.	Maintain program.
1.2 Construction Requirements: The Building and Planning Department will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens.	This is an ongoing policy that does not require specific action.	Maintain as a policy. (ref. Policy 1.1)
1.3 Low and Moderate-Income Housing Funding Information: The County shall provide information to developers of the funds available from state and federal programs to provide low to moderate-income housing. Information brochures shall be printed and made available at County offices, libraries and other public agencies, and shall be posted on the County's website. There are a number of state and federal programs which provide low-cost financing or subsides for the production of low-and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The County will determine which programs will be most beneficial for housing production in the County and then directly or indirectly pursue those programs[…]	The County continues to monitor funding programs; however, there have been no developers that have expressed interest in building affordable housing in Sierra County.	Maintain program. (Move to IM 2.1)

Implementation Measure	Evaluation	Recommendations
2.1 Density Bonus: Consistent with Section 65917, 65915 and 65914.3 of the California Government Code: when a developer of housing agrees to construct at least (1) 20 percent of the total units of a housing development for persons and families of lower income, as defined in Section 50093 of the Health and Safety Code, or (2) 10 percent of the total units of a housing development for very low-income households, as defined in Section 50079.5 of the Health and Safety Code, or (3) 50 percent of the total dwelling units of a housing development for senior citizens shall either (1) grant a density bonus of 25 percent and an additional incentive, or (2) provide other incentives of equivalent financial value. The County will amend the Zoning Ordinance to include a Density Bonus consistent with state law.	There were no density bonus requests during the 2009-2014 planning period, as the only residential development in the County was individual single family construction. The County is in the process of a comprehensive Zoning Ordinance Update, and will adopt an updated density bonus as part of the Zoning Ordinance Update.	Modify program to reflect current density bonus requirements. (Move to IM 2.2)
2.2 Transfer of Development Rights: Allow transfer of development rights on sale ownership agricultural lands to allow for clustered family/farm worker housing complexes.	This is an ongoing policy that does not require specific action.	Maintain as a policy. (ref. Policy 2.2)

Implementation Measure	Evaluation	Recommendations
2.3 County Support of Low and Moderate Income Housing Development: The County will encourage, support and assist agencies and developers to apply for funds from available state and federal programs to provide low to moderate income housing. The County will provide support services such as: • Helping identify sites where low and moderate income housing will not conflict with existing zoning regulations; • Applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections; • Supporting funding applications by housing providers; • Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very-low and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups.	This is an ongoing County policy; however, there have been no developers that have expressed interest in building affordable housing in Sierra County.	Maintain program. (Consolidate with IM 1.3 and move to IM 2.1)
2.4 Manufactured and Modular Housing: The County will continue to allow manufactured housing and modular homes on parcels zoned for single family residences, maintain modular home park zoning, and will not adopt unreasonable restrictions regarding their size or architectural features which would prevent manufactured housing from being placed in these areas.	This is a basic requirement of State law, and the County complies with this requirement.	Maintain as a policy. (ref. Policy 2.3)

Implementation Measure	Evaluation	Recommendations
2.5 Housing Production by Income Range: In an effort to better document the number of dwellings developed for various income groups, the County shall prepare a questionnaire requesting information including lot size, dwelling size and number of bedrooms and home value listed on the tax assessment rolls for new construction. This questionnaire will be provided at the time of escrow to aid in the gathering of this information.	The County did not have the staff resources to implement this program.	Delete program.
2.6 Second Units: The County will continue to allow second units in conjunction with single-family residences. To increase awareness of this housing option among the public and property owners, the County will prepare an informational brochure promoting the benefits, describing the zoning and town planning land use categories that permit second units, and explaining the process for obtaining permits for second units. The County will make this information available at County offices, libraries, and other public agencies and gathering facilities, as well as on the County website.	County staff informs the public about second unit options on a case by case basis, but has not produced a brochure. Because of the County's small size and infrequent public demands on staff time, the individual consultation approach has worked well.	Delete program, but maintain as a policy. (ref. Policy 2.4)
3.1 Land for Residential Development: Whenever the County updates its Zoning Ordinance, General Plan or community plans, it shall consider the need to provide additional land for various types of residential development.	The County did not update the Zoning Ordinance, General Plan, or community plans during the 2009-2014 planning period.	Maintain as a policy. (ref. Policy 1.2)
3.2 Identification of Vacant Residential Land: The Planning Department will conduct land use surveys in community planning areas as community plans are prepared or updated to identify vacant land that is residentially zoned or has residential potential. The Planning Department will use this information to identify lands that could support higher residential densities. The County will work with the landowners to rezone an adequate supply of these lands to higher density residential uses.	The County did not update any community plans during the planning period, and does not anticipate updating any of the community plans during the 2014-2019 planning period.	Delete program.

Implementation Measure	Evaluation	Recommendations
3.3 Improvement of Community Water and Sewage Facilities: In an effort of any local community to improve their environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the County will provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants. Assistance will be provided by the County to the communities of Alleghany, Downieville, Sierra City, Calpine and Verdi to identify the potential inadequacies of their systems, provide solutions and identification of and assistance with obtaining grants.	The County is currently (2016) supporting the Sierraville PUD with plans to add water capacity through additional wells and a new tank. The County supported and assisted Downieville PUD in a recent (2016) successful grant project to add a new chlorination facility. There is the possibility of extending the City of Reno's sewer service into the Community of Verdi.	Maintain program. (Move to IM 1.2)
3.4 Water and Sewer Priority:Pursuant to Government Code section 65589.7 the County will immediately deliver its adopted Housing Element to water and sewer providers describing the content of the Housing Element, including the County's housing needs and share of the Regional Housing Need related to water and sewer service to developments which include affordable to lower-income households.	The County will continue to comply with this program, per State law.	Maintain program. (Move to IM 1.3)
4.1 Housing Rehabilitation: The County shall apply for state and federal assistance for housing rehabilitation to finance the rehabilitation of substandard homes in the County, and support the efforts of other agencies in pursuit of this same effort. If funded, the County will continue its existing housing rehabilitation program. Continue to retain Plumas County Community Development Commission or create a new commission to seek housing grants, loans, and programs.	The County last applied for state and federal assistance for housing rehabilitation before 2006. The program has had a low participation rate.	Maintain program. (Move to IM 3.1)

Implementation Measure	Evaluation	Recommendations
4.2 Energy Conservation: The County shall support the efforts of residential energy conservation and energy cost reduction. The County shall support other agencies that offer home weatherization programs by providing information to the public and referrals on the weatherization programs and seek weatherization program funds.	The County notifies the public of opportunities to reduce energy use and costs through PG&E. The County has also partnered with the Sierra Business Council, ICLEI, and PG&E in the "Green Communities" program to develop greenhouse gas (GHG) baselines and is currently (2016) collaborating with PG&E on developing an Energy Action Plan.	Maintain program; combine with 8.2. (Move to IM 3.2)
4.3 Section 502 Loan Program: The County will publicize Section 502 loan program which provides low interest loans to very low, low, and moderate income households for construction, purchase, and rehab of homes. Devote two weeks yearly (May 1-15) to publicizing housing programs/options, which should include presentations on the key programs at a Board of Supervisors workshop.	This continues to be an important housing program.	Maintain program. (Move to IM 3.3)
4.4 Creation of Housing Options: The County shall perform the following programs, which appear to be well suited to Sierra County's needs: • Design competition to create plans for prototype single-family units affordable to very low, low and moderate-income households of a design appropriate to Sierra County. Seek firm which could partially manufacture above for later assembly on site. • County sponsorship or location of a firm interested in developing a self-help housing project(s).	This program was not implemented due to limited staff resources, and the County continues to have resource constraints. There has not been enough development happening in the county to generate enthusiasm for a design competition.	Delete program.

Implementation Measure	Evaluation	Recommendations
4.5 Expansion of Housing Choice Vouchers (Section 8): The County shall request the Nevada County Housing Development Corporation to obtain additional Housing Choice Vouchers (Section 8) allocations for Sierra County.	Federal budget cuts have decreased the number of available vouchers. However, the County will advocate for more vouchers in the future.	Maintain program. (Move to IM 2.3)
4.6 Housing Rehabilitation in Alleghany: Sierra County will utilize the housing condition report contained within the "Alleghany Community Income Survey and Housing Condition Survey, November 2004" prepared by Sierra Economic Development District as baseline data to monitor the rehabilitation and repair of housing units in Alleghany.	The County continues to monitor housing conditions in Alleghany through code enforcement efforts.	Delete program; Replace with code enforcement program.
4.7 Code Compliance: The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. Local educational and home repair clinics will be supported in their efforts by the County supplying fliers and announcement of the clinic on the County's web-site.	This is an ongoing program. The County has not yet supported any educational or home repair clinics.	Maintain program. (Move to IM 3.4)
4.8 Building Safety: The County will continue to enforce the California Building Code, Fire Safe Codes, and the Health and Safety Regulations.	This is a basic County function.	Maintain as a policy. (ref. Policy 3.2)
5.1 Production of Housing for Disabled Persons: The County will encourage the inclusion of units designed to accommodate wheelchair bound, blind and other physically restricted persons in new or rehabilitated multiple family projects of more than four units which are funded through Community Development Block Grants or other federal/state sources.	There were no new or rehabilitated multifamily developments during the planning period.	Maintain as a policy. (ref. Policy 4.2)

Implementation Measure	Evaluation	Recommendations
5.2 Senior Housing: The County shall review its codes, ordinances and standards to determine whether there are constraints on the development, maintenance and improvement of housing intended for seniors, and to remove such constraints if their removal would not jeopardize the health and safety of the residents. The review shall include an evaluation of the approval process for residential care homes and a removal of any unreasonable constraints to approvals. The County shall encourage private developers, nonprofit groups and other interested parties to construct housing projects that serve seniors. As part of this effort, the County shall meet with governmental agencies, nonprofit groups and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Sierra County are provided. Senior housing projects that include onsite support services shall be given special consideration by the County.	This evaluation is conducted through the Housing Element Update. If constraints exist, they are identified in the Housing Element and implementation programs to mitigate the constraints are identified. There were no proposals to build senior housing during the planning period.	Modify program to remove review process. (Combine with 5.4, and move to IM 4.2)
5.3 Reduction of Parking for Senior Multi-family and Residential Care Facilities: Generally senior multi-family complexes and small residential care facilities (six or less persons) require less parking spaces to accommodate the facility's residents. The County shall review the Zoning Ordinance parking standards (which are illustrated in Table 38 of this document) and reduce these standards to more appropriate requirements for senior multi-family complexes and small residential care facilities.	The County does not require specific parking standards for senior housing and residential care facilities. The Zoning Ordinance just requires "parking sufficient to accommodate the projected need." Parking requirements are not a constraint	Delete program.
5.4 Production of Housing for Seniors: In combination with Implementation Measures 5.2 and 5.3, the County will support the development of new housing units specifically designed to meet the needs of the elderly by coordinating with senior advocate groups.	There were no proposals to build senior housing during the planning period.	Maintain program. (Combine with 5.2, and move to IM 4.2).

Implementation Measure	Evaluation	Recommendations
5.5 Farm Labor Housing: Update the Zoning Ordinance to state that farm labor housing that serves six or fewer persons shall be treated as a single family unit and shall be permitted by right in all districts that permit single family units by right, in accordance with California Health and Safety Code Section 17021.5. Also, update the Zoning Ordinance to state that farm labor housing that serves twelve or fewer persons shall be permitted by right in all agricultural zoning districts, in accordance with California Health and Safety Code Section 17021.6.	The County is in the process of conducting a comprehensive Zoning Ordinance Update and will implement this program as part of this Update.	Maintain program. (Move to IM 4.3)
5.6 Residential Care Facilities: Amend the Zoning Ordinance to clearly define residential care facilities and identify in what zoning districts these are allowed. In conformance with the Lanterman Act and Health and Safety Code Section 1566.3, amend the Zoning Ordinance to explicitly allow licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single family residential use. Clearly identify districts in which facilities serving more than six persons, including but not limited to group homes, may be located subject to a conditional use permit.	The County is in the process of conducting a comprehensive Zoning Ordinance Update and will implement this program as part of this Update.	Maintain program. (Move to IM 4.4)

Implementation Measure	Evaluation	Recommendations
5.7 Removal of Housing Constraints for Persons with Disabilities: Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to County housing policies and practices. The County will establish a reasonable accommodation policy or procedure separate from a variance or CUP for providing exception in zoning and land use for housing for persons with disabilities. The County will annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the County will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. The County will establish a formal procedure to accommodate those persons with disabilities in all areas of government interaction.	The County is in the process of conducting a comprehensive Zoning Ordinance Update and will include a reasonable accommodation ordinance in this Update.	Maintain program. (Move to IM 4.5)
6.1 Emergency Shelters and Transitional Housing: The County will continue to support and encourage the maintenance and development of emergency and transitional housing for the citizens of the County, by providing incentives, such as fee reductions, and modifications to development standards and providing assistance in obtaining grants.	This is an ongoing County policy; however, there have been no proposals to provide emergency shelters or transitional housing in Sierra County.	Maintain program. (Combine with 6.3, and move to IM 4.6)

Implementation Measure	Evaluation	Recommendations
6.2 Emergency Shelters and Transitional Housing Zoning Update: Revise the Zoning Ordinance to define and clearly outline regulations governing emergency shelters and transitional housing. Amend Zoning Ordinance to allow the development of emergency shelters in all residential zones in the County and identify specific sites in which emergency shelters and transitional housing may be located and the necessary permit requirements, if any for emergency shelters the County will establish a zone or zones that allow emergency shelters as a use by right, as a permitted use. The allowable uses shall conform to the language resulting from the passage of SB 2. The definitions contained in SB 2 will be added verbatim to the County's zoning code to ensure that transitional and supportive housing are appropriately accommodated.	The County has adopted an amendment to the Zoning Ordinance to allow emergency shelters and transitional and supportive housing consistent with State law requirements.	Delete program.
6.3 Shelter Funding: The County will assist non-profit and other social service organizations to maintain funding and provide shelter for homeless persons and victims of domestic violence by providing assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of emergency housing. Criteria for the issuance of conditional use permits, if required, shall relate to public health, safety and proximity to public services, transportation and employment.	The County has not provided any funding to shelters. There has been no expressed interest in developing a shelter.	Maintain program. (Combine with 6.1, and move to IM 4.6)
6.4 Temporary Emergency Shelters: Provide County buildings for temporary shelter when emergencies arise. Acute need situations would include such as fires, and other disasters, etc, where a number of people are affected.	This is an ongoing policy, but is not related to housing for a special needs group.	Delete program.

Implementation Measure	Evaluation	Recommendations
6.5 Emergency Shelters and Transitional Housing: Pursuant to SB 2 the County will commit to permit emergency shelters as a permitted use in appropriate residential and commercial zones without the need for a conditional use permit or other discretionary action. In committing to this program, the County will establish development standards that encourage and facilitate the use of emergency shelters to the same development and management standards that apply to other permitted uses within the identified zone.	The County has adopted an amendment to the Zoning Ordinance to allow emergency shelters and transitional and supportive housing consistent with State law requirements.	Delete program.
6.6 Assist in Development of Adequate Housing to Meet the Needs of Extremely Low-, Very Low-, Low- and Moderate-Income Housing (Gov't. Code 65583(c)(2)): Housing programs will be expanded to assist in the development of housing for ELI households. Pursuant to AB 2634, existing programs will be expanded to assist in the development of housing types to meet the housing needs of ELI households. Additionally, programs will be implemented to address where appropriate and legally possible to remove governmental constraints to the maintenance, improvement, and development of housing.	There were no development proposals to build ELI affordable housing during the planning period. There were no constraints on the development of ELI housing identified. There are no existing ELI housing programs to expand.	Delete program; Replace with programs that provide specific actions.
7.1 Housing Discrimination: The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, County website, and other areas in which the public gathers information.	The County has not distributed information on fair housing; the County has not received a complaint for at least the last 12 years.	Maintain program. (Move to IM 5.1)

Implementation Measure	Evaluation	Recommendations
7.2 Prohibit Arbitrary Housing Discrimination: The County will only support housing programs that are in compliance with the State Rumford Fair Housing Act and the Unruh Civil Rights Act which prohibit arbitrary discrimination in housing. The County will amend its definition of "family" as contained in Chapter 15 of the Sierra County Code (Zoning) to remove language that constrains the definition of family to occur by being related or related by blood.	This is an ongoing policy. The County is in the process of amending the Zoning Ordinance and will amend the definition of family as part of this Update.	Maintain program. (Move to IM 5.2)
8.1 Limit Development of Marginal Lands: The County will review subdivision proposals and other land development projects to minimize flood damage to structures and utilities; prevent creation of new parcels which have no building sites outside the 100-year floodplain; provide for adequate grading and drainage for homesite development; and avoid areas with unstable soils, and high groundwater affecting drainage or sewage disposal.	This is an ongoing policy that does not require specific action.	Maintain as a policy. (ref. Policy 6.1)
8.2 Implement Available Energy Conservation Measures: The County will continue to participate in programs and policy development that encourages energy conservation, thus maximizing currently available programs and technological advancements related to resource use and production. Examples of County participation include: incentives to promote alternative or higher-density housing within existing communities by encouraging green building techniques, green building materials, energy cost reductions, and coordination with serving utilities to encourage energy conservation retrofits. The County will continue to implement weatherization programs, adoption and implementation of the Green Building Code, continued promotion of solar and wind energy solutions, and continued use of proper wood heating—all of which are in compliance with State law.	The County has implemented the program through working with PG&E, Sierra Business Council, ICLEI, the PG&E "Green Communities" program and is currently (2016) developing an Energy Action Plan with PG&E.	Modify program to combine with 4.2. (Move to IM 3.2)

Implementation Measure	Evaluation	Recommendations
9.1 General Plan Annual Review: The County will review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Planning Commission, the Board of Supervisors, and the Planning Department, as required by Government Code Section 65400.	The County has not completed these reports in recent years due to limited staff resources and delays in adopting the Housing Element.	Maintain program. (Move to IM 7.2)
9.2 The County will hold annual meetings with the EDC to review the implementation and effectiveness of the implementation measures within the Housing Element to ensure continued public participation in the process.	The County has not implemented this program.	Delete program.
9.3 Housing Density: The County will utilize General Plan Land Use Maps for density decisions until a new implementing Zoning Ordinance is adopted.	This is an ongoing policy that does not require specific action.	Maintain as a policy. (ref. Policy 7.1)
9.4 Zoning Ordinance Review and Update: Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the Ordinance in achieving goals and objectives and update the data in the General Plan and its compliance with State law.	The County is in the process of conducting a comprehensive update to the Zoning Ordinance.	Maintain program. (Move to IM 7.2)
10.1 Each time a housing project is proposed, which may have an effect on a particular group or neighborhood, efforts will be made to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.	It is the County's ongoing policy to provide outreach to neighbors; however, there have been no residential development projects that have required this form of outreach.	Maintain program. (Move to IM 8.1)

Chapter Five: Housing Program

Under California law, the Housing Element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. This Housing Element sets out policies that guide the County toward reaching its housing goals. Implementation measures are actions the County will take to implement its policies. The implementation measures include a specific time frame for implementation and identify the agencies or officials responsible for implementation.

Overall Housing Goal

To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background or disabilities.

Policies and Implementation Measures

Goal 1: Accommodate the County's Housing Allocation

The County shall plan to accommodate at least two dwelling units between 2014 and 2019 in order to meet its share of the State's housing needs for this region. *(Source: 2009 Housing Element, Policy 1)*

Policies:

Policy 1.1: The County will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens. *(Source: 2009 Housing Element, Implementation Measure 1.2)*

Policy 1.2: Whenever the County updates its Zoning Ordinance, General Plan or community plans, it shall consider the need to provide additional land for various types of residential development. *(Source: 2009 Housing Element, Implementation Measure 3.1)*

Policy 1.3: The County shall strive to provide adequate services for development of housing units by assisting in the expansion of water and sewer facilities, as appropriate and feasible. *(Source: 2009 Housing Element, Policy 3)*

Implementation Measures:

1.1 Permit Review: The Planning Department shall periodically review its permit procedures to increase efficiency by reducing the cost and time of processing permits but still remain effective and meet legal review requirements. This review

will be conducted as part of the County's ongoing permit streamlining program. *(Source: 2009 Housing Element, Implementation Measure 1.1)*

Objective: Reduction of time and cost to developers.

Responsible Agency: Planning Department

Time Frame: Review annually

Funding: Permits fee, General Fund

1.2 Improvement of Community Water and Sewage Facilities: In an effort of any local community to improve their environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the County will provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants. Assistance will be provided by the County to developers to create and maintain joint or shared sewage disposal systems for new subdivisions. Assistance will be provided by the County to the communities of Alleghany, Downieville, Sierra City, Calpine, and Verdi to identify the potential inadequacies of their systems, provide solutions and identification of and assistance with obtaining grants. *(Source: 2009 Housing Element, Implementation Measure 3.3)*

Objective: To improve and expand local water and sewer services and remove infrastructure constraints to new housing.

Responsible Agency: Board of Supervisors, Public Works Department

Time Frame: Phase 1 of Sierra Brooks Water System-Water Improvement Project completed in 2015, Phase 2, including construction, estimated to start Summer-Fall of 2017 or Spring 2018.

Funding: Grants, General Fund

1.3 Water and Sewer Priority: Pursuant to Government Code section 65589.7 the County will immediately deliver its adopted Housing Element to water and sewer providers describing the content of the Housing Element, including the County's housing needs and share of the Regional Housing Need related to water and sewer service to developments which include affordable to lower-income households. *(Source: 2009 Housing Element, Implementation Measure 3.4)*

Objective: To communicate new housing objectives to affected water and sewer providers.

Responsible Agency: Planning Department

Time Frame: Immediately following adoption of Housing Element.

Funding: General Fund

Goal 2: Provide Affordable Housing
The County shall strive for the production of housing that will be affordable to serve the needs of lower-income households in the county.

Policies:

Policy 2.1: The County shall provide opportunities for the development of a variety of affordable housing types. *(Source: New Policy)*

Policy 2.2: The County shall allow for the transfer of development rights to allow for clustered family/farm worker housing complexes. *(Source: 2009 Housing Element, Implementation Measure 2.2)*

Policy 2.3: The County will continue to allow manufactured housing on parcels zoned for single family residences, allow permits for State-licensed mobile home parks, and will not adopt unreasonable restrictions regarding their size or architectural features which would prevent manufactured housing from being placed in these areas. *(Source: 2009 Housing Element, Implementation Measure 2.4)*

Policy 2.4: The County will continue to allow second units in conjunction with single-family residences. *(Source: 2009 Housing Element, Implementation Measure 2.6)*

Implementation Measures:

2.1 County Support of Low and Moderate Income Housing Development: The County will encourage, support, and assist agencies and developers to apply for funds from available State and Federal programs to provide extremely low-, very low-, low-, and moderate-income housing. The County will provide support services such as:

- Helping identify sites where low and moderate income housing will not conflict with existing zoning regulations;
- Applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections;

- Supporting funding applications by housing providers;

- Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups.

The County shall provide information to developers of the funds available from state and federal programs to provide housing for extremely low-, very low-, low-, and moderate-income households. Information brochures shall be printed and made available at County offices, libraries, and other public agencies, and shall be posted on the County website.

Objective: 2 units of affordable housing

Responsible Agency: Planning Department

Time Frame: Annual outreach to housing providers

Funding: State and Federal Grant Programs (CDBG, HOME, USDA Rural Housing Services)

(Source: 2009 Housing Element, Implementation Measure 1.3 and 2.3, combined)

2.2 Density Bonus: The County will amend the Zoning Ordinance to include a Density Bonus consistent with state law. *(Source: 2009 Housing Element, Implementation Measure 2.1)*

Objective: The development of housing units affordable to lower income households.

Responsible Agency: Planning Department, Planning Commission, Board of Supervisors

Time Frame: Implement with update of Zoning Ordinance

Funding: General Fund

2.3 Expansion of Housing Choice Vouchers (Section 8): The County shall request the Nevada County Housing Development Corporation to obtain additional Housing Choice Vouchers (Section 8) allocations for Sierra County. *(Source: 2009 Housing Element, Implementation Measure 4.5)*

Objective: Additional resources to assist 10 lower income households.

Responsible Agency: Planning Department

Time Frame: Annually

Funding: General Fund

Goal 3: Maintenance, Rehabilitation, and Replacement of Existing Housing
The County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement. *(Source: 2009 Housing Element, Policy 4)*

Policies

Policy 3.1: The County shall continue to provide housing rehabilitation assistance to low-income homeowners throughout the unincorporated communities. *(Source: New Policy)*

Policy 3.2: The County will continue to enforce the California Building Standards Code, Fire Safe Codes, and the Health and Safety Regulations. *(Source: 2009 Housing Element, Implementation Measure 4.8)*

Implementation Measures:

3.1 Housing Rehabilitation: The County shall apply for State and Federal assistance to finance the rehabilitation of substandard homes in the county, and support the efforts of other agencies in pursuit of this same effort. If funded, the County will continue its existing housing rehabilitation program. The County will continue to retain Plumas County Community Development Commission or create a new commission to seek housing grants, loans, and programs. *(Source: 2009 Housing Element, Implementation Measure 4.1)*

Objective: Rehabilitation of 10 substandard housing units.

Responsible Agency: Plumas County Community Development Commission, Planning Department

Time Frame: Every two years

Funding: CDBG, HOME, USDA Rural Housing Services

3.2 Energy Conservation: The County will continue to participate in programs and policy development that encourage energy conservation. The County shall

support other agencies that offer home weatherization programs and other technological advancements related to resource use and production by providing information to the public and referrals on the programs and seek program funds. Examples of County participation include: incentives to promote alternative or higher density housing within existing communities by encouraging green building techniques, green building materials, energy cost reductions, and coordination with serving utilities to encourage energy conservation retrofits. The County will continue to implement weatherization programs, adoption and implementation of the Green Building Code, continued promotion of solar and wind energy solutions, and continued use of proper wood heating—all of which are in compliance with State law. *(Source: 2009 Housing Element, Implementation Measure 4.2 and 8.2, combined)*

Objective: Providing information to the public about available weatherization programs and promote energy conservation.

Responsible Agency: Planning and Building Departments, Board of Supervisors.

Time Frame: Ongoing

Funding: Grants, General Fund

3.3 Section 502 Loan Program: The County will publicize the Section 502 loan program, which provides low-interest loans to very low-, low-, and moderate-income households for construction, purchase, and rehabilitation of homes. The County will devote two weeks yearly (May 1-15) to publicizing housing programs/options, which should include presentations on the key programs at a Board of Supervisors workshop. *(Source: 2009 Housing Element, Implementation Measure 4.3)*

Objective: Production and rehabilitation of housing for lower-income households.

Responsible Agency: Planning Department

Time Frame: Annually

Funding: Grants, General Fund

3.4 Code Compliance: The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. The County will support local educational and

home repair clinics by supplying fliers and announcement of the clinic on the County website. *(Source: 2009 Housing Element, Implementation Measure 4.7)*

Objective: Preserving the County's housing stock.

Responsible Agency: Building and Development Services, Board of Supervisors

Time Frame: Ongoing, Annually

Funding: Permit fees, General Fund

Goal 4: Meet Special Housing Needs
The County shall encourage the construction of sufficient housing units necessary to meet the needs of households with special housing requirements. The County shall also work towards eliminating barriers to the disabled throughout the County. *(Source: 2009 Housing Element, Policy 5)*

Policies:

Policy 4.1: The County shall encourage a variety of housing types to meet the special housing needs of the diverse population. *(Source: New Policy)*

Policy 4.2: The County will encourage the inclusion of units designed to accommodate wheelchair bound, blind and other physically restricted persons in new or rehabilitated multifamily projects of more than four units which are funded through Community Development Block Grants or other federal/state sources. *(Source: 2009 Housing Element, Implementation Measure 5.1)*

Implementation Measures:

4.1 Incentives for Special Needs Housing: The County shall use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote housing that meets the needs of special groups (e.g., seniors, persons with disabilities, persons with developmental disabilities, farmworkers, large households, extremely low income and the homeless). *(Source: New program)*

Objective: Facilitate the development of housing for special needs groups.

Responsibility: Planning Department, Building Division.

Timeframe: Ongoing

Funding Sources: General Fund

4.2 Senior Housing: The County shall review its codes, ordinances and standards to determine whether there are constraints on the development, maintenance and improvement of housing intended for seniors, and to remove such constraints if their removal would not jeopardize the health and safety of the residents. The review shall include an evaluation of the approval process for residential care homes and a removal of any unreasonable constraints to approvals.

The County shall encourage private developers, nonprofit groups and other interested parties to construct housing projects that serve seniors. As part of this effort, the County shall meet with governmental agencies, nonprofit groups and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Sierra County are provided. Senior housing projects that include onsite support services shall be given special consideration by the County.

Objective: 10 senior housing units

Responsibility: Planning Department, Building Division.

Timeframe: The County will contact prospective senior housing developers and interested parties dependent on availability of funds. Scheduling of County applications for funding from the various Federal and State funding programs are dependent on the application deadlines for the various programs. The County will apply for funding as it comes available and as staffing permits. Other actions shall be ongoing.

Funding Sources: Grants (CDBG, HOME, USDA Rural Housing Services), General Fund

(Source: 2009 Housing Element, Implementation Measure 5.2 and 5.4, combined)

4.3 Farm Labor Housing: The County shall update the Zoning Ordinance to state that farm labor housing that serves six or fewer persons shall be treated as a single family unit and shall be permitted by right in all districts that permit single family units by right, in accordance with California Health and Safety Code Section 17021.5. The County shall also update the Zoning Ordinance to state that farm labor housing that provides up to 36 beds or 12 units shall be permitted by right in all zones that allow agricultural uses, in accordance with California Health and Safety Code Section 17021.6.

Objective: Update Zoning Ordinance to permit farm labor housing by right in certain zones, in accordance with State law.

Responsibility: Planning Department

Timeframe: June 2018

Funding Source: General Fund

(Source: 2009 Housing Element, Implementation Measure 5.5)

4.4 Zoning for Residential Care Facilities: In conformance with the Lanterman Act and Health and Safety Code Section 1566.3, the County shall amend the Zoning Ordinance to explicitly allow licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single family residential use. The County shall clearly identify districts in which facilities serving more than six persons, including but not limited to group homes, may be located subject to a conditional use permit.

Objective: Update Zoning Ordinance to identify where license residential care facilities may be located.

Responsibility: Planning Department

Timeframe: June 2018

Funding Source: General Fund

(Source: 2009 Housing Element, Implementation Measure 5.6)

4.5 Removal of Housing Constraints for Persons with Disabilities: The County shall establish a reasonable accommodation policy or procedure separate from a variance or CUP for providing exception in zoning and land use for housing for persons with disabilities.

Objective: Removal of possible governmental constraints to the development of housing for persons with disabilities.

Responsibility: Planning Department, Building Department.

Timeframe: June 2018

Funding Sources: General Fund

(Source: 2009 Housing Element, Implementation Measure 5.7)

4.6 Emergency Shelters and Transitional Housing: The County shall continue to support non-profit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the County, by providing incentives, such as fee reductions and modifications to development standards, annual outreach to developers and providers, ongoing referrals to existing providers (such as Health and Human Services), and providing assistance in obtaining grants.

Objective:	The support, maintenance and production of emergency and transitional facilities.
Responsible Agency:	Planning Department, Board of Supervisors, Health Services
Time Frame:	On an as-needed basis
Funding:	General Fund

(Source: 2009 Housing Element, Implementation Measure 6.1 and 6.3, combined)

Goal 5: Prevent Housing Discrimination
The County will not allow discrimination to interfere with the attainment of its housing goals and objectives. *(Source: 2009 Housing Element, Policy 7)*

Policies:

Policy 5.1: The County shall further the cause of fair housing and encourage compliance with fair housing laws. *(Source: New Policy)*

Policy 5.2: The County will only support housing programs that are in compliance with the State Rumford Fair Housing Act and the Unruh Civil Rights Act which prohibit arbitrary discrimination in housing. *(Source: 2009 Housing Element, Implementation Measure 7.2, partial)*

Implementation Measures:

5.1 Housing Discrimination: The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, County website, and other areas in which the public gathers information.

Objective:	Ensure that any persons subjected to any housing discrimination shall be provided with a conduit to eliminate this discrimination.

Responsible Agency: District Office of Fair Employment and Housing

Time Frame: Daily, review effectiveness annually. Provide literature no later than July 2018.

Funding: Grants, General Fund

(Source: 2009 Housing Element, Implementation Measure 7.1)

5.2 Amend Definition of "Family": The County will amend its definition of "family" as contained in Chapter 15 of the Sierra County Code (Zoning) to remove language that constrains the definition of family to occur by being related or related by blood.

Objective: Prohibit arbitrary housing discrimination.

Responsible Agency: Planning, Board of Supervisors

Time Frame: June 2018

Funding: General Fund

(Source: 2009 Housing Element, Implementation Measure 7.2)

Goal 6: Create Safe Housing by Recognizing Environmental Constraints
The topography of Sierra County creates constraints on development. There are times when developers pursue subdividing marginal lands, which can end in catastrophe for both the future homeowner and downstream or down slope adjacent landowners. *(Source: 2009 Housing Element, Policy 8)*

Policies:

Policy 6.1: The County will review subdivision proposals and other land development projects to minimize flood damage to structures and utilities; prevent creation of new parcels that have no building sites outside the 100-year floodplain; provide for adequate grading and drainage for homesite development; and avoid areas with unstable soils and high groundwater affecting drainage or sewage disposal. *(Source: 2009 Housing Element, Implementation Measure 8.1)*

Goal 7: Ensure General Plan Consistency and Citizen Participation
The policies of all elements of the General Plan are required to be consistent with each other. This type of consistency requires periodic annual review, in order to maintain the Housing Element's consistency with the other elements of the General Plan, and to ensure citizen involvement and review of the programs of the Housing Element. *(Source: 2009 Housing Element, Policy 9)*

Policies:

Policy 7.1: The County will use General Plan Land Use Maps for density decisions until a new implementing Zoning Ordinance is adopted. *(Source: 2009 Housing Element, Implementation Measure 9.3)*

Implementation Measures:

7.1 General Plan Annual Review: The County shall review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. County staff shall provide annual reports as to the effectiveness of the Housing Element to the Planning Commission, the Board of Supervisors, and the State, as required by Government Code Section 65400. *(Source: 2009 Housing Element, Implementation Measure 9.1)*

Objective:	Maintain a General Plan, including the Housing Element, which contains current data and is effective in implementing housing goals.
Responsible Agency:	Planning Department
Time Frame:	Annually
Funding:	General Fund

Goal 8: Ensure Environmental Justice
Environmental Justice means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies. *(Source: 2009 Housing Element, Policy 10)*

Policies:

Policy 8.1: The County shall ensure residents are informed of the potential impacts of future projects. *(Source: New Policy)*

Implementation Measures:

8.1 Notify Residents: Each time a housing project is proposed, which may have an effect on a particular group or neighborhood, efforts will be made to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond. *(Source: 2009 Housing Element, Implementation Measure 10.1)*

Objective: Notification of affected parties.

Responsible Agency: Planning Department, Building and Development Services Department

Time Frame: Whenever projects are proposed

Funding: General Fund

Quantified Objectives

State law requires the Housing Element to include quantified objectives by income level that, at a minimum, address development (new construction), conservation (housing rehabilitation), and preservation (of at-risk rental units).

Quantified housing objectives are provided in **Table 39** below for the construction of new housing units, the rehabilitation of existing units, and the preservation of affordable and special needs housing units as a result of implementation of the above programs. These objectives, which are for the 2014-2019 planning period, are based upon past development trends and the results of the County's programs discussed above.

Table 39: Summary of Quantified Objectives
Unincorporated Sierra County
2014-2019

Income Group	New Construction	Rehabilitation	Preservation	Total
Extremely Low Income	1	3	3	**7**
Very Low Income	1	3	3	**7**
Low Income	0	4	4	**8**
Moderate Income	2	0	0	**2**
Above Moderate	10	0	0	**10**
Total	**14**	**10**	**10**	**34**

During the planning period, the quantified objectives for new construction of one extremely low-income, one very low-income, two moderate-income, and 10 above

moderate-income units. In addition to new construction units, 10 lower-income housing units should be rehabilitated, while 10 units should be preserved through the Housing Choice Voucher Program.

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Appendix A

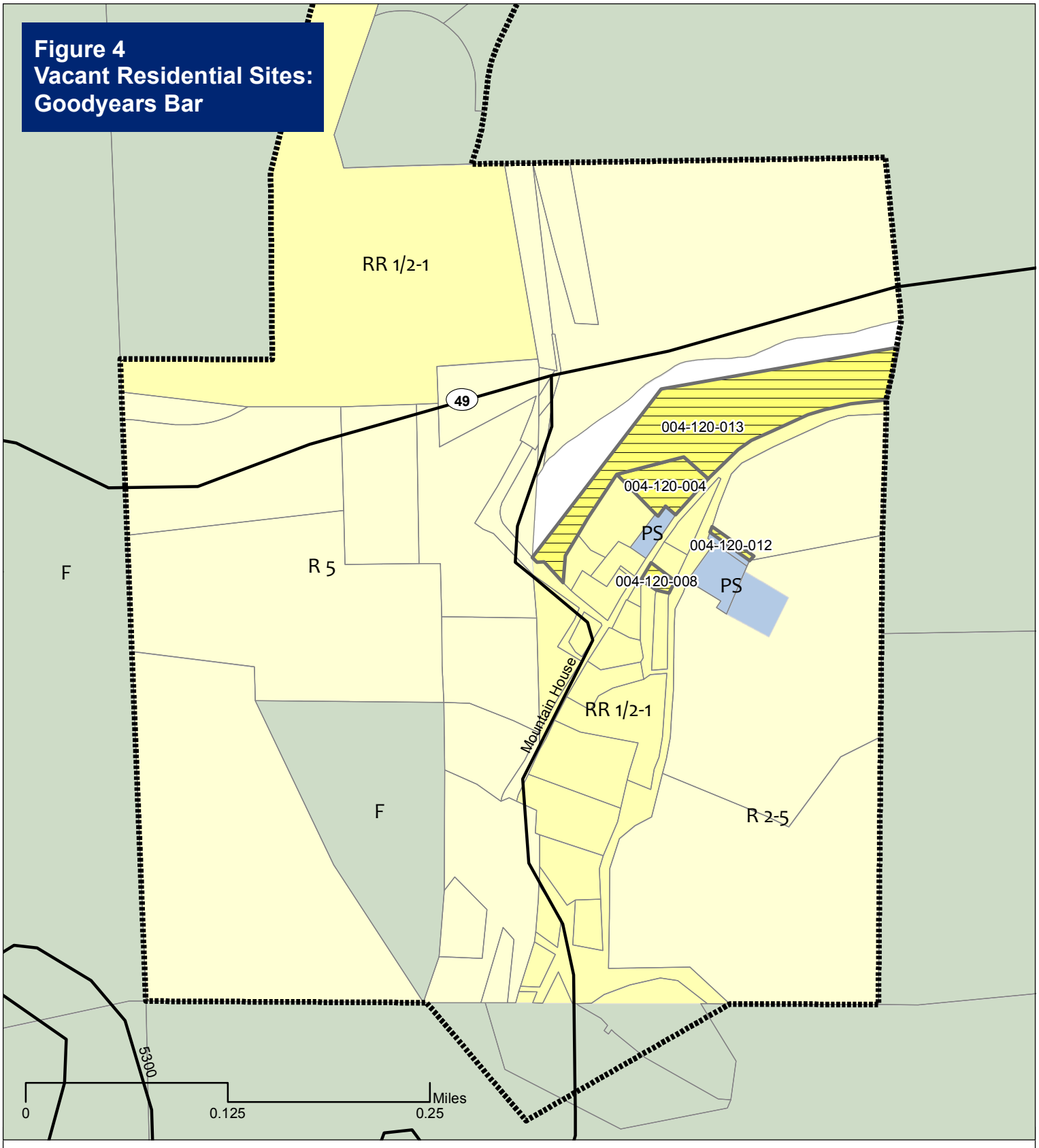
Vacant Sites Inventory

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Inventory of Vacant Land Designated for Very Low, Low, and Moderate Income Affordable Housing—Unincorporated Sierra County					
APN	**Acres**	**GP**	**Zoning**	**Environmental Constraints**	**Max # of Units**
Goodyears Bar					
0041200040	0.69	RR-1/2	R-1	partial stream zone	1
0041200080	0.14	RR-1/2	R-1	none	0
0041200120	0.8	RR-1/2	R-1	none	1
0041200170	0.81	RR-1/2	R-1	none	1
0041200130	4.69	RR-1/2	R-1	stream zone, slopes	4
Subtotal	*7.13 ac of RR-1/2*				*7*
Alleghany					
0042400330	1.3	RR-1/2	R-1	none	2
0042400240	0.3	MUR	R-3	none	3
0042500360	0.25	MUR	R-3	none	3
0042400060	0.26	MUR	R-3	none	3
0042400390	0.08	MUR	R-3	none	0
Subtotal	*1.3 ac of RR-1/2 and 0.89 ac of MUR*				*11*
Sierra City					
0081850200	3.8	RR-1/2	R-1	none	7
0082500340	1.01	RR-1/2	R-1	none	2
0082500360	0.99	RR-1/2	R-1	none	1
0082500390	0.92	RR-1/2	R-1	none	1
0082500380	0.91	RR-1/2	R-1	none	1
0082500020	2.1	RR-1/2	R-1	none	4
0082500030	0.52	RR-1/2	R-1	none	1
0082500070	0.96	RR-1/2	R-1	none	1
0090200370	0.73	RR-1/2	R-1	none	1
0091120120	20.8	RR-1/2	R-1	none	41
0081610260	0.64	RR-1/2	R-1	none	1
0091700010	3.11	MUR	R-3	none	37
0081610270	1.04	RR-1/2	R-1	none	2
0081610170	0.31	RR-1/2	R-1	none	0
0081200230	21.6	RR-1/2	R-1	slopes	43
0090200800	4.39	RR-1/2	R-1	none	8
0091110160	2.81	RR-1/2	R-1	none	5
0082300080	19.4	RR-1/2	R-1	slopes	38
Subtotal	*82.93 ac of RR-1/2 and 3.11 ac of MUR*				*194*
Downieville					
0031300080	1.02	RR-1/2	R-1	none	2
0031300260	1.47	RR-1/2	R-1	none	2
0031300320	1.22	RR-1/2	R-1	none	2
0031300250	2.47	RR-1/2	R-1	stream zone	4
0031300290	1.27	RR-1/2	R-1	stream zone	2
0031300240	1.05	RR-1/2	R-1	none	2
0030820050	0.26	RR-1/2	R-1	none	0
Subtotal	*8.76 ac of RR-1/2*				*14*
Calpine					
0121800070	9.7	MUR	R-3	wetlands, scenic corridor, only 1.15 ac is considered vacant for this analysis	13
Subtotal	*1.15 ac of MUR*				*13*

Inventory of Vacant Land Designated for Very Low, Low, and Moderate Income Affordable Housing—Unincorporated Sierra County					
APN	**Acres**	**GP**	**Zoning**	**Environmental Constraints**	**Max # of Units**
Sattley					
0130800120	0.84	RR-1/2	R-1	none	1
0130800140	0.1	RR-1/2	R-1	none; small lot	0
Subtotal	*1 ac of RR-1/2*				*1*
Sierraville					
0180300270	439.03	PD	PD	slopes; this is a planned development of which 158 acres are identified for RR-1/2 and 5 acres are identified for MUR development	316 for RR-1/2, 60 for MUR
Subtotal	*158 ac of RR-1/2 and 5 ac of MUR*				*376*
TOTAL	**259.12 ac of RR-1/2**		**10.15 ac of MUR**		**616**

Figure 4
Vacant Residential Sites: Goodyears Bar



Legend

- Vacant R-1/2 Site
- Community Boundary
- Major Roads
- Parcels

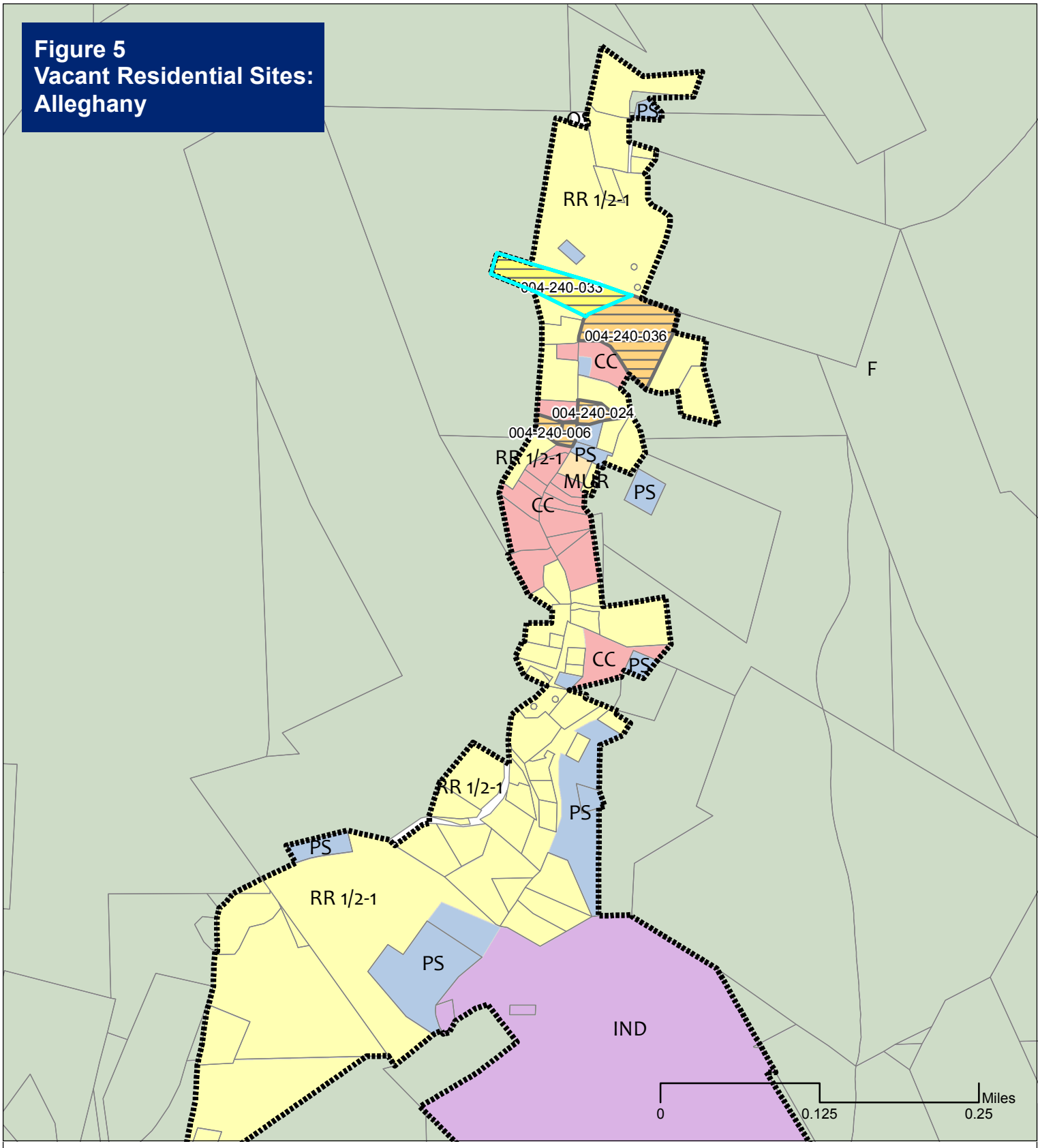
Land Use Designations

- Agriculture
- Forest
- Rural
- Rural Residential
- Multiple Unit Residential
- Community Commercial
- Visitor Commercial-MUR
- Visitor Commercial
- Industrial
- Public Service
- Open Space
- Recreation

Source: Mintier Harnish, 2015.
Map Date: 12/1/2015

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Figure 5
Vacant Residential Sites: Alleghany



Legend

- Vacant R-1/2 Site
- Vacant MUR Site
- Community Boundary
- Major Roads
- Parcels

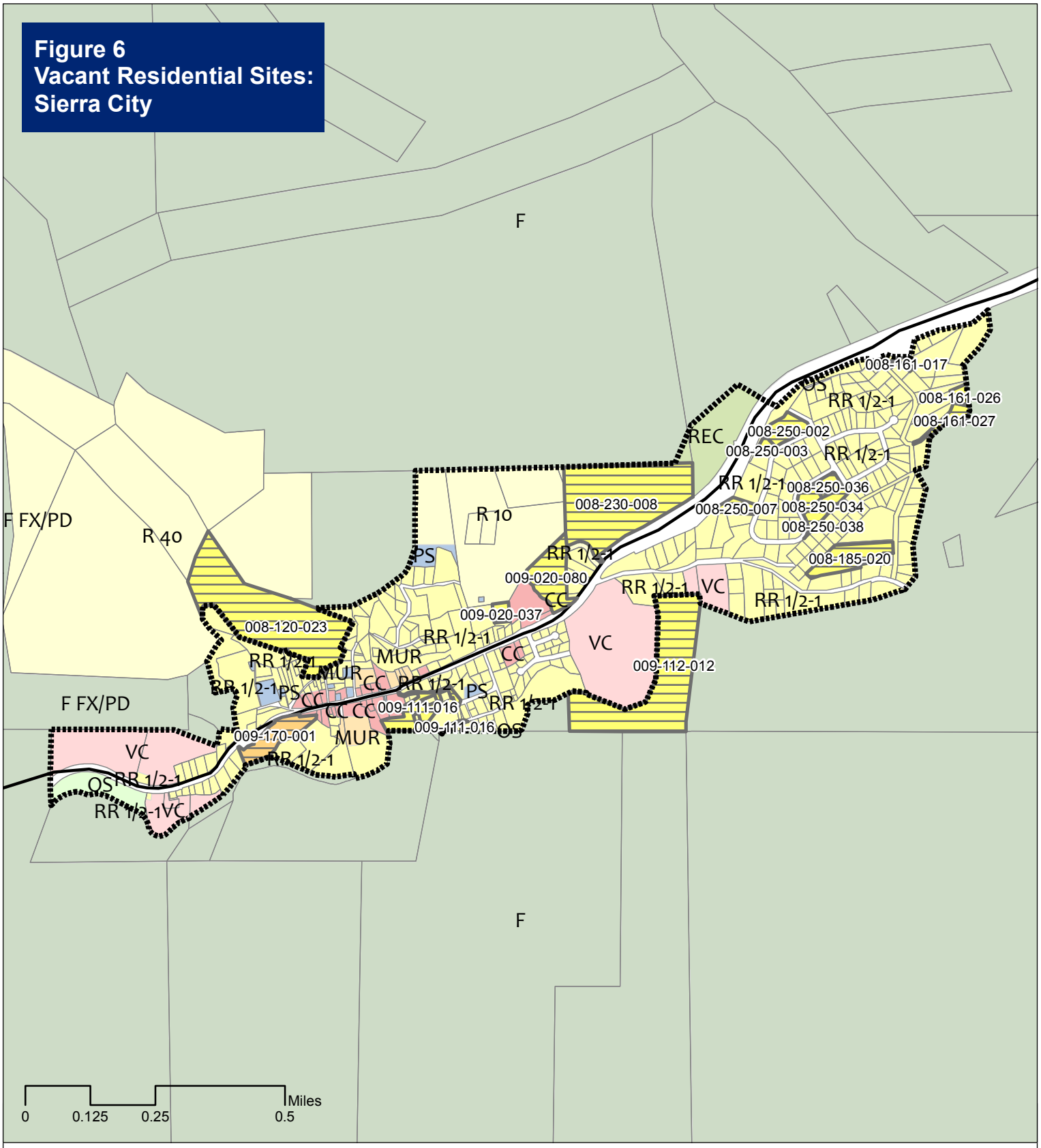
Land Use Designations

- Agriculture
- Forest
- Rural
- Rural Residential
- Multiple Unit Residential
- Community Commercial
- Visitor Commercial-MUR
- Visitor Commercial
- Industrial
- Public Service
- Open Space
- Recreation

Source: Mintier Harnish, 2015.
Map Date: 12/1/2015

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Figure 6
Vacant Residential Sites: Sierra City



Legend

- Vacant R-1/2 Site
- Vacant MUR Site
- Community Boundary
- Major Roads
- Parcels

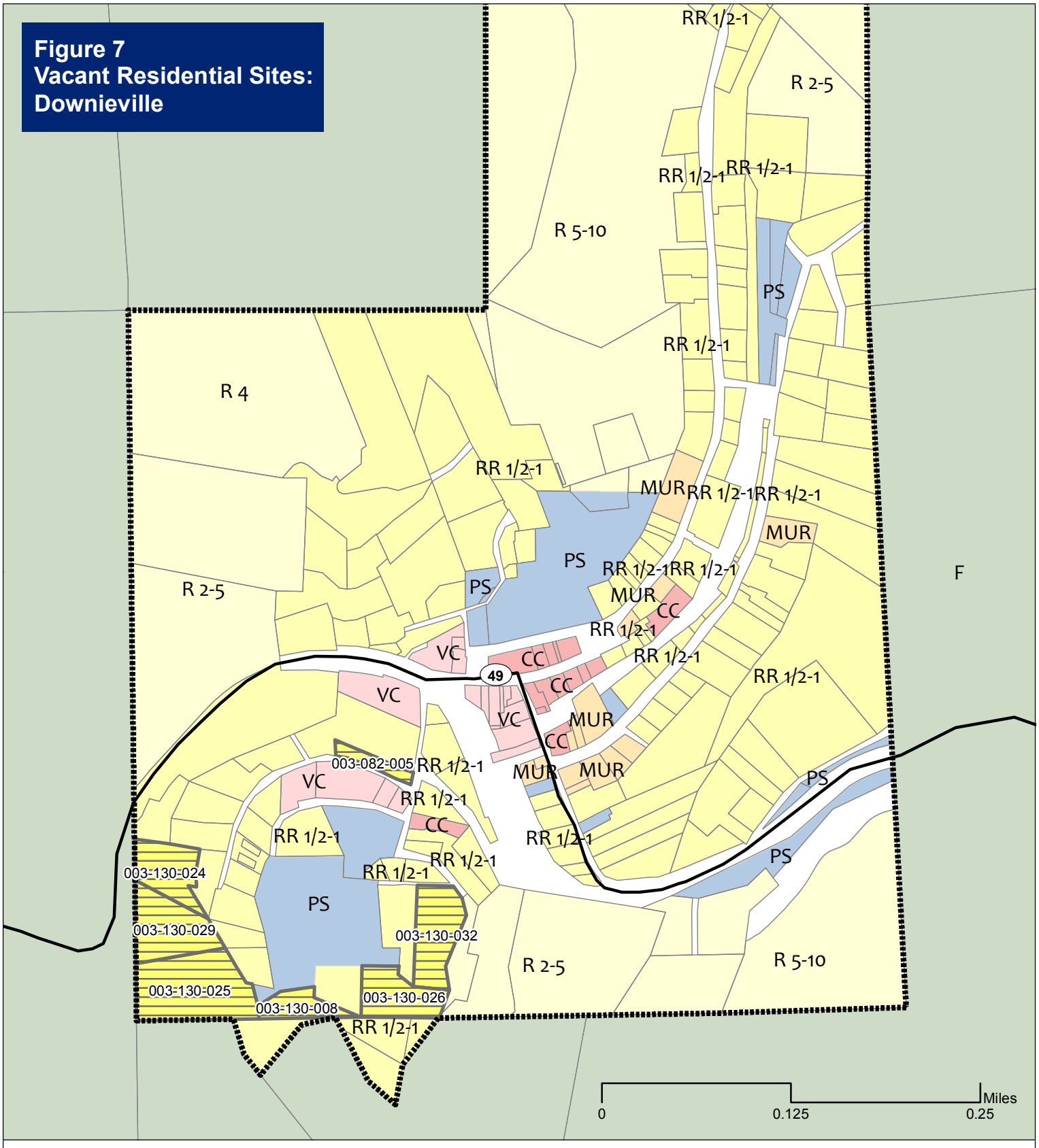
Land Use Designations

- Agriculture
- Forest
- Rural
- Rural Residential
- Multiple Unit Residential
- Community Commercial
- Visitor Commercial-MUR
- Visitor Commercial
- Industrial
- Public Service
- Open Space
- Recreation

Source: Mintier Harnish, 2015.
Map Date: 12/1/2015

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Figure 7
Vacant Residential Sites: Downieville



Legend

- Vacant R-1/2 Site
- Community Boundary
- Major Roads
- Parcels

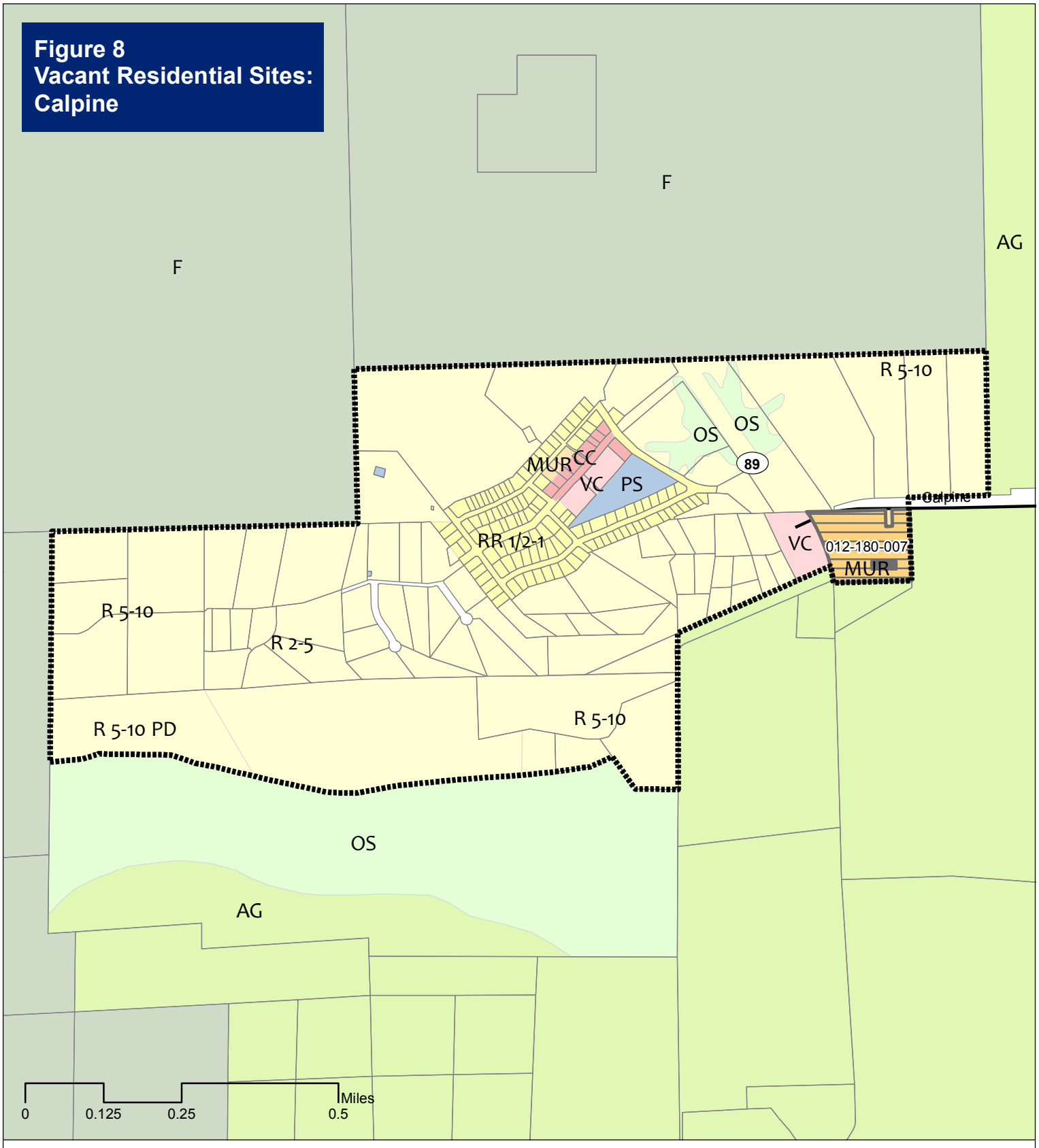
Land Use Designations

- Agriculture
- Forest
- Rural
- Rural Residential
- Multiple Unit Residential
- Community Commercial
- Visitor Commercial-MUR
- Visitor Commercial
- Industrial
- Public Service
- Open Space
- Recreation

Source: Mintier Harnish, 2015.
Map Date: 12/1/2015

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Figure 8
Vacant Residential Sites: Calpine



Legend

- Vacant MUR Site
- Community Boundary
- Major Roads
- Parcels

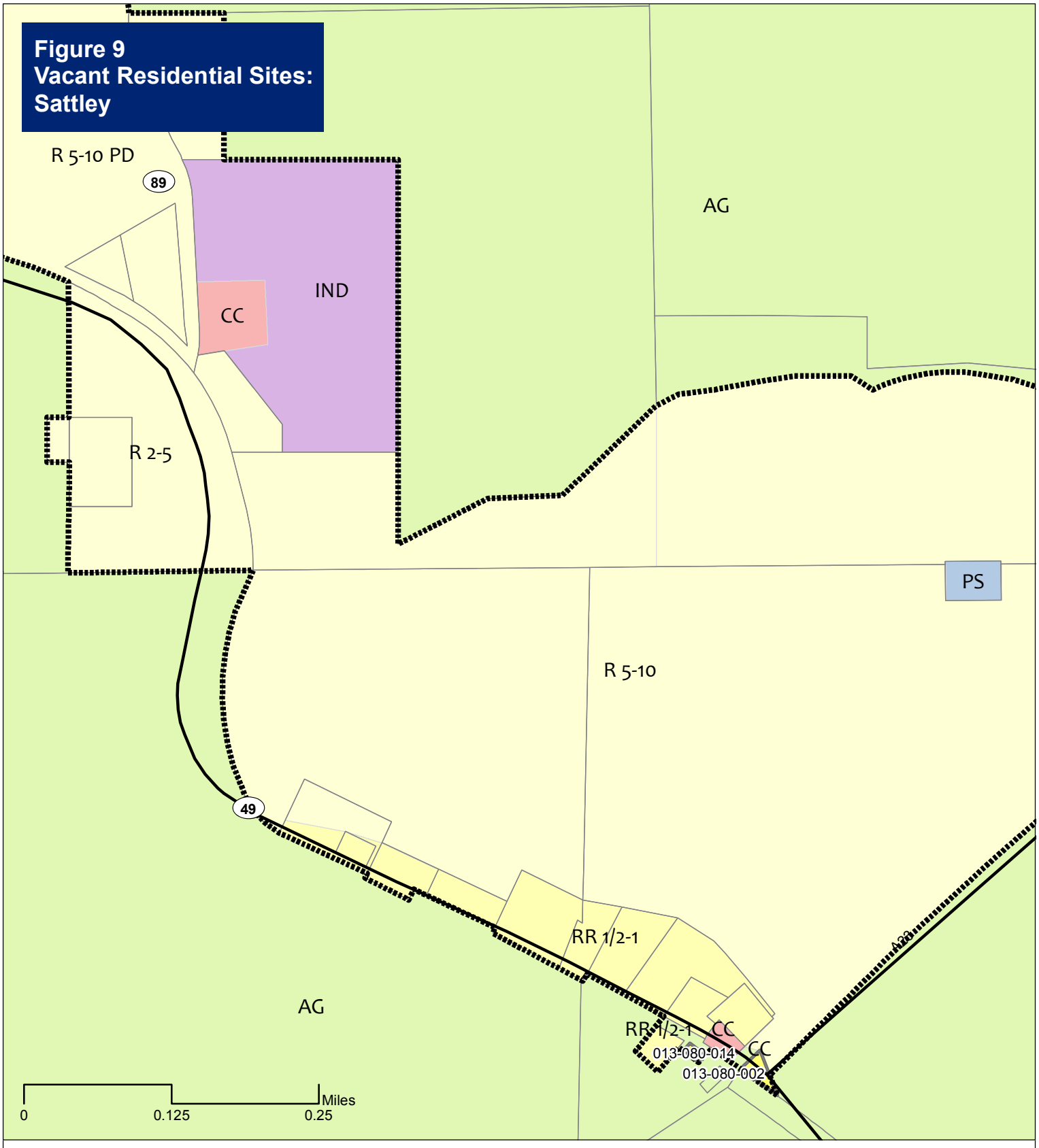
Land Use Designations

- Agriculture
- Forest
- Rural
- Rural Residential
- Multiple Unit Residential
- Community Commercial
- Visitor Commercial-MUR
- Visitor Commercial
- Industrial
- Public Service
- Open Space
- Recreation

Source: Mintier Harnish, 2015.
Map Date: 12/1/2015

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Figure 9
Vacant Residential Sites: Sattley



Legend

- Vacant Residential Site
- Community Boundary
- Major Roads
- Parcels

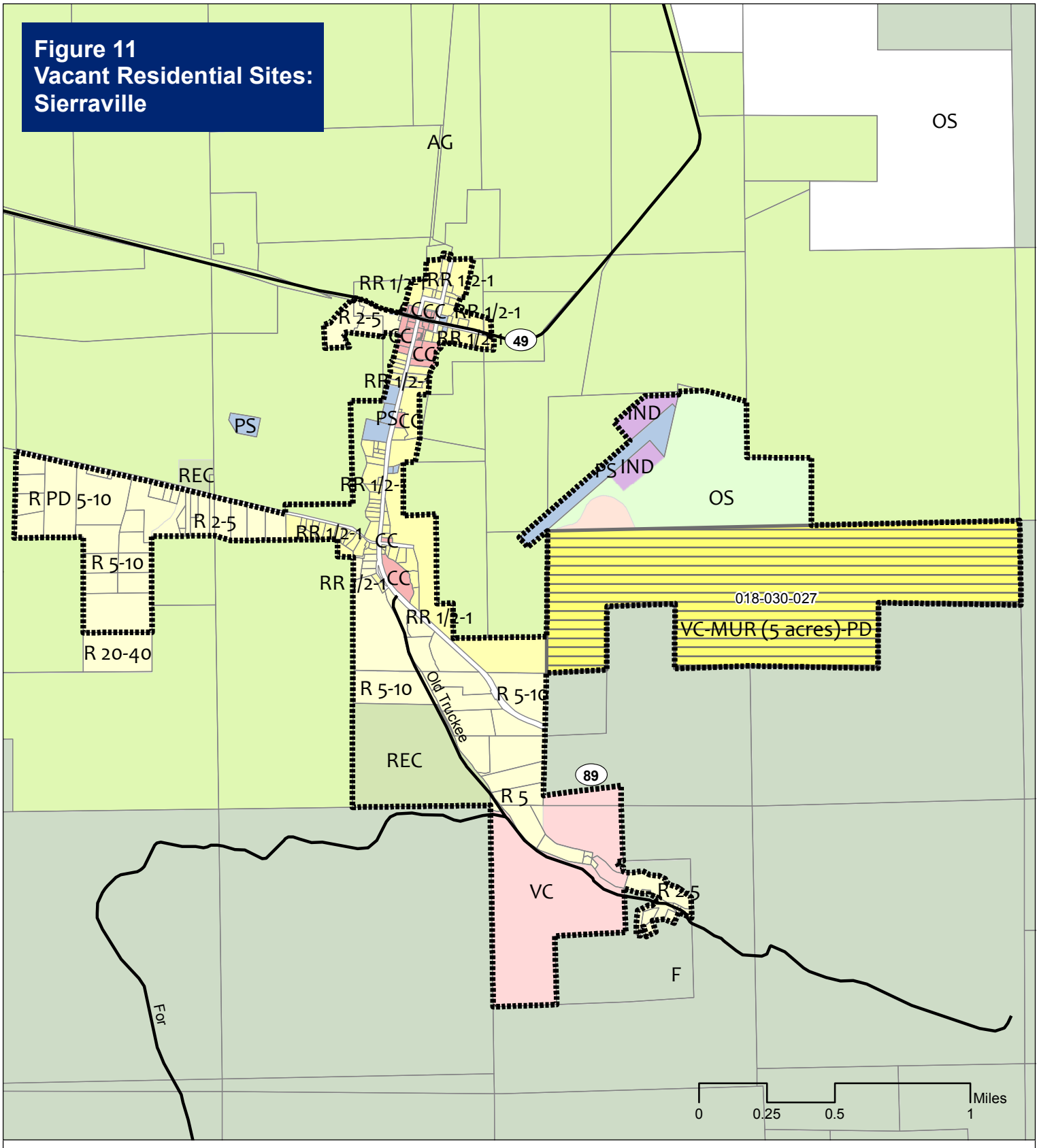
Land Use Designations

- Agriculture
- Forest
- Rural
- Rural Residential
- Multiple Unit Residential
- Community Commercial
- Visitor Commercial-MUR
- Visitor Commercial
- Industrial
- Public Service
- Open Space
- Recreation

Source: Mintier Harnish, 2015.
Map Date: 12/7/2015

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Figure 11
Vacant Residential Sites: Sierraville



Legend

- Vacant PD Site
- Community Boundary
- Major Roads
- Parcels

Land Use Designations

- Agriculture
- Forest
- Rural
- Rural Residential
- Multiple Unit Residential
- Community Commercial
- Visitor Commercial-MUR
- Visitor Commercial
- Industrial
- Public Service
- Open Space
- Recreation

Source: Mintier Harnish, 2015.
Map Date: 12/1/2015

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Appendix B

Development Fees:

- Building Permit Fees (per Res. 2005-071)
- Health Department Fees
- Fire Fees (affecting only SCFPD #1)

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AMENDED EXHIBIT 'A' TO RESOLUTION 05-071

Fees for Building Department services and programs shall be charged for all work performed by the County Building Department based on the following schedule of fees or based upon the actual amount of time spent on requested services.

1) BASE PERMIT APPLICATIONS-ALL TYPES OF CONSTRUCTION

a) Building valuation used for computing fees shall be the "very good quality" category of value as described on the construction values attached hereto as "Exhibit B" dated March 2005 at $154.00 per square foot for residential construction; $55.00 per square for attached garage construction; $64.00 per square foot for detached garage construction; $27.00 per square foot for deck construction; and, $15.00 per square foot for a carport.

b) Building valuation for all other types of construction shall be based upon the "Building Standards Quarterly Publication" used with the applicable regional modifier and construction type.

c) Building fee shall be as shown on Table 1-A of the Uniform Building Code.

d) Plan check fee shall be 70% of the computed building fee as computed by the Building Department or in the event an applicant wishes to proceed with plan check immediately, and prior to the total fee calculation, a deposit in the amount determined by the Building Official appropriate to the project, may be made to allow the plan check process to commence. The deposit shall be credited to the computed building permit fee when issued.

e) Mechanical fee shall be $50.00 per application

f) Plumbing fee shall be $50.00 per application

g) Electrical fee shall be $50.00 per application

h) Energy conservation fee shall be $100.00 per application

i) Grading fee shall be a minimum of $40.00 plus cubic yardage fee as used in the Uniform Building Code.

j) Situs address fee shall be $25.00 for new residences only or where it has been determined that an address has not previously been assigned.

k) Planning Department site review (pre-permit issuance requirement) shall be $50.00 on all permit applications, including occupancy changes, well or septic systems, but does not include any application for a remodel or minor structural modification for which the exterior footprint of the structure does not change.

l) Well construction fee shall be $50.00 including irrigation well, monitoring well, domestic well, geothermal well, or other extraction facility and if electrical or other installations accompany the proposed well, additional fees will apply (this is in addition to County Health Department fees). Repairs involving expansion or replacement shall not require a fee.

m) Septic tank fee shall be $100.00 and shall include new systems, system replacements, emergency repairs requiring expansion or replacement (this is in addition to County Health Department fees). Repairs not involving expansion or replacement shall not require fees.

n) Building sewer fee shall be $25.00

o) Issuance fee shall be $50.00 for all permits.

p) SMIP (Strong Motion Instrument/Seismic fee) = $.10/$1000. or as required by law.

q) Solid Waste disposal fee shall be as determined by Board Resolution

2) ADDITIONS/REMODELS/DEMOLITIONS/DAMAGE ABATEMENT

a) Additions and remodels shall use "base permit application" fees but in the case of electrical, plumbing, mechanical, and energy conservation fees, the amount shall be proportional between the existing square footage compared against the new square footage but in no case shall the fee be less than $20.00 per topic area.

b) Demolitions and damage abatements-residential shall be $150.00 and commercial shall be $250.00 plus any costs for site review, plan checking (if applicable), issuance and SMIP (State Seismic Impact fee). Solid waste fees shall be paid by the cubic yard per Board Resolution based upon an approved estimate and in advance of disposition. The total fee shall be reconciled between landowner and the County at the completion of the project.

c) Asbestos Certification – shall be $25.00

3) MOBILEHOME/MANUFACTURED HOME/MODULAR HOME

a) Building permit fee shall be as specified for "base permit requirements" (including foundation) but the building valuation and building fee shall be based on a reduction of 50%, with a minimum fee of $500.00. Plan check shall be computed at 50%.

4) MISCELLANEOUS SERVICES

a) Re-inspection fee shall be $65.00 per hour (each issued permit allows for one re-inspection without charges)

b) Expired Building Permits:

1) Building permits that were issued under the 1997 Uniform Building Code (UBC) (adopted and effective in 1998) and where the project for which the permit was issued has been partially or fully completed without evidence of completion of all required inspections, may be inspected and brought current at a cost of $65.00 per hour.

2) Building permits that were issued prior to the 1997 UBC (prior to the effective date of the code) and where the project for which the permit was issued has been partially or fully completed without evidence of completion of all

required inspections, may be inspected and brought current at a cost of $65.00 per hour. The property owner may be required to bring aspects of the project into conformance with the current adopted and effective version of the UBC as may be required by the Building Official.

3) Building permits that were issued under the current version of the UBC and the construction has not commenced or for which substantial progress as determined by the Building Official, has not occurred, and in either case have not been subject of a call for and receipt of a building inspection within the past 180 days, shall be expired and a fee in the amount of 50% of the building permit fee (not including plan check fee portion) shall be required to renew the expired permit.

4) Building permits that were issued under any prior version of the UBC and the construction has not commenced or for which substantial progress as determined by the Building Official has not occurred, shall be expired and a new application for building permit, containing plans and meeting current UBC requirements, shall be required.

c) Plan amendment or permit addition, once plans are checked and approved, or new plan submittals, shall require a new plan check fee. Plan check for amendments initiated to construction in progress shall be billed at the hourly rate within this fee schedule.

d) Temporary Certificate of Occupancy shall be $50.00

e) Temporary power installations shall be $100.00

f) Mobile home certification (HCD) shall be $25.00

g) Organized camp inspections shall be billed hourly

h) Remote inspections shall be billed at the hourly rate plus transportation costs.

i) Special inspections billed using the hourly rate, or the rate required to pay an independent contractor, as determined by the Building Official.

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SIERRA COUN ENVIRONMENTAL HEALTH FEES			
	HOURS /	HOURLY	PROPOSED
ACTIVITY TYPES: (Annual) Fiscal Year)	ACTIVITY	FEE	FEES
STAURANTS			
0 - 20 Seats	1	$132.00	$132.00
21 - 50 Seats	1.5	$132.00	$198.00
50 + Seats	2	$132.00	$264.00
RESTAURANT WITH BAR			
0 - 20 Seats	1.25	$132.00	$165.00
21 - 50 Seats	1.75	$132.00	$231.00
50 + Seats	2.25	$132.00	$297.00
Bars w/only minimal pre-packaged foods-no food preparation	1	$132.00	$132.00
RETAIL MARKETS			
Packaged foods only -no food preparation	1	$132.00	$132.00
Add for food preparation	0.5	$132.00	$66.00
Add for Meat Department	0.5	$132.00	$66.00
Add for Bakery	0.5	$132.00	$66.00
BED AND BREAKFAST	1	$132.00	$132.00
BAKERY	1	$132.00	$132.00
LIQUID WASTE HAULERS (Septic Tank & Chemical Toilet Cleaning Svcs.)	1	$132.00	$132.00
DETENTION FACILITIES	1	$132.00	$132.00
RECREATIONAL HEALTH			
Public Pools	1	$132.00	$132.00
Public Spas	1	$132.00	$132.00
Wading Pool	1	$132.00	$132.00
Special Use Pool	1	$132.00	$132.00
Additional pool or spa at same facility (fee x .75)			
REQUEST FOR SERVICE-------HOURLY FEE	varies	$132.00	
(services not specifically identified above)			
Permittees who fail to renew their permits on or before July 31 or other established renewal date shall pay an amount equal to 10 percent of the regular fee as a penalty, in addition to the amount specified hereinabove. Penalty fees shall be accrued monthly.			
Activities: (Non Annual)			
COMMUNITY EVENT ORGANIZER	1	$132.00	$132.00
TEMPORARY FOOD FACILITY	0.5	$132.00	$66.00
Non-Profit (exempt from fee)	0.5	exempt	$0.00
MOBILE FOOD PREP UNIT	1	$132.00	$132.00
STATIONARY MOBILE FOOD PREP UNIT	1	$132.00	$132.00
NON MOTORIZED FOOD UNIT	1	$132.00	$132.00
SEWAGE DISPOSAL SYSTEM			
New System	2	$132.00	$264.00
Major Repair (drain field and tank)	2	$132.00	$264.00
Minor Repair (drain field or tank)	1.5	$132.00	$198.00
Engineered Individual System	4	$132.00	$528.00
Septic Tank Destruction	1	$132.00	$132.00
Annual Monitoring Fee (where applicable)	1	$132.00	$132.00

Exhibit "A"

Septic Disposal System beg r completed without a permit			
(add 50% penalty to appropriate fee)			
Permit Extension-one year (prior to expiration date)	0.5	$132.00	$66.00
Preliminary Site Review	1	$132.00	$132.00
(Evaluation for feasibility of sewage disposal-this fee is			
credited toward septic permit fee if permit applied for			
within six (6) months of the inspection)			
Variance Request-Administrative hearing with Health Officer	1	$132.00	$132.00
MORTGAGE INSPECTIONS			
Individual well certification	1	$132.00	$132.00
Individual septic system certification	1	$132.00	$132.00
Both well and septic certification at same site	1.5	$132.00	$198.00
INDIVIDUAL WELLS			
Water well construction (new domestic or agricultural)	2	$132.00	$264.00
Water well modification (deepen or reperforate)	1	$132.00	$132.00
Geo Thermal Heat Exchange well	1	$132.00	$132.00
Monitoring well	1	$132.00	$132.00
Well Destruction (water well or monitoring well)	1	$132.00	$132.00
Well construction begun or completed without a permit	1	$132.00	$132.00
(add 50% penalty to appropriate fee)			
Permit Extension-one year (prior to expiration date)	0.5	$132.00	$66.00
WATER SYSTEMS			
CURFFL Water System	1	$132.00	$132.00
Private Water System Inspection/Approval (1 hr. minimum)	varies	$132.00	
PLAN CHECK - Hourly fee for services	varies	$132.00	
PLAN REVIEW AND CONSTRUCTION INSPECTION	varies	$132.00	
REMOTE LOCATION - ADDITION FEE		$ 132.00	
VIOLATION REINSPECTION FEE (Per Hour)	1	$132.00	$132.00
Fee assessed only if a violation noted on a previous inspection or report has not been corrected by the			
required date for correction, as verified by a violation reinspection. No fee is assessed if correction of the			
violation has occurred prior to the reinspection.			
FEES NOT REFUNDABLE			
revised 3/31/05			

"Exhibit A "

SIERRA C. .TY ENVIRONMENTAL HEALTH FEES			
ACTIVITY TYPES: (Annual) Fiscal Year)	*HOURS / ACTIVITY*	*HOURLY FEE*	*PROPOSED FEES*
. *STAURANTS*			
0 - 20 Seats	1	$132.00	$132.00
21 - 50 Seats	1.5	$132.00	$198.00
50 + Seats	2	$132.00	$264.00
RESTAURANT WITH BAR			
0 - 20 Seats	1.25	$132.00	$165.00
21 - 50 Seats	1.75	$132.00	$231.00
50 + Seats	2.25	$132.00	$297.00
Bars w/only minimal pre-packaged foods-no food preparation	1	$132.00	$132.00
RETAIL MARKETS			
Packaged foods only -no food preparation	1	$132.00	$132.00
Add for food preparation	0.5	$132.00	$66.00
Add for Meat Department	0.5	$132.00	$66.00
Add for Bakery	0.5	$132.00	$66.00
BED AND BREAKFAST	1	$132.00	$132.00
BAKERY	1	$132.00	$132.00
LIQUID WASTE HAULERS *(Septic Tank & Chemical Toilet Cleaning Svcs.)*	1	$132.00	$132.00
DETENTION FACILITIES	1	$132.00	$132.00
RECREATIONAL HEALTH			
Public Pools	1	$132.00	$132.00
Public Spas	1	$132.00	$132.00
Wading Pool	1	$132.00	$132.00
Special Use Pool	1	$132.00	$132.00
Additional pool or spa at same facility (fee x .75)			
REQUEST FOR SERVICE-------HOURLY FEE	varies	$132.00	
(services not specifically identified above)			
Permittees who fail to renew their permits on or before July 31 or other established renewal date shall pay an amount equal to 10 percent of the regular fee as a penalty, in addition to the amount specified hereinabove. Penalty fees shall be accrued monthly.			
Activities: (Non Annual)			
COMMUNITY EVENT ORGANIZER	1	$132.00	$132.00
TEMPORARY FOOD FACILITY	0.5	$132.00	$66.00
Non-Profit (exempt from fee)	0.5	exempt	$0.00
MOBILE FOOD PREP UNIT	1	$132.00	$132.00
STATIONARY MOBILE FOOD PREP UNIT	1	$132.00	$132.00
NON MOTORIZED FOOD UNIT	1	$132.00	$132.00
SEWAGE DISPOSAL SYSTEM			
New System	2	$132.00	$264.00
Major Repair (drain field and tank)	2	$132.00	$264.00
Minor Repair (drain field or tank)	1.5	$132.00	$198.00
Engineered Individual System	4	$132.00	$528.00
Septic Tank Destruction	1	$132.00	$132.00
Annual Monitoring Fee (where applicable)	1	$132.00	$132.00

Exhibit "A"

Septic Disposal System in or completed without a permit			
(add 50% penalty to appropriate fee)			
Permit Extension-one year (prior to expiration date)	0.5	$132.00	$66.00
Preliminary Site Review			
(Evaluation for feasibility of sewage disposal-this fee is	1	$132.00	$132.00
credited toward septic permit fee if permit applied for			
within six (6) months of the inspection)			
Variance Request-Administrative hearing with Health Officer	1	$132.00	$132.00
MORTGAGE INSPECTIONS			
Individual well certification	1	$132.00	$132.00
Individual septic system certification	1	$132.00	$132.00
Both well and septic certification at same site	1.5	$132.00	$198.00
INDIVIDUAL WELLS			
Water well construction (new domestic or agricultural)	2	$132.00	$264.00
Water well modification (deepen or reperforate)	1	$132.00	$132.00
Geo Thermal Heat Exchange well	1	$132.00	$132.00
Monitoring well	1	$132.00	$132.00
Well Destruction (water well or monitoring well)	1	$132.00	$132.00
Well construction begun or completed without a permit	1	$132.00	$132.00
(add 50% penalty to appropriate fee)			
Permit Extension-one year (prior to expiration date)	0.5	$132.00	$66.00
WATER SYSTEMS			
CURFFL Water System			
Private Water System Inspection/Approval (1 hr. minimum)	1	$132.00	$132.00
	varies	$132.00	
PLAN CHECK - Hourly fee for services	varies	$132.00	
PLAN REVIEW AND CONSTRUCTION INSPECTION	varies	$132.00	
REMOTE LOCATION - ADDITION FEE		$ 132.00	
VIOLATION REINSPECTION FEE (Per Hour)	1	$132.00	$132.00
Fee assessed only if a violation noted on a previous inspection or report has not been corrected by the required date for correction, as verified by a violation reinspection. No fee is assessed if correction of the violation has occurred prior to the reinspection.			
FEES NOT REFUNDABLE			
revised 3/31/05			

"Exhibit A "

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

ORDINANCE No. 1011

Ordinance Repealing and Reenacting Section 12.06.040 of the Sierra County Code Pertaining to Fire Impact Development Fees Within Boundaries of the Sierra County Fire Protection District #1

THE BOARD OF SUPERVISORS OF THE COUNTY OF SIERRA ORDAINS as follows:

ORDINANCE SECTION 1

Section 12.06.040 of the Sierra County Code pertaining to Development Fees for Sierra County Fire Protection District #1, is hereby repealed.

The repeal of Section 12.06.040 shall be made retroactive to March 20, 2009.

ORDINANCE SECTION 2

Section 12.06.040 of the Sierra County Code pertaining to Development Fees for Sierra County Fire Protection District #1, is hereby reenacted to read as follows:

12.06.040 Establishment of Development Fees for Sierra County Fire Protection District #1

a. Based on the presentation by the Sierra County Fire Protection District #1 of a resolution of the District Board of Directors declaring the District impacted by new development and the impact analysis accompanying said resolution, a fire impact development fee in the amount of $1.25 per square foot of floor space is hereby required to be paid by all new development/construction which is within the boundaries of the Sierra County Fire Protection District #1. For the purpose of this ordinance, floor space shall be computed based on the exterior dimensions of the building or structure. Multiple storied buildings and structures shall take account of the exterior dimensions for each story, including without limitation, lofts and basements. Floor space shall exclude detached accessory structures such as garages, workshops and storage buildings for residential properties and decks and eave area. Floor space shall also exclude accessory structures that do not require the issuance of a building permit.

b. The fire impact development fee shall, unless the District otherwise makes provision for collection of the fees be assessed and collected at the time of the issuance of each building permit.

c. Unless the District otherwise makes provision for collection of the fees, at the time of the issuance of a building permit, the development fees shall be computed and collected by the County Building Department in accordance with the provisions of this Chapter; provided however, that any applicant asserting a right to defer the fees under the provisions of Government Code Section 66007 may appeal the timing of the payment of the fees. Any such appeal shall be made to the Board of Directors of Sierra County Fire Protection District #1. In the event that the collection of any fees is required to be deferred,

the fees shall be due and shall be collected on the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first. In cases in which fees are deferred the District may also require the execution of an agreement to pay the fees as a condition to the issuance of a building permit.

d. To the extent that a fire impact development fee or exaction was assessed and paid for any parcel as a condition for the approval of the subdivision which created the parcel, a credit for the fee paid or the cost of the exaction shall be given.

e. The fire impact development fee established by this Section shall become effective as of June 6, 2009, thereafter may be amended by resolution adopted by the Board of Supervisors upon presentation by the District of an appropriate impact analysis. Any increase in the fee shall only be adopted following compliance with the public hearing and notice requirements as set out in Government Code Sections 66004 and 66018 and any other applicable provisions of law.

ORDINANCE SECTION 3

This Ordinance shall take effect thirty (30) days after its passage. Before the expiration of fifteen (15) days after passage of this ordinance, it shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in the Mountain Messenger, a newspaper of general circulation published in the County of Sierra, State of California.

Introduced at a regular meeting of the Board of Supervisors held on the 17th day of March, 2009, and passed and adopted by the Board of Supervisors of the County of Sierra, State of California, on the 7th day, of April, 2009 by the following roll call vote, to-wit:

AYES: Supervisors Adams, Huebner, Goicoechea, Whitley and Nunes
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

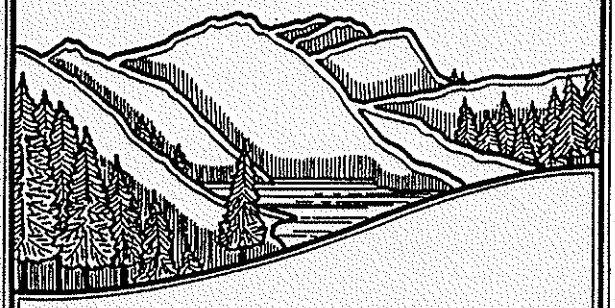
HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

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CIRCULATION ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

4. Circulation Element

Introduction

The State of California General Plan Guidelines specify the content of the required Circulation Element

> Government Code Sections 65302(b): The General Plan shall include a Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation route, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

This Element is intended to meet these requirements. The "other local public utilities and facilities" item is discussed in the Public Facilities Element.

Background

Detailed information related to the Circulation Element is contained within the Background Report. Specific topics discussed include:

-Existing roadway condition and levels of service
-Scenic highways
-Roadway maintenance
-Safety roadside rests and vista points

-Carpool/ park and ride lots
-Community parking
-Funding
-Safety
-Trucks
-Logging related concerns
-Public transportation
-Aviation
-Railroads
-Water transportation
-Pipelines and transmission lines
-Recreational traffic

Element Goals

1. It is the goal of the County to provide a comprehensive, efficient, and safe transportation system within the existing roadway network.

2. It is the goal of the County to maintain a system of safe rural roads that preserves the rural quality of life of County residents.

3. It is the goal of the County to prevent growth inducement along transportation corridors that is inconsistent with existing land use patterns.

Future Needs

This section describes the impacts of buildout under the General Plan Land Use diagram on the circulation system of Sierra County. Projected traffic volumes, general levels of traffic service and the impact of future development on specific locations are discussed.

Projected Traffic Volumes

Daily traffic volumes were projected for the major street network based on the traffic generation of the land uses contained in the General Plan at full buildout population and employment. Table 4-3 shows the expected growth in countywide traffic at General Plan build-out. The traffic growth was

assigned to the roadway system in Sierra County and results are show on Figure 4-1. Through-traffic on the State Highway system (State Route 49 and 89) was estimated based on historic growth in highway traffic over the last 20 years.

In general, the increase in traffic on roads within the County will result in increased maintenance needs and, with increase winter recreation activities in the County, a more active snowplowing program.

State Highways

The most significant traffic increases are expected on the State highways in the Sierra Valley area of the County. The reason for the increase is due to residential land use growth in Sattley, Loyalton and Sierraville and industrial/ employment growth in the Loyalton area and in Plumas County. Traffic levels on State Route 89, south of Sierraville are projected to exceed LOS C (Level of Service C). All other segments of the State Highway system are projected to be operating at LOS B or better. The results of the analysis are shown in the Background report. To improve the level of service on these facilities improvements such as shoulder widening, installation of passing areas and curve improvements are recommended.

With total buildout of the General Plan, State Route 49 from the Yuba County Line to Sierra City, and from Sierraville to Loyalton are projected to be operating at LOS C. On State Route 89, the section between Sierraville and Calpine is projected to be operation at LOS C and the section south of Sierraville is projected to be operating at LOS E. To improve the level of service on these facilities improvements such as shoulder widening, installation of passing areas and curve improvements are recommended.

Table 4-1
SIERRA COUNTY RECREATION TRAFFIC AREAS OF CONCERN

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 49, Yuba Co. Line to Sierra City	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 49, Sierraville to Loyalton	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 89, Sierraville to Calpine	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 89, south of Sierraville	Passing lanes, limited shoulder widening, etc.	Gas Tax, etc.	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.

SOURCE: Pactrans, 1993.

SR 89, south of Sierraville	Passing lanes, limited shoulder widening, etc.	Gas Tax, etc.	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.

SOURCE: Pactrans, 1993.

Local Roadways

Smithneck Road, south of State Route 49 is projected to be operating at LOS C with growth in the Sierra Brooks development and more intensive use of industrial lands south of the Loyalton city limits. Jackson Meadows Road, west of State Route 89, and Gold Lake Road, north of State Route 49 are projected to be operating at LOS C. All other County roads are projected to be operating at LOS B or better. No improvements are recommended to any county roads to increase capacity.

At buildout of the General Plan the following roads are projected to be operating at LOS C or worse: Smithneck Road, between Sierra Brooks and State Route 49 (LOS D), Smithneck Road, south of Sierra Brooks (LOS C), Jackson Meadows Road, west of State Route 89 (LOS C), Gold Lake Road, north of State Route 49 (LOS C) and Ridge Road, State Route 49 to Pike (LOS C).

Table 4-2
SIERRA COUNTY LOCAL ROADWAY AREAS OF CONCERN

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvemt Needed	How Funded
Smithneck Rd, Sr 49 to Sierra Brooks	Shoulder widening	Future Development	Turn lanes at intersctns, shoulder widening	Future Development
Smithneck Road, south of Sierra Brooks	None	--	Increased mainten.	Forest Service, Future Development
Jackson Meadows Rd	Shoulder widening	Future Development	Shoulder widening	Future Development

STATE OF CALIFORNIA, COUNTY OF SIERRA
LOCAL TRANSPORTATION COMMISSION

IN THE MATTER OF
AMENDING AND REAFFIRMING
ADOPTION OF 1993 REGIONAL
TRANSPORTATION PLAN (RTP)
AS MEETING THE 1998 RTP
REQUIREMENTS

RESOLUTION NO. 98-001

WHEREAS, the Sierra County Local Transportation Commission (SCLTC), a designated Regional Transportation Planning Agency, is responsible for determining portions of the Regional Transportation Plan that require updating; and,

WHEREAS, the Regional Transportation Planning Guidelines adopted by the California Transportation Commission (Section J. Regional Transportation Guidelines) allow the Regional Transportation Planning Agency to amend and/or reaffirm prior plan's adoption: and,

WHEREAS, Sierra County LTC amends the Regional Transportation Plan to include the 1998 Regional Transportation Improvement Program of projects: and,

WHEREAS, Sierra County LTC has reaffirmed the 1993 plan in 1994 and 1995 is adequate and continues to represent the desires of the Region: and,

NOW, THEREFORE, BE IT RESOLVED by the Sierra County Local Transportation Commission to amend the 1993 Regional Transportation Plan to include the 1998 Regional Transportation Improvement Program of projects and reaffirms the 1993 Regional Transportation Plan.

This Resolution was passed and adopted by the Sierra County Local Transportation Commission this 19th day of February, 1998, by the following vote:

AYES:	Arnold, Gutman, LeBlanc, Luchessi, Peterson, Whitley
NOES:	None
ABSENT:	None
ABSTAINED:	None

SIERRA COUNTY
LOCAL TRANSPORTATION COMMISSION

Patricia Whitley
Chairman

ATTEST:

TIM H. BEALS, Executive Director

Gold Lake Rd	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
Ridge Rd	None	--	Shoulder widening, turnouts	Future Development

AMENDMENT 2/19/98 **LTC Resolution 98-001**

Goodyears Bar Bridge	Reconstruct North & South Approaches	Federal Emergency Repair/Local Match	Reconstruct North & South Approaches	Fed/Local Match 1998/99

Gold Lake Rd	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
Ridge Rd	None	--	Shoulder widening, turnouts	Future Development

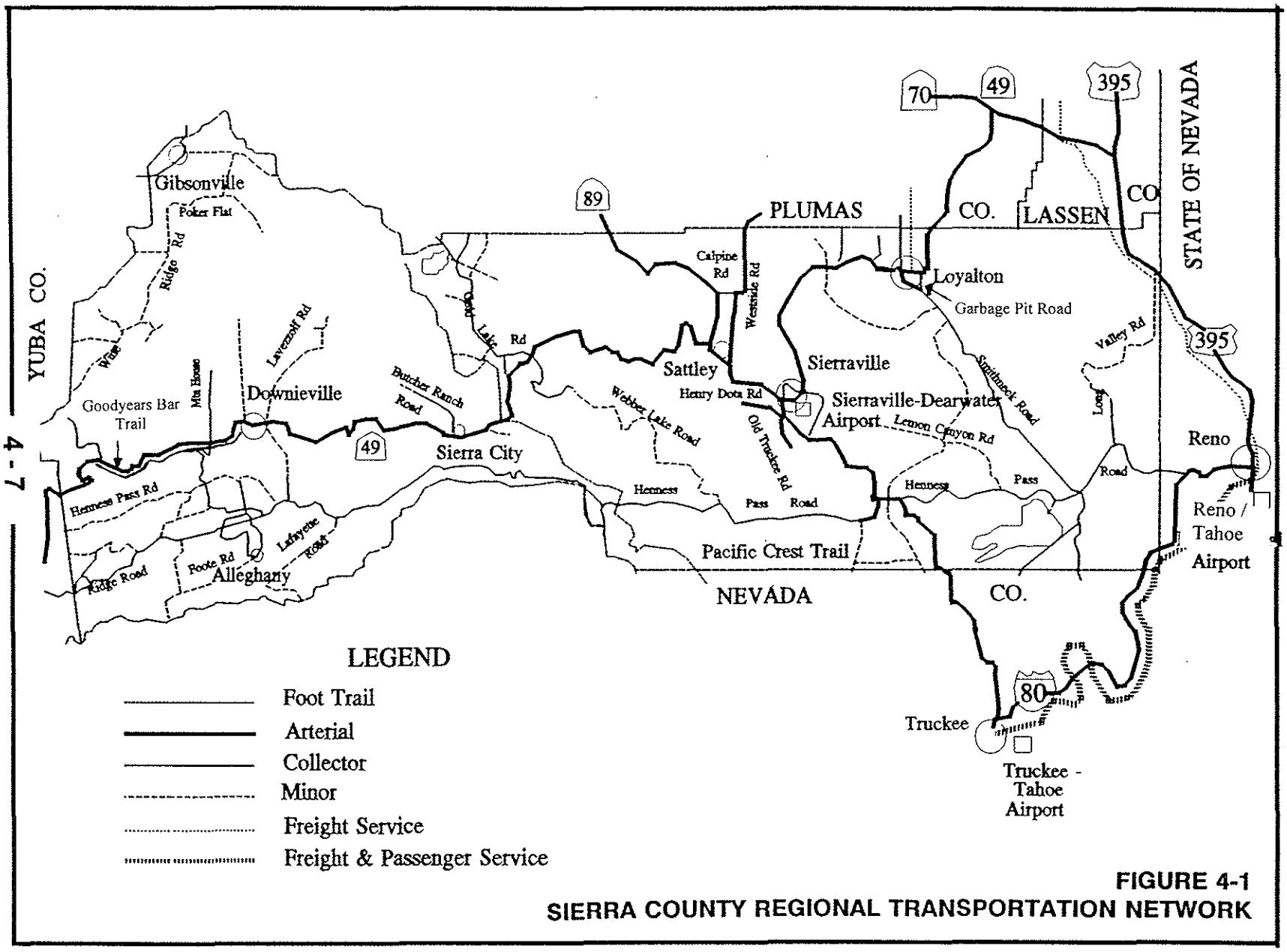


FIGURE 4-1
SIERRA COUNTY REGIONAL TRANSPORTATION NETWORK

Table 4-3
TRIP GENERATION ANALYSIS

Location	Existing Trip Generation	General Plan Build-out Trip Generation
Alleghany	1,066	1,705
Bassetts	514	996
Calpine	1,473	3,090
Downieville	2,217	3,491
Goodyears Bar	350	1,107
Loyalton[1]	1,497	2,781
Pike	544	1,505
Sattley	618	1,845
Sierra Brooks	1,196	3,933
Sierra City	4,083	7,197
Sierraville	3,701	10,069
Verdi	621	5,309
Other County	7,146	13,095
Total	25,026	56,117

Notes: 1 = Does not include areas within the City of Loyalton city limits
No adjustments made for changes in 5/95 Land Use Map due to insignificance

Special Study Areas

Old Truckee Road - Old Truckee Road currently acts as a long Cul-de-sac, as the paved section of the road ends prior to the crossing of Cottonwood Creek. South of Cottonwood Creek the road becomes an unpaved road with some areas of steep grades. The road basically serves residential land uses and resort activities (Canyon Ranch). Build-out of the General Plan land uses along this road will increase traffic volumes. This is likely to increase delay at the intersection of Old Truckee Road and State Route 89 and could reduce the quality of life along the road. In addition, increased development along a road that is essentially a dead-end street could present a problem for emergency vehicles or evacuation of the area during a fire. A secondary access to State Route 89 will need to be developed if the area develops out completely. (See Figure 4-5.)

Balls Ranch ~ An access road, would need to be constructed / improved in the event of approval of a specific plan for a destination resort. The configuration, location, and dimensions of any road improvement will be determined as part of the specific plan.

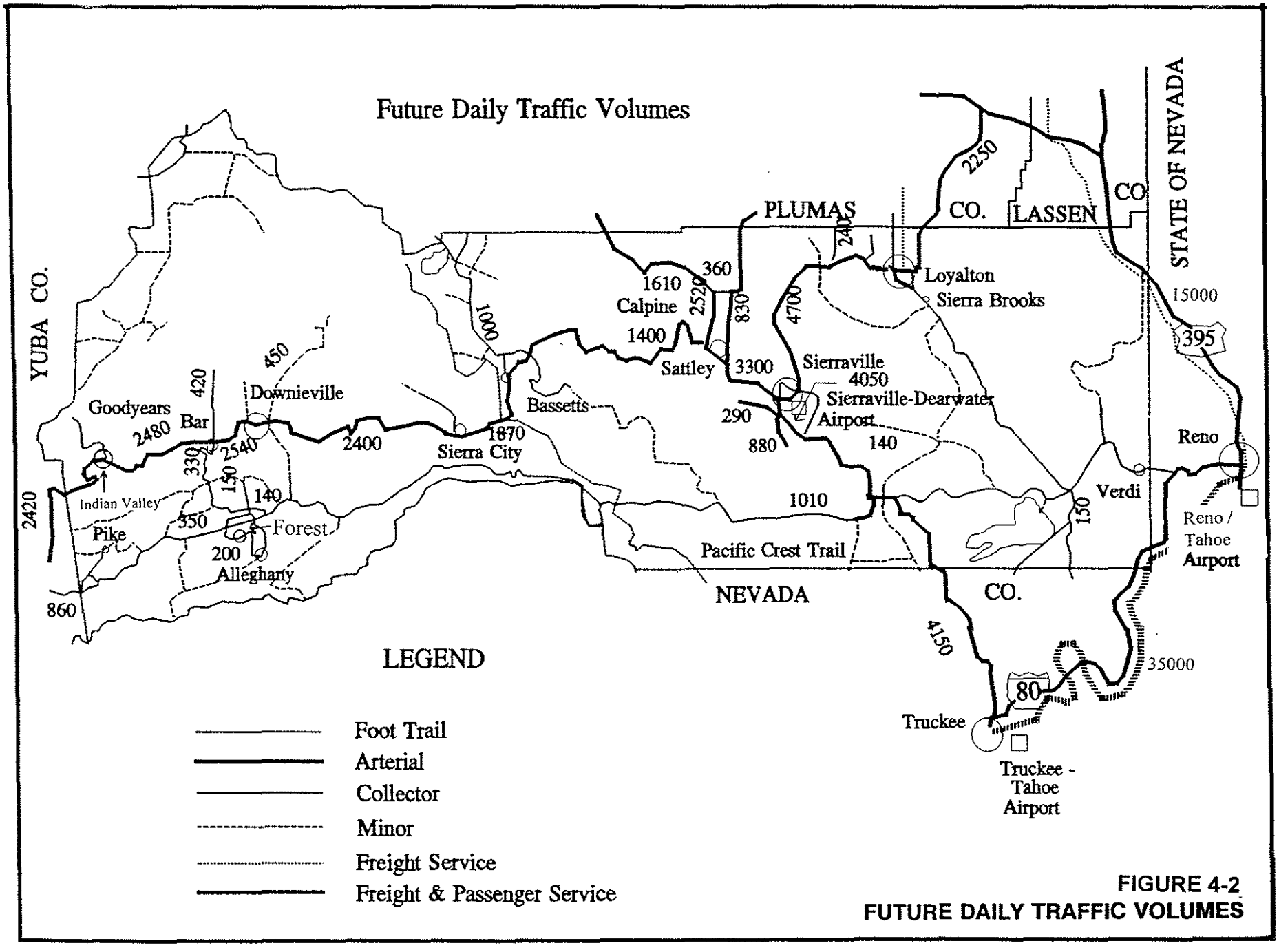


FIGURE 4-2
FUTURE DAILY TRAFFIC VOLUMES

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Emergency Access	Second access	Future Development	Second access	Future Development

Campbell Hot Springs/Airport Industrial Area in Sierraville ~ Expansion of the Campbell Hot Springs resort can be served via an unpaved (gravel) road provided that traffic levels do not exceed 300 vehicles per day (LOS B for a two-lane unpaved road). If daily traffic volumes exceed 300 vehicle per day then a two-lane paved collector road should be constructed to the resort. (See Figure 4-5)

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Campbell Hot Springs Rd	Pave road	Future Development	Pave road	Future Development

Smithneck Road from State Route 49 to Sierra Brooks ~ Potential development along Smithneck Road (Sierra Brooks build-out and recreation use on the Occidental Lands) is projected to cause Smithneck Road to operate at LOS D. Land uses that would access Smithneck Road should be monitored to limit development to a total of 1,800 vehicle per day (LOS C).

Carmen Valley ~ Development of recreation uses in the Carmen Valley area would impact Westside Road, State Route 89 and Calpine Road. If recreation uses similar to Canyon Ranch, in Sierraville, were developed then traffic impacts to the surrounding roads are not projected to be significant. No improvements are needed.

Sattley Area ~ Development of planned residential lands and redevelopment of the mill site north of Sattley would add traffic to State Route 89 and is likely to require improvements, such as turn lanes, in the mill area. To limit the improvements access to the two development areas should be planned carefully. To accomplish this goal the following recommendations are presented and shown conceptually on Figure 4-4.

- Access to the residential area should be limited to a loop road through the development. Direct access from residential land uses to State Route 89 should be restricted.
- Access to the mill site should be accomplished via an internal road system that would have two access locations on State Route 89. No direct driveway access should be allowed onto State Route 89.

Calpine Area ~ Development of planned residential areas south and southeast of Calpine will require additional roadway improvements connecting to State Route 89.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 89	Left turn lanes at intersections	Future Development	Left turn lanes at intersections	Future Development
Internal road system	Construct road system to Co. Stds.	Future Development	Construct road system to Co. Stds.	Future Development

Loyalton-Garbage Pit Road Industrial Area ~ Development of the planned industrial area in the Garbage Pit Road area east of Loyalton should include a second access road (in addition to Garbage Pit Road) and addition of right and left turn lanes on State Route 49 at Garbage Pit Road and the access to the industrial area. No direct driveway access should be taken off of State Route 49.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 49	Left turn pocket on SR 49	Future Development	Left turn pocket on SR 49	Future Development

Bassetts Area ~ Gold Lake Road could need to be improved with the buildout of the General Plan for the Bassetts area or if more intensive recreation activity were to be allowed in the Gold Lake area. Improvements would include addition of turn lanes at intersections, addition of passing lanes/turnouts and limiting of driveway/street access. Winter recreation uses of Gold Lake Road need to be identified and analyzed in greater detail to maximize public access and availability of recreation areas.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Gold Lake Road	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
SR 49	Chain install lane	Future Development	At Gold Lake Ramp	Future Development

Downieville-Gold Bluff Road ~ Gold Bluff Road is a narrow one to two-lane road serving land uses on the west side of the Downie River in north Downieville. Additional residential development along this road will increase the potential for conflict between vehicles along the road. To reduce the possibility of conflict without widening the road to two-lane standards, which could result in impacts to the surrounding environment, turnouts should be installed along the road at 250 to 500 foot spacing, depending on the ease of installation. On-street parking should be prohibited.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Gold Bluff Rd	Add turnouts	Future Development	Add turnouts	Future Development

Goodyears Bar Area ~ Buildout of the General Plan in the Goodyears Bar Area is expected to generate increased traffic levels, particularly on Goodyears Creek Road, but the traffic should be able to be accommodated on the existing roadway system. If development occurs north of the existing County Corporation Yard, north of Goodyears Creek, the existing one-lane bridge over Goodyears Creek would need to be replaced with a two-lane bridge and a turn around would need to be constructed on Goodyears Creek Road.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Goodyears Creek Rd	Add turnaround	Future Development	Add turnaround, improve bridge	Future Development

Related Plans

Sierra County Hazardous Waste Management Plan

The County has adopted a Hazardous Waste Management Plan (1989). It notes that the California Highway Patrol (CHP) has approved State Routes 89 and 49 for hauling explosives and military items. Interstate 80 and U.S. Highway 395 are also approved for hauling explosives (Sierra County Hazardous Waste Management Plan, 1989).

Tahoe Forest Plan

The Tahoe Forest Plan (1990) includes Transportation System Management Goals/Management Direction (pp.V40-41). The goals of particular interest to the County call for:

- Considering the separation of conflicting motorized traffic (#10, p. V-40).
- Obliteration of roads not necessary for resource management (#11, p. V-40).
- A system for addressing subdivision access across Forest lands when proposals are made on private land within the County (#13, p. V-40).
- Coordination with local agencies when planning activities on Forest lands which only result in traffic impacts (#14, p. V-41).
- Creation of an Off Highway Vehicle Designated Routes Plan by 1991.

Individual Management Area standards and guidelines of particular concern to the County within the Tahoe Forest Plan include:

- Smithneck Road: Classified as a Forest Highway. Any construction proposal would be made in conjunction with

Sierra County and the Federal Highway Administration (p. V-120).

- Highway 49: Additional recreation withdrawals called for in the vicinity of developed campgrounds. Protection of scenic views along Highway 49 is a goal (p. V-128).

- Off Highway Vehicle Restrictions: Designated routes only in all management areas except Smithneck (011) (which is open except for designated routes in Bear and Jones Valleys) and Cornish (020) which is open. Additionally, a road and wheel track management plan for the Stampede Management Area (032) is recommended.

Plumas National Forest Plan (1988)

The Plumas National Forest Plan (1988) includes a number of transportation related goals. Those of most concern to the County include:

- Transfer to the counties maintenance responsibility for routes serving subdivided private lands (#17a, p. 4-10).

- Eliminate, close or obliterate unneeded roads (#17a, p. 4-10).

California Department of Forestry SRA Fire Safe Regulations

The CDF SRA Fire Safe Regulations (June 1991) include a number of stipulations that could affect road construction in Sierra County. The regulations do not apply to existing structures, roads, streets and private lanes or facilities. The regulations do apply, as appropriate, to all construction within the SRA approved after January 1, 1991. The affected activities include, but are not limited to:

- Permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code Section 66412(d),

- Application for a building permit for new construction, not relating to an existing structure,

- Application for a use permit,

- The siting of manufactured homes,

- Road construction, including construction of a road that does not currently meet minimum standards of fire regulations.

- Road Width: All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

- Roadway Surface: The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting a 40,000 pound load.

- Roadway Grades: The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

- Roadway Radius: No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.

  The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall not be less than 100 feet.

- Roadway Turnarounds: Turnarounds are required on all driveways and dead-end roads. The minimum turning radius for a turnaround shall be 40 feet from center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

- Roadway Turnouts: Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

- Roadway Structures: All driveway, road, street and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35550, 35750 and 35250.

Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capacity of each bridge.

A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

- One-Way Roads: All one-way roads shall be constructed to provide a minimum of one 10-foot traffic lane. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

- Dead-End Roads: The maximum length of a dead-end road, including all dead-end roads from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels zoned for less than one acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1320 feet
Parcels zoned for 5 acres to 19.99 acres	2640 feet
Parcels zoned for 20 acres or larger	5280 feet

All lengths shall be measures from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

Each dead-end road shall have a turnaround constructed at its terminus.

Assumptions

In order to accurately predict the short-range and long-range transportation needs of Sierra County, it is necessary to examine past trends in population growth and transportation needs and then develop goals and policies based on these assumptions. An assumption is not a goal, but a finding of an expected condition.

1. An attempt by State and Federal agencies may be made to control local land use planning. This could result in some uncertainty in transportation planning by the County and is to be resisted by the County.

2. The County will continue to be primarily dependent upon the single-occupancy motor vehicle for regional and inter-regional travel.

3. There is no anticipated change in the current level of public transportation in the County.

4. No consistent additional major funding sources, either public or private, are expected to become available for improving, existing or constructing new transportation facilities.

5. Some influx of commuters is expected throughout the County.

6. A greater growth pressure is expected throughout the County.

7. The State's extended projections anticipate that the County's population will increase from 3,318 in 1990 to 4,110 in 2012. These projections anticipate that the County's population will grow at a somewhat faster rate (36 persons or 1.1% per year average) than they did in the 1980's (26 persons per year average) but below the growth rates experienced in the 1970's (71 persons per year average).

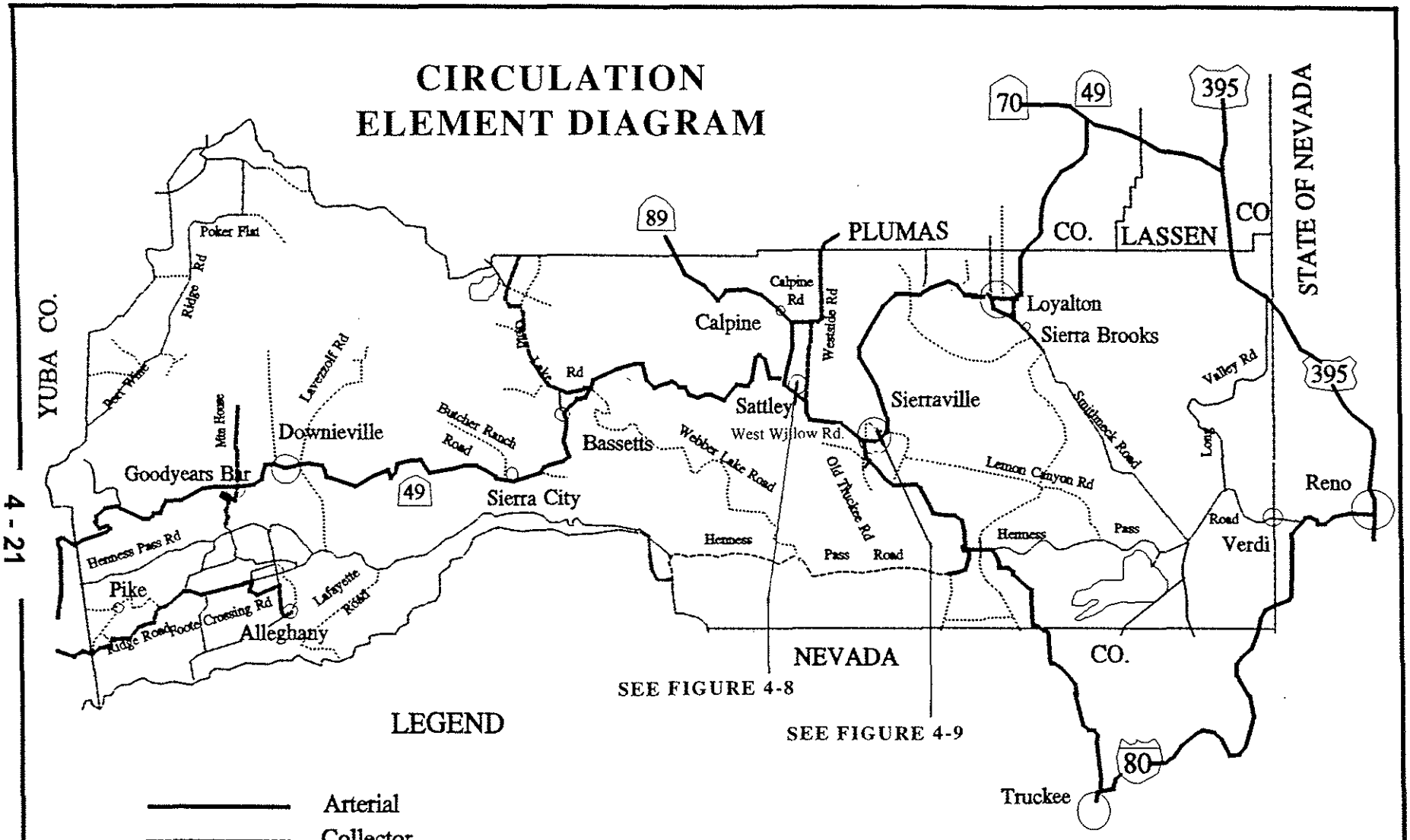
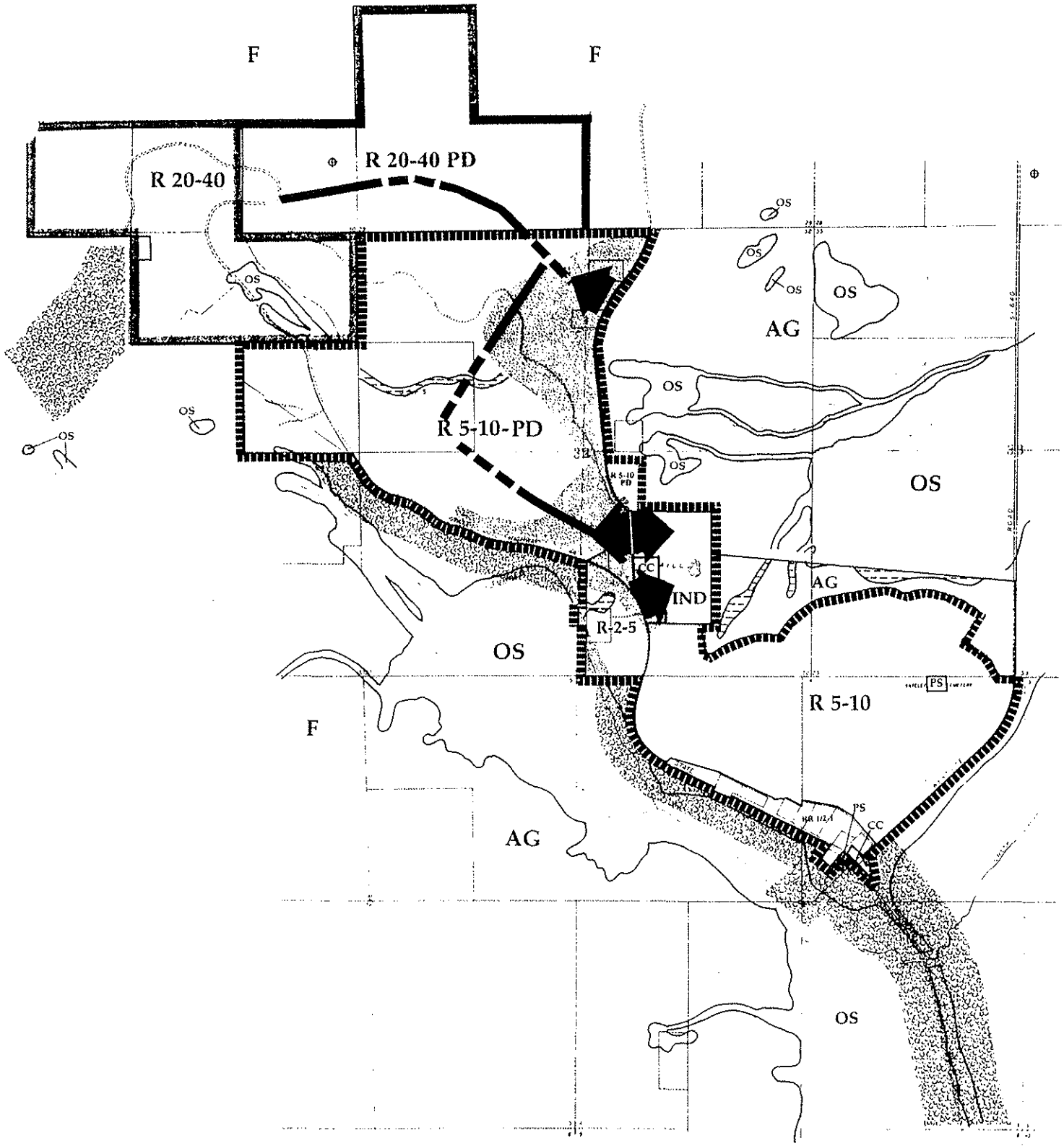
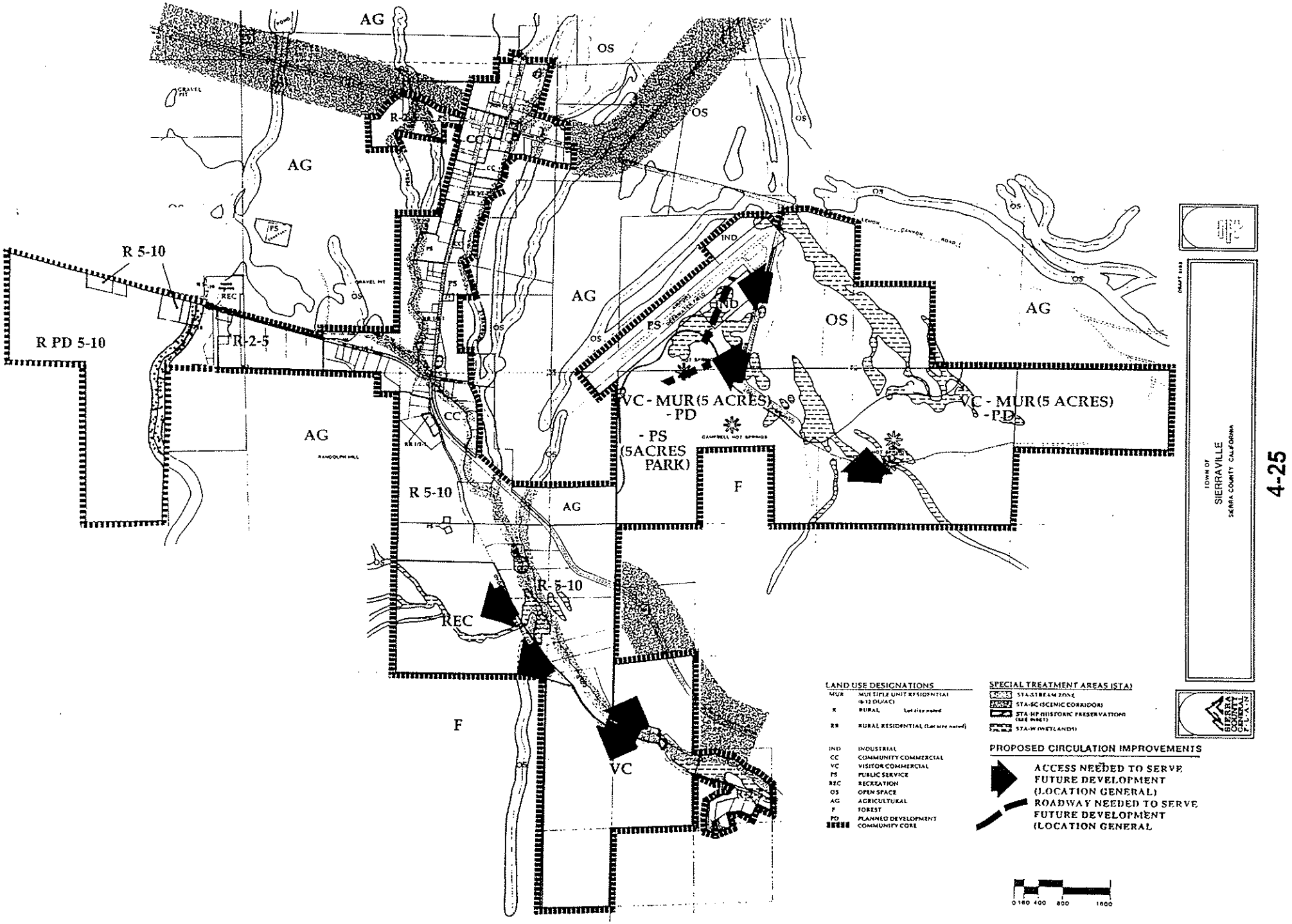


FIGURE 4-3
CIRCULATION ELEMENT DIAGRAM



SIERRA COUNTY GENERAL PLAN

TOWN OF
SATTLEY
SIERRA COUNTY, CALIFORNIA


AG
OS
R-2-5
CC
AG
R 5-10
R PD 5-10
R-2-5
REC
OS
AG
IND
PS
IND
OS
AG
VC - MUR (5 ACRES) - PD
- PS (5ACRES PARK)
VC - MUR (5 ACRES) - PD
CC
AG
R 5-10
AG
F
R-5-10
REC
F
VC
LAND USE DESIGNATIONS
MUR MULTIPLE UNIT RESIDENTIAL (8-32 DU/AC)
R RURAL
RR RURAL RESIDENTIAL
IND INDUSTRIAL
CC COMMUNITY COMMERCIAL
VC VISITOR COMMERCIAL
PS PUBLIC SERVICE
REC RECREATION
OS OPEN SPACE
AG AGRICULTURAL
F FOREST
PD PLANNED DEVELOPMENT
COMMUNITY CORE
SPECIAL TREATMENT AREAS (STA)
STA-STREAM ZONE
STA-SC (SCENIC CORRIDOR)
STA-HP (HISTORIC PRESERVATION)
STA-W (WETLANDS)
PROPOSED CIRCULATION IMPROVEMENTS
ACCESS NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL)
ROADWAY NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL
0 180 400 800 1600
TOWN OF SIERRAVILLE
SIERRA COUNTY CALIFORNIA
SIERRA COUNTY GENERAL PLAN

4-25

AG
OS
R-2-5
R 5-10
REC
VC - MUR(5 ACRES) - PD
- PS (5ACRES PARK)
F
VC
IND
CC
LAND USE DESIGNATIONS
MUR MULTIPLE UNIT RESIDENTIAL (4-12 DU/AC)
R RURAL Lot size noted
RR RURAL RESIDENTIAL (Lot size noted)
IND INDUSTRIAL
CC COMMUNITY COMMERCIAL
VC VISITOR COMMERCIAL
PS PUBLIC SERVICE
REC RECREATION
OS OPEN SPACE
AG AGRICULTURAL
F FOREST
PD PLANNED DEVELOPMENT
COMMUNITY CORE
SPECIAL TREATMENT AREAS (STA)
STA-STREAM ZONE
STA-SC (SCENIC CORRIDOR)
STA-HP (HISTORIC PRESERVATION (SEE INSET))
STA-W (WETLANDS)
PROPOSED CIRCULATION IMPROVEMENTS
ACCESS NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL)
ROADWAY NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL
0 160 400 800 1600
TOWN OF SIERRAVILLE
SIERRA COUNTY, CALIFORNIA
SIERRA COUNTY GENERAL PLAN

Table 4-4
CIRCULATION ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

	Responsibility[1]				Years from GP Adoption				
	PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN									
1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life.									
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water.									
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.									
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.									
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.									
CIRCULATION GOALS									
1. It is the goal of the County to provide a comprehensive, efficient, and safe transportation system within the existing roadway network.									
2. It is the goal of the County to maintain a system of safe rural roads.									
3. Prevent growth inducement along transportation corridors that is inconsistent with existing land use patterns.									

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Maintenance	1. Maintenance of the existing system should be assured prior to considering the construction of new County maintained roadways. New major roadways are not desired.	1. Adoption of the General Plan and ongoing development review.			✓	PW					✓
	2. Encourage the Forest Service to adequately maintain National Forest roads which are utilized by recreationists, logging trucks, and other traffic.	2. Yearly at annual General Plan progress report session and subsequent correspondence if needed.			✓	PW					✓
	3. Provide input to the Regional Transportation Plan and recommend that Caltrans utilize the Regional Transportation Plan to prioritize maintenance and improvements.	3. Letters to and coordination with Caltrans.				PW					✓
	4. Maintain as many roads for year round travel as budget will allow.	4. Annual budget process.				PW					✓
	5. Require and expect property owners to maintain new residential roads; the County is generally not interested in accepting new residential roads for maintenance due to funding restrictions. Evaluate road maintenance agreement (including those in CC&Rs) to ensure that Homeowners Associations or other appropriate entities will be funded adequately to maintain private roads. Consider acceptance of private road offers of easement dedication.	5. Review of individual projects.		✓	✓	PW					✓
	6. The County shall provide the maintenance and minor improvements needed to perpetuate its system of safe rural roads.	6. Annual budget process.				PW					✓
Safety	7. Develop a continuing program to install guardrails to improve curve safety on State highways.	7. Capital Improvement Program and annual interface with Caltrans at General Plan progress report session.			✓		✓	✓			

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	8.	Provide road widening and turnout areas on all existing one-lane roads to improve safety and traffic flow as new development is proposed.	8.	Review of individual projects.		✓	✓	PW[1]					✓
	8a.	Develop policy on speed limit control, reduction and enforcement on State Roads which pass through communities.					✓	PW			✓		
	9.	Develop public and private roadway standards consistent with the Roadway Classifications chart in this Element which ensure safety balanced with environmental concerns.	9.	Develop County Road Standards.				PW[1]	✓				
New Roads/ Major Improvements	10.	Oppose the development of high-speed thoroughfares on new or existing Federal, State or County maintained roads.	10.	Ongoing oversight of proposals by other agencies.			✓	PW[1]					✓
	11.	Oppose the development of major new roads (other than local roads to serve residential development or major improvements to existing State, Federal, or County roads which would be required by higher standards or higher design speeds than those normally acceptable to the County.	11.	Ongoing oversight of proposals by other agencies.			✓	PW[1]					✓
	12.	Sierra County's highest priorities for all road improvements are: driver and pedestrian safety, increasing safety on curves and narrow roads, and improving access to existing development areas.	12.	Yearly budget process.				PW[1],TC[2]					✓
	13.	Level of Service B as defined in the 1985 Highway Capacity Manual shall be the target on all roadways (State and County).	13.	Ongoing Development Review, adoption of appropriate development fees, capital improvement program, annual General Plan progress report.		✓	✓	PW[1]					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	14. Bridge structures should be repaired, reinforced or replaced as needed on a basis compatible with existing roadway widths and architecture. Upgraded standards should be used only if necessary for safety reasons or if needed to obtain State or Federal funding.	14. Oversight of proposals by other agencies and internal use of this policy by Public Works Department.				PW[1],TC[2]					✓
	15. Provide improvements to existing roads when needed to ensure safety.	15. Capital Improvements Program on a five year cycle.				PW[1],TC[2]					✓
Public Transportation	16. The County should coordinate the services for all transportation proposals and gain maximum benefits for the residents of the region.	16. Adoption of the General Plan and Regional Transportation Plan.				TC[2]					✓
	17. The highest priority for regional public transportation is to serve the handicapped, elderly and reduce traffic impacts.	17. Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
	18. The County should be the lead agency, but not the operating agency for public transportation.	18. Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
	19. Encourage application of non-profit and private enterprise for transit grant funds available.	19. Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
Logging-Related Concerns	20. Oppose creation of unnecessary timber roads within Timber Harvest Plans. Recommend to CDF in responses to individual Timber Harvest Plans that roadways constructed for timber harvests on private lands be revegetated and that particular emphasis be given to road impacts within existing scenic corridors/ scenic highways.	20. Local policy and transmittal of letters to the California Department of Forestry. Annual discussion at General Plan progress report session. 20a. Request review team member status with CDF on review of Timber Harvest Plans.		✓	✓	PW[1]					✓
	21. Designate timber hauling routes through developed areas.	21. N/A				PW[1]			✓		

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Hazardous Material Spills	22.	Actively ensure that hazardous waste management is current with State and Federal laws.	22.	Annual review of county Hazardous Waste Management Plan, adoption of the General Plan and coordination with the California Highway Patrol and Caltrans.			✓	PW[1]					✓
Recreational Traffic	23.	Transportation improvements for recreation travel should be directed toward development and protection of scenic routes and support the local economy .	23.	Consistency of Capital Improvements Plan.				PW[1]					✓
Road Design Impacts	24.	Ensure that new roadway development and circulation improvements are designed with the goals of the "most minimal" impact in mind. For example, special standards should be used in the following areas: -along waterways -adjacent to steep slopes which would require extensive cut/fill -Adjacent to weltands -Where visually important specimen trees of tree standards exist -At existing bridges -Along scenic Highways	24.	Consistency of Capital Improvements Plan.				PW[1]					✓
	25.	Recognize that California Department of Forestry (CDF) road design standards for fire safety will result in unwanted environmental impacts in many instances, restrict land uses to areas where road development to these standards will result in least impact.	25.	Ongoing development review and adoption of Land Use Diagram consistent with this concern.		✓	✓	PW[1]	✓				✓
	26.	Develop standards that require that erosion control plans, including use of Best Management Practices for runoff control, be prepared for all new roadway designs and circulation improvement projects.	26.	Creation of new Development Standards along with updated Zoning Ordinance.		✓	✓	PW[1]		✓			✓
	27.	Develop special roadway standards for steep slopes and environmentally sensitive areas.	27.	Creation of new Development Standards along with updated Zoning Ordinance.		✓	✓	PW[1]		✓			✓
Airports	28.	Keep at least one airport open for public use in Sierra County.	28.	N/A			✓	PW[1],TC[2]					✓
	29.	Retain Dearwater Airport in Sierraville as a public airport for use by local residents and the general public.	29.	Pursue planning funds to develop and update a master plan.			✓	PW[1]					✓
	30.	# not used.	30.	# not used									

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	31.	The County shall support legislation to increase the State and Federal allocation for small airport funding and seek viable State or Federal grants to correct deficiencies.	31.	Support as proposed.			✓	PW[1]					✓
Parking	32.	Work towards creation of new parking opportunities in congested areas (tourist, recreation and other).	32.	Capital Improvements Plan.			✓	PW[1]					✓
			32a.	Adopt Parking Development Standards.									
Funding	33.	Seek funding sources that will support transportation improvements and maintenance.	33.	Coordination with State and Federal Agencies.				PW[1]					✓
	34.	Support efforts of Federal and State government to reduce conditions on transportation funding, which would require the County to use design standards higher than County standards.	34.	Respond as proposals are made.			✓	PW[1]					✓
	35.	Establish a development fee program to collect funds to pay for roadway improvements necessitated by new development.	35.	Adoption of a development fee program.			✓	PW[1]		✓ ✓			
	36.	# not used.	36.	# not used.									
Interagency Cooperation													
	37.	Cooperate with the USFS to reduce traffic impacts which would impact either jurisdiction.	37.	Respond as proposals are made.			✓	PW[1]					✓
	38.	Continue to work with USFS to resolve differences in road management objectives.	38.	Respond as proposals are made.			✓	PW[1]					✓
	39.	Actively oppose USFS road management objectives which are in conflict with County goals.	39.	Respond as proposals are made.			✓	PW[1]					✓

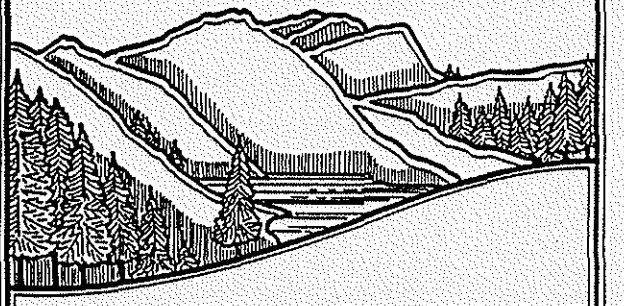
Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Trails / Sidewalks	40.	Support creation of new trails and sidewalks and encourage linkages to public trails and Community Areas as new development is proposed.	40a.	Review of individual projects and acceptance of trail easements when appropriate.				✓					
	41.	# not used.	40b.	Adopt a street improvement standard which includes sidewalk and pedestrian facilities.				✓					
Bicycle Facilities	42.	Provide long range plans for bicycle use.	42.	Develop a Bicycle Master Plan.				PW			✓		
	43.	Reduce conflicts that occur in bicycle events on County and State routes.	43.	Coordination with Sheriff's Dept, CHP, Emergency Response Agencies and bicycle interests.				PW					✓

[1]Department of Public Works

Table 4-5
ROADWAY LEVEL OF SERVICE MONITORING CHECKLIST

Monitoring Agency:	Public Works Department
Responsible Agency:	Public Works Department
Update Required:	Annually in February
Target Level of Service:	LOS C
Action to be Taken if LOS is Not Met:	Building restrictions in area of concern. Also see fiscal impact recommendations in Public Facilities Element.

PUBLIC FACILITIES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

5. Public Facilities Element

Introduction

A Public Facilities Element is not explicitly required by State planning law. However, the Circulation Element requirements include a mandate to look at all public facilities:

> **Government Code Section 65302(b):** [The general plan shall include] a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public facilities and services, all correlated with the land use element of the plan.

The following mandatory issues are listed in the General Plan Guidelines Circulation Element discussion:

- Major Thoroughfares
- Transportation Routes
- Terminals
- Other Local Public Utilities and Facilities

The first three issues are discussed in the Circulation Element, the "other" category is the subject of this Element.

The public facilities discussed in this Element include:

- Water Supply

— Storm Drainage
— Police Protection
— Fire Protection
— Schools
— Solid Waste
— Cemeteries
— Cable Television
— Electric Service
— Gas Service
— Hospital
— General Governmental Services
— Libraries

Sewage disposal is discussed in the Water Resources Element. Circulation facilities are discussed in the Circulation Element. Parks and recreation facilities are discussed in the Parks and Recreation Element.

A few key discussions and recommendations are retained among the following pages - pertinent information regarding these subjects is contained in the Background Report.

Element Goals

It is the goal of the County to provide for essential public facilities and services and allow for the provisions of quasi-public facilities and services which are in keeping with the customs, culture and heritage of Sierra County

Priority for public facilities is directed to community core areas.

Background/Future Needs

Detailed information related to Public Facilities is contained within the Background Report. Specific Public Facility topics discussed in the Background Report include:

- Schools
- Water Supply

- Police Protection
- Fire Protection
- Libraries
- Utilities
- Cemeteries
- Cable Television
- Sewer Systems
- Medical Services
- Telephone
- Animal Control
- Solid Waste
- County Service Areas
- Post Office
- State Highway Maintenance Stations
- General Government

Schools

Needs

District Superintendent Michael Moore indicated that the District does not have the money necessary to build or replace school facilities currently needed. The Loyalton Intermediate School is in need of replacement. (Cost estimates to repair the school are approximately 70-75% of new school costs.) In addition, the Downieville School needs shower and locker facilities for the gym and a cafeteria for the school. Lunches are prepared for students at the Downieville Community Hall or provided by independent contractors.

The District had considered placing a tax override measure on the November 1993 ballot in order to raise the necessary funds for the needed improvements at the Loyalton and Downieville Schools. However, a District-funded survey indicated that a tax override measure would not receive the necessary two-thirds vote needed to pass. The survey indicated that only 50-60% of the population supported the tax override proposal. The District has no immediate plans to attempt to raise necessary funds through tax overrides or bond measures. To reduce costs, the School Board is drafting a new policy to require non-school related use of District facilities to reimburse the District for heating, lighting and custodial costs.

The District's 1992-1993 budget is $5.2 million; the previous year's budget was approximately $10 million (Michael Moore, Personal Communication, September 1992).

Water Supply

Introduction

Most of the County's population living in or near the various communities are served by one of the numerous public and/or privately owned water utilities. The Sierra County Planning Department has identified 17 individual water companies operating in the County serving anywhere from 3 to 200+ individual customers. In Sierra City alone, there are nine different privately owned water companies. The remainder of the County's residents not connected to one of these public/private water utilities have either tapped into springs or surface water supplies, or have dug their own wells. Detailed information related to the County's water supply is contained within the Background Report.

Police Protection

Sheriff's Department

Police Protection Needs

Sierra County Sheriff Lee Adams identified four primary concerns of the Department as development occurs within the County. The following is an excerpt from Sheriff Adams August 28, 1992 letter:

> 1. Communications system. Our current radio communications system was designed in 1972 to cover the major population centers of the county at a minimal cost. With two mountain top repeaters, good coverage is provided to Downieville, Goodyears Bar, the entire Sierra Valley, and the SR 49 and 89 corridors. Weaknesses to the system did exist in Sierra City, and were corrected with the addition of a local base station within that community. Weakness to the system continues to exist in the Alleghany, Forest City, Verdi, and Long Valley areas. While alternate communications from those areas does exist, substantial development in those areas should consider emergency communication needs. Likewise, our dispatch center remains the sole emergency services dispatch center within Sierra County. In addition to fielding the communications needs of this office, it further relays fire and emergency medical calls county-wide through our law enforcement radio system. Any substantial development within the county should also consider the overall impact to that existing system.
>
> 2. Staffing. Currently this office has staff assigned county-wide to meet the historic need. While staff exists within the communities of Downieville, Goodyears Bar, Sierra City, Alleghany, Loyalton, Sierraville, and Verdi, any significant changes in demographics both within and especially outside of those population centers should consider our staffing needs.
>
> 3. Jail. The office continues to operate a Type 1 (short-term) jail within Downieville. While that facility is currently undergoing an extensive remodeling, it will continue

to be rated and operated as a short term holding facility for the housing of prisoners awaiting trial. With the exception of trustee workers, all long term prisoners will be housed in outside county jails. Any development should consider the immediate transportation and incarceration of a person to a jail facility located in Downieville, as well as the financial impact of long term housing costs.

4. Specialty needs. Specialty assignments in this office are based on historic needs and those to date have primarily been search and rescue, boating, and marijuana eradication programs. Any development that deviates from historical land uses within the county, should be considered for their overall impact to this office. Examples of such would be the need for such specialties as a SWAT team, hazardous materials team, etc.

Fire Protection

Fire protection and suppression services in Sierra County are provided by the U.S. Forest Service, California Department of Forestry (CDF), and various community fire protection districts. Detailed information related to Fire Protection Services in the County is contained in within the Background Report.

Libraries

Library Needs

The library system in Sierra County is operated by the Plumas County Library system and funded from the Sierra County general fund. According to Plumas County Librarian Ross Olmstead, Sierra County needs permanent library facilities and increased funding for library services. However, the scattered population within the County necessitates a decentralized system. A full service library is being considered at Loyalton and is in the planning stage.

Utilities

Electric power is provided to residents of Sierra County by the Pacific Gas & Electric Company (PG&E), Sierra Pacific Power Company, and the Plumas-Sierra Rural Electric Cooperative. There is no piped gas service available in Sierra County.

Utility Needs

Over the long term, new substations may be needed throughout the County particularly to serve any new large scale industrial mill, or mining operations

which are allowed under the General Plan. Additional power lines could be needed to serve this type of development also. These facilities are not shown on the Land Use Map because the actual need and appropriate location to serve special uses are difficult to predict. However, this Element includes policies calling for County cooperation in locating electrical facilities needed to serve General Plan permitted land uses.

Cemeteries

There are currently four active cemetery districts in the County. District No. 1 serves the communities of Downieville, Sierra City and Goodyears Bar; District No. 2 serves the communities of Alleghany, Pike, and Forest City; District No. 3 serves the City of Loyalton; and District No. 4 serves the communities of Sattley and Calpine. Funding is via the general fund. Detailed information related to cemeteries in Sierra County is contained within the Background Report.

Cable Television

Cable Needs

Cable television is useful in rural areas for access to educational programs which cannot be offered locally; this may become a more important asset in the future to assist high technology firms and the school district. Detailed information related to cable television in Sierra County is contained within the Background Report.

Sewer Systems

The City of Loyalton is the only community in the County that has a sewer system. It is at capacity and is currently undergoing expansion. The remainder of County residents and businesses use on-site septic disposal systems.

Sewer System Needs

Community sewer or shared septic systems may become necessary in Downieville, Sierra City, and Sierraville and perhaps other communities in the future. In the interim, minimum residential parcel sizes in all communities should be increased from the current 8,000 square feet (with a public water system) to one-half acre to better ensure adequate repair area.

Medical Services

Sierra Valley District Hospital. The Sierra Valley District Hospital provides emergency medical services for Sierra County residents living east of the Yuba Pass. The Western Sierra Medical Clinic located in Downieville provides out patient medical and dental services for the western portion of Sierra County. Detailed information related to medical services available in Sierra County is contained within the Background Report.

Medical Service Needs

The eastern part of the County is reasonably served by medical and hospital facilities at the Sierra Valley District Hospital in Loyalton. However, the hospital is facing budget cutbacks due to a reduction in federal and State medical room rate reimbursements. In addition, the recent State budget stalemate almost resulted in the SVDH not being able to meet its payroll. A private lending institution stepped in and extended a line of credit to the hospital. The SVDH is currently trying to negotiate a solution with the County in the event future State budget stalemates occur. The County is being asked by the SVDH to co-sign for a line of credit with a private lending institution. A private dentist also provides service to the Loyalton area.

The western part of Sierra County does not have comparable facilities and is actually closer to emergency medical facilities in Nevada County. However, in the near future the Western Sierra Medical Clinic will need to expand its facility to include additional exam rooms. In addition, due to State budget constraints the clinic cannot rely on annual State grants.

EMT, ambulance and fire emergency services are available throughout the County and for the most part are supplied by volunteer organizations.

Telephone Service

Pacific Bell provides telephone service to residents of Sierra County. According to Public Works Coordinator S.C. Del Real, Pacific Bell can continue to serve Sierra County within the parameters of its Long Range Outside Plant Plans in accordance with requirements of and at rates and charges specified in its scheduled tariffs on file with the California Public Utilities Commission.

Telephone Needs

Over the long term, new switching stations may be needed throughout the County particularly to serve any new large scale development allowed under

the general plan. Additional telephone lines could be needed to serve new developments. However, it is anticipated that telephone lines will follow or utilize power lines installed to serve the same development. This Element includes policies calling for cooperation in locating electrical/ telephone facilities needed to serve general plan permitted land uses.

Animal Control

Animal control services in Sierra County were formerly provided by Placer County through a contract administered by the Sierra County Health Department. The entire County was served under this contract. The Sheriff's Department also responds to animal control calls they receive. There is no animal impoundment facility in the County.

Parks and Recreation

This subject is discussed in the Parks and Recreation Element (Chapter 6).

Snow Removal

This subject is discussed in the Circulation Element (Chapter 4).

Solid Waste Disposal / Collection

Solid Waste

Solid waste in Sierra County historically was managed in accordance with the Sierra County Solid Waste Management Plan, adopted by the Sierra County Board of Supervisors on December 7, 1982. This Plan was amended to the 1968 Sierra County General Plan and was determined to be "in strict compliance with the County General Plan (1968) and Zoning law" (Solid Waste Management Plan, 1982, p. 2) when adopted.

The California Integrated Waste Management Act of 1989 (CIWM Act) created a new system of solid waste management in the State of California Assembly Bill 939 (AB939) replaces the existing County Solid Waste Management Plan with both City and County elements. Sierra County and the City of Loyalton

are currently preparing the Sierra County Integrated Waste Management Plan in accordance with AB 939 requirements The County/City has submitted their plans to the California Integrated Waste Management Board by January 1, 1994.

Solid Waste Needs

The County's existing disposal system is operating satisfactorily this time and the County expects to continue operating the four transfer stations and the Loyalton Landfill. The County is presently considering options for solid waste disposal once the life expectancy of the landfill expires. The Board of Supervisors has been approached by John McMorrow of Plumas County who is trying to establish a multi-county regional solid waste organization that would transport Sierra County waste to a newly proposed landfill site near the Susanville prison. In addition, Rick Ross, owner of Intermountain Disposal Company currently operating in Sierra County, has approached the Board with a proposal to haul waste to Reno's Sanitary Landfill. With 11-16 years of life remaining at the Loyalton Landfill there is sufficient time to plan new solid waste disposal strategies for Sierra County. In the interim, the transfer stations and the landfill should continue to be protected by compatible land uses.

Post Offices

There are currently seven post offices serving residents of Sierra County. They are located in Alleghany, Goodyears Bar, Downieville, Sierra City, Calpine, Sierraville and Loyalton which ensure ready access to all of the more populated areas of the County.

Post Office Needs

These federal facilities are outside the direct control of the County. However, the County should do everything in its power to ensure continued operation of each of these facilities. They are integral to the identity and economic development of each community.

State Highway Maintenance Stations

There are presently two Caltrans highway maintenance stations located in Sierra County. One station is located in Downieville and the other is located in Sierraville. These facilities are shown on the Land Use Maps. From these two stations Caltrans maintains approximately 100 miles of State roads.

State Highway Maintenance Needs

According to Caltrans Planner Kay Hansen, these facilities are adequate to the needs of the County and no expansion is anticipated at this time. Mrs. Hansen indicated that at this time she is unaware of any existing land use conflicts adjacent to any of their facilities. However, it will be important to ensure that incompatible land use designations are not located surrounding these facilities.

County Service Areas

There are five County service areas that are coterminous with the boundaries of the five supervisorial districts. The tax rate assessments in each district varies and is dependent on the services and level of service requested by the residents of that particular District. The types of services authorized by the Board of Supervisors that may be provided within each district are listed below.

- Extended police protection
- Structural fire protection
- Local park, recreation or parkway facilities and services
- Extended library facilities and services
- Water service
- Sewer service
- Pest and rodent control
- Street and highway lighting and sweeping
- Refuse and garbage collection and disposal
- Solid conservation and drainage control
- Flood control
- Animal control
- Ambulance service
- Area planning
- Accumulation of reserve funds
- Any other service authorized by law to be performed by a county service area
- Any other governmental services which the County is authorized to perform and which the county does not perform to the same extent on a countywide basis.

County Service Area Needs

Needs for the various services provided are discussed throughout this Element. However, in general, the County Service Area which provide some of these service parcel charges do not reflect actual needs. The studies are

needed for each of the services provided and a more equitable method of service priority and revenue distribution among the service areas needs to be evaluated.

Loyalton

The County provides various services to the City of Loyalton. Annual review of the fee structure is needed to ensure that actual costs are covered.

General Government / Fiscal Impacts of General Plan Buildlout

As the second smallest county in population within the State, Sierra County has no fewer problems financing public services than elsewhere. Indeed, the cost per capita of County services is higher than larger counties which causes a problem inverse to population served. That is, a small population must carry fixed costs assigned by the State legislature. In addition, the dispersal of the county population imposes costs for services delivery that are not found in more populous counties simply because travel time is less, customer groups served are closer together and service delivery is relatively easier. Detailed information related to general government fiscal impacts is contained within the Background Report.

Related Plans

No related plans have been prepared in the recent past.

Assumptions

See Economic Element assumptions.

Table 5-1
PUBLIC / PRIVATE FACILITIES AND SERVICES MONITORING CHECKLIST

Public Facility / Service:	**Water Supply**
Monitoring Agency:	County Department of Public Works
Responsible Agency:	Water Districts and Sierra County DPW
Update Required:	Annually in February
Target Level of Service:	Adequate domestic water supply meeting State drinking water standards for every residence and establishment in the County is an appropriate goal. To meet this goal, the following levels-of-service should be used: — Access to a piped water supply meeting State domestic water standards for all parcels less than one acre in size in Community Core areas. (The intent is to allow for adequate separation from septic systems.) — Construction of wells in accordance with State Water Well standards on parcels over one acre in size where public water supply is not supplied.
Action to be taken if LOS not met:	In Community Core Areas – Assistance with grant applications to improve water systems – Reduction in building permit issuance until capacity/quality problems are solved In Outlying Areas – Adjustment in land use designations if problem areas are identified

Public Facility / Service:	**Fire Protection**
Monitoring Agency:	County Planning Department/County Auditor
Responsible Agency:	Fire Districts
Update Required:	Annually in February
Target Level of Service:	Community Core and Community Influence Areas, Industrial, Recreation, and Destination Resort designations: 5 minute response time with facilities appropriate to structures and activities in service area and ISO of 7. Outlying areas: response time of 5-15 minutes.
Action to be taken if LOS not met:	Recommend increased fire district annual and buy-in fees. See franchising recommendations in this Element. Analyze fire agency expenditures and revenues.

Public Facility / Service:	**Sheriff's Department**
Monitoring Agency:	Sheriff's Department
Responsible Agency:	Sheriff's Department
Update Required:	Annually in February
Target Level of Service:	Based on the Needs discussion, the following are appropriate target levels of service: Communications – continuation of existing levels of service. Major new residential development in Alleghany, Forest City, Verdi, and Long Valley require improvements. Staffing – Continuation of existing levels of service of approximately one sworn personnel/350 residents and at least one officer on duty on either side of the County at all times. Jail – Short-term holding facility status meeting State standards. Specialty Needs – To be provided as need is created.
Action to be taken if LOS not met:	Increased funding including development fees and financing mechanisms discussed in this Element, increase in volunteers, building permit reduction, or private patrol requirements for new development.

Public Facility / Service:	**General Government**
Monitoring Agency:	Individual departments
Responsible Agency:	County Auditor/Controller
Update Required:	Annually in February
Target Level of Service:	Continuation of current levels for all departments not financed from user fee or special revenues.
Action to be taken if LOS not met:	Moratorium on new development could be considered until financing becomes available, shift County services to other providers, investigate new form of governance such as charter county or consolidate with other counties; develop public-private partnerships. Consider creation of a long-term "County Service Management Plan".

Public Facility / Service:	**Schools**
Monitoring Agency:	County Planning Department
Responsible Agency:	Sierra-Plumas Joint Unified School District
Update Required:	Annually in February
Target Level of Service:	No exceedance of planned student ratio to buildout capacity including capacity for portables at each school
Action to be taken if LOS not met:	Discuss options with School District. Some options include: – Building permit issuance reduction – Assistance in establishing Mello-Roos Districts – Support of other financing mechanisms

Public Facility / Service:	**Libraries**
Monitoring Agency:	County Planning Department
Responsible Agency:	Plumas County Library
Update Required:	Annually in February
Target Level of Service:	20 minute driving distance from all community areas to a lending outlet. Unincorporated area per capita expenditures of at least $4.00.
Action to be taken if LOS not met:	Increased funding. (See Element text for options.)

Public Facility / Service:	**Electricity**
Monitoring Agency:	County Planning Department
Responsible Agency:	Various private utilities
Update Required:	Annually in February
Target Level of Service:	Electrical service in all Community Core and Community Influence Areas, Industrial, Recreation, and Destination Resort uses.
Action to be taken if LOS not met:	County assistance in designating areas for needed facility improvements.

Public Facility / Service:	**Propane gas / heating oil**
Monitoring Agency:	County Planning Department
Responsible Agency:	Various private firms
Update Required:	Annually in February
Target Level of Service:	Safe location of propane gas/diesel distribution/storage to allow for delivery throughout the County.
Action to be taken if LOS not met:	Regulatory action for safety concerns.

Public Facility / Service:	**Medical Services**
Monitoring Agency:	Public Health Department and Sierra Valley Hospital District, Wetern Sierra Medical Clinic
Responsible Agency:	Same as above.
Update Required:	Annually in February
Target Level of Service:	Continuation of existing levels of service: one bed per 88 residents medical and dental clinic service to western Sierra County and ambulance service for the entire County; retention of Western Sierra Medical Center.
Action to be taken if LOS not met:	Explore funding options or seek to attract service providers.

Public Facility / Service:	**Post Offices**
Monitoring Agency:	County Planning Department
Responsible Agency:	U.S. Post Office
Update Required:	Annually in February and when there are plans proposed to reduce outlets or service hours
Target Level of Service:	Continuation of all 8 existing post offices.

Update Required:	Annually in February and when there are plans proposed to reduce outlets or service hours
Target Level of Service:	Continuation of all 8 existing post offices.
Action to be taken if LOS not met:	Board of Supervisors discussions with Postmaster. Potentially request for EIS preparation on any closures.

Public Facility / Service:	**Solid Waste / Hazardous Waste**
Monitoring Agency:	County Department of Public Works
Responsible Agency:	Department of Public Works
Update Required:	Annually in February
Target Level of Service:	Landfill: Ten year life expectancy of landfill available (in or out of County) at any one time in order to ensure an adequate period to increase capacity or identify new solutions. Collection: Availability of refuse collection service at least twice per month in all Community Core and Community Influence areas.
Action to be taken if LOS not met:	Landfill: See Solid Waste and Hazardous Waste Management Plans Collection: Discussions with refuse collectors, potentially seek new contracts.

Public Facility / Service:	**Animal Control**
Monitoring Agency:	Health Department/Sheriff
Responsible Agency:	Health Department
Update Required:	Annually in February
Target Level of Service:	Officer in County 3 days/week.
Action to be taken if LOS not met:	Increased funding.

Public Facility / Service:	**Cemeteries**
Monitoring Agency:	Public Works
Responsible Agency:	Various Cemetery Districts
Update Required:	Annually in February
Target Level of Service:	Existing maintenance levels and space available on both sides of County at all times.
Action to be taken if LOS not met:	Increased funding, land dedication, volunteer efforts, or other methods should be identified.

Public Facility / Service:	**Ambulance Service**
Monitoring Agency:	Board of Supervisors
Responsible Agency:	N/A
Update Required:	Nine (9) year cycle
Target Level of Service:	Replace ambulances each year - review contract annually, provide adequate service, extend service to all communities

SIERRA COUNTY GENERAL P·L·A·N

Table 5-2
PUBLIC FACILITIES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. PUBLIC FACILITIES GOAL 1. It is the goal of the County to provide for essential public facilities and services and allow for the provision of quasi-public facilities and services which are in keeping with the customs, culture, and heritage of Sierra County. 2. Priority for public facilities is directed to county core area.											
Public Facilities – General	1. Ensure the provision of essential public and quasi-public facilities in a timely manner based on growth projections, actual growth rates, and planned pattern of land uses.	1a. Designate existing and needed public and quasi-public facility sites Public Service on Land Use Diagram.	✓	✓	✓		✓[2]				
		1b. Adopt target levels of service.		✓	✓		✓[2]				

[1] PD = Planning Department PC = Planning Commission BOS = Board of Supervisors [2]Upon Plan adoption.

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		1c. Review each public/quasi-public facility and service annually for ability to meet these targets, and take appropriate action if levels of service are not being met or if there is evidence that they may not be met within the foreseeable future. Request providers to submit annual report. (See Target LOS Checklists at end of policy chart.)	✓	✓	✓	PW[1]		✓			
		1d. Grant discretionary land use approvals (conditional use permits, subdivisions, zone changes, and General Plan amendments) only when all essential public and quasi-public services and facilities can be provided in an adequate and timely manner consistent with the goals and policies of this Element; i.e., fiscal impact and economic impact analyses shall be required of all discretionary land use approvals funded by the applicant, prepared by the County or its contractor. (See Element text, 5-51)	✓	✓	✓						✓
		1e. Require each development under discretionary review to organize and approve a mechanism for maintaining public services and facilities. This mechanism is to create public revenues other than traditional property taxes and related fees/charges.	✓	✓	✓			✓			
		1f. Where specific resort type complexes are considered and fiscal impacts are of concern, the County may require a deposit of a cash reserve for County trusteeship. This reserve will be retained for a period of time long enough to assure that self-supporting revenues are available from the project. The intent is to protect County taxpayers against ownership transfer, default or development below anticipated levels in future years. (See Recreation Element text for background discussion)	✓	✓	✓						✓
					✓					✓	

[1]Department of Public Works.

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	2. Ensure that new development funds its full fair share of needed public facility/service capital and operating/maintenance expenditures. The timing of public facility upgrading and/or development be coordinated with the capacity, the facility infrastructure, and available financing/revenues for the needed public facilities.	2a. Establish and continually update public facilities impact mitigation fees.			✓	PW[1]		✓			✓
		2b. Create new financing mechanisms to ensure that new development will pay its way. (See Element, text pages 5-51 to 5-53 and discussions under each facility/ service section)	✓		✓	CC[2]			✓		
	3. Actively pursue new funding sources to ensure that the goals and policies of this Element can be met.	3a. Provide technical assistance to public and private public facility/service providers in applying for grants and loans.	✓			EC[3]					✓
		3b. Prepare or assist in preparation of detailed analyses of public facilities services throughout the County including General Government to determine which services should be provided by the County through benefit assessment districts, CSAs, a countywide water agency, etc., and appropriate funding levels. Adjust CSA parcel charges accordingly.			✓	PW[1]		✓			
	4. Differentiate between rural and community area levels of service to ensure cost effective provision of services.	4. Differentiation on target LOS checklists. The County should encourage and may require that funding of public facilities and services be conditioned as part of approval of a discretionary permit. This may include impact fees, creation of a public entity or district.	✓	✓	✓	PW[1]	A[1]				
Water Supply	5. Ensure that adequate and safe water supply is available to all users.	See Implementation Measures 1a,b,c,d, 2, 3a,b.							✓		✓
		5a. Consider forming a County Water Agency and prepare a Water Supply Master Plan.			✓	PW[1]		✓			✓
		5b. Develop standards for parcel development that assure a level of adequate and safe water and area for sewage disposal. Where feasible, water supply to parcels within a Community core should be served by community water systems.									

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	5b. Encourage community water systems where economically feasible and assure a legally enforceable mechanism is in place for long term financing and maintenanceof a water or sewage disposal system.	5c. Maintain a requirement for minimum lot sizes for single family residential uses based upon water and sewer faciiities required and assure that in the case where groundwater well and individual sewage disposal is proposed, lot size shall be no less than 1.5 acres.	PW[1]		✓				✓		✓
		5d. In particular, assist Water Districts in securing funding to upgrade to meet federal and State drinking water standards. Consider formation of a Marks-Roos investment pool to finance improvements and/or to pay for consolidation of smaller districts.									
		5e. Enforce State well production minimum standards in areas not served by water systems.	✓	BD[1]							✓
		5f. Sierra Brooks – Maintain a benefit assessment district or assist Homeowner's Association in acquiring the system to ensure adequate funding of the Sierra Brooks water system. Develop a long-range capital improvement plan.		PW[2]	✓				✓ (5 yrs)	✓	
		5g. The Environmental Health Department should identify users of untreated surface water supplies and monitor the water quality of these systems.				EH[3]			✓ (5 yrs)		
		5h. Annual level of service review.	✓		✓	WD[4]					✓
Police Protection	6. Adequately finance Sheriff's Department needs for facilities expansion, staffing, and equipment to correspond to Plan area growth and development.	6a. Annual level of service review.	✓		✓	SD[5]					✓
		6b. Adopt new development impact fee.			✓	SD[5]			✓		
	See also Policies 1, 2, and 3.	6c. Consider new financing methods when capital improvements are needed for current residents (such as for a Countywide parcel fee). (See Element text page 5-21 for detail)			✓	SD[5]					✓
Fire Protection	7. Encourage and assist Fire Districts to meet the fire protection needs of the County at existing levels of service.	7a. Annual level of service review.	✓		✓	FD[6]					✓
	Also see Policies 1, 2, 3, and 5.	7b. Review individual discretionary development permit applications for fire safety design. Require on-site improvements and equipment as needed.	✓	✓	✓						✓

[1]Building Department
[2]Department of Public Works
[3]Department of Environmental Health
[4]Water Districts
[5]Sheriff's Department
[6]Fire Districts

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from Adoption 1	2	3	4	on-going
		7c. Assist Districts in preparation of impact fee studies.			✓	PW[1]					✓
		7d. Prepare Fire Services Master Plan and consider more efficient organization including consolidation, CSA, CFD, etc. (See Element text page 5-31)			✓	PW[1]			✓		
Libraries	8. Provide or enhance all library services in Loyalton.	8a. Yearly LOS review.		✓	✓	LD[2]					✓
	8a. Cooperate with the City of Loyalton and SPJUSD to determine location of and extent of library services for eastern Sierra County.	8b. Explore funding mechanisms discussed in this Element as needed. (See Element text page 5-33 for detail)			✓	LD[2]					✓
	Also see Policies 1, 2, and 3.										
Utilities: Electric/Phone	9. Cooperate with utility companies in locating needed facilities in keeping with visual and landform disturbance policies in this General Plan.	9. Assistance and project review as facilities are proposed.	✓	✓	✓						✓
		9a. Encouragement for underground installation of utilities.									
	Also see Policies 1, 2, and 3.										
Cemeteries	10. Provide for adequate cemetery expansion room and funding to provide for County needs.	10a. Adoption of Land Use Diagram with cemetery expansion designations.		✓	✓		A[4]				✓
		10b. Maintain existing funding levels or seek establishment of cemetery districts or other maintenance assurance.			✓	PW[1]					✓
Cable Television	11. Encourage establishment of cable service to all Community Areas consistent with visual and landform disturbance policies of the General Plan.	11. Application assistance and project review as facilities are proposed. Explore royalty franchise fees to cover County costs.		✓	✓						✓
		11a. Encourage underground utilities.		✓	✓						✓
Medical Services	12. Encourage and assist retention of existing medical service levels.	12. Annual level of service review.			✓	SS[3]					✓
Animal Control	13. Provide animal control services to meet the needs of County residents.	13. Annual level of service review.			✓	PW[1]					✓

[1]Department of Public Works 2.Library Dist. 3. Dept. Social Services 4. Upon Plan Adoption

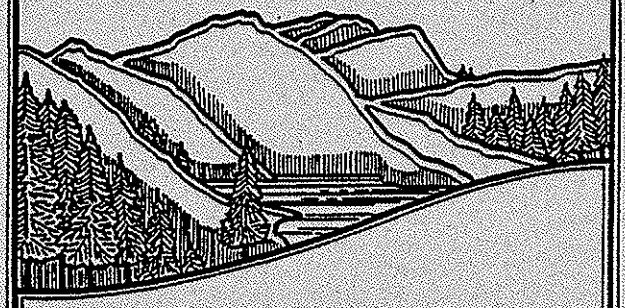
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Solid Waste	14. Provide for refuse disposal and collection to meet the needs of County residents.	14a Annual level of service review.			✓	PW[1]					✓
		14b Adopt a recycling and household hazardous waste plan.			✓	PW[1]				✓	
Post Offices	15. Encourage and assist continued operation of all existing post offices.	15. Respond as needed to any proposals to eliminate post offices.	✓		✓						✓
Airport	See Land Use Policy K.										
Parks and Recreation	See Parks and Recreation Element										
Snow Removal Highway Maintenance	See Circulation Element See Land Use Policies 15 and 28.										
Schools: Loyalton	16. Strive to assist School Districts in achieving school attendance at or below built capacities of each school.	16a. Identify all existing and planned school sites on the Land Use Diagram.	✓	✓	✓		A[2]				
		16b. Rezoning and general plan amendment applications shall include a schools impact analysis and impacts identified shall be mitigated. Mitigation may include fees, land dedication, phasing, or other methods.	✓	✓	✓						✓
		16c. Encourage the School District to prepare Facility Master Construction and Funding Plan to determine actual funding needed. Encourage the Districts and assist where possible in utilizing every financing mechanism possible to achieve preferred levels of service. Resources may include dedication of school sites, development fees, development agreements, Community Facilities Districts, assessment districts, general obligation bonds, special taxes, and State funds. If a Community Facilities District is formed, school funding should absorb only a portion of the revenues, other needed facilities should be funded by this mechanism also.			✓			✓			✓
		16d. Annual review of school capacities and related concerns with appropriate action taken.	✓		✓	SH[1]					✓

[1]Department of Public Works
[2]Upon Plan adoption

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Sewage Disposal	17a. Ensure that adequate sewage disposal is provided throughout the County.	17a. Appoint task force to evaluate formation of septic system maintenance district and long range County plan.			✓	PW[2]				✓	
	17b. Pursue a septage receiving and processing facility at Loyalton for service to all of the County.	17b. Continue to work with Loyalton to ensure sewering of Industrial and Multiple Unit Residential designations near the City.			✓	PW[2]					✓
		17c. Require performance bond of any private, community wastewater treatment plants constructed in the County. (See Element text page 5-37 for detail)		✓	✓	PW[2]					✓
County Services provided to Loyalton	18. Continue to provide needed governmental services to the City of Loyalton on a cost effective basis.	18a. Prepare a detailed fiscal analysis of costs of providing services to City of Loyalton to ensure adequate fee structure.			✓	PW[2]			✓		
		18b. Explore formation of a city/county or a charter county to increase State revenues received and efficiency of service delivery.			✓	CC[3]				✓	
County Service Areas	19. Ensure that CSA charges reflect actual costs of providing services and ensure that services which are provided are cost effectiveand are priority services.	19. Prepare fee study for all CSA services provided.	✓		✓	PW[2]		✓			
	19a. Spheres of influence are needed for each community and for all service areas around these communities linking revenues to logical extensions of public services.	19a Consolidation of service area boundaries or elimination of current districts.									
		19b. Commission an analysis of alternative methods of service area organization including revenues.									
		19b Develop a County Service master plan designed to establish Countywide service priorities and establish a sphere of influence.									

1. School Districts
2. Dept. of Public Works
3. County Counsel

PARKS AND RECREATION ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

6. Parks and Recreation Element

Introduction

The State General Plan Guidelines require that the distribution of recreation facilities be set forth in the General Plan (Land Use Element Guidelines) as well as access to waterways and links between major recreation and open space reservations (Open Space Element Guidelines). A Parks and Recreation Element is not required specifically. However, this Element is intended to discuss recreation issues required in other elements as well as recreation issues critical to Sierra County.

Element Goals

1. Provide a wide variety of recreational opportunities in the County that direct priority to County needs.

2. Provide a level of public and private recreation and tourism that does not destroy the quality of life or environmental quality of the County.

Background/Future Needs

Detailed information related to Parks and Recreation is contained within the Background Report. Specific Parks and Recreation topics discussed include:

- Adequate Recreation Land and Facilities
- Private Facilities
- Federal Lands Campground
- Recreation Use Compatibility
- Waterways
- Trails
- Winter and Private Resorts
- Special Areas

Related Plans

The Tahoe National Forest Management Plan **(1990)**, describes a variety of goals and desired future conditions for these Forest lands. These goals relate to several broad issues:

— Maintaining and providing new areas for diverse, dispersed recreational opportunities, in cooperation and concert with appropriate government agencies.

— The continuing inventory, evaluation and selection of outstanding areas and/or life forms within the National Forest.

— The emphasis of wildlife viewing opportunities throughout the forest.

— The value, scarcity and desired retention of semi-primitive lands within the forest.

- The development of National Recreational Trail proposals that would provide for a wide range of users and uses, and emphasize ease of access from adjacent urbanized areas.

- There is a high demand for alpine skiing. Tahoe National Forest resorts are nearing capacity. Skiing is a popular sport on Tahoe National Forest.

***The Plumas National Forest Management Plan* (1988)** emphasizes the following general goals relating to recreational uses:

- Provide for a wide variety of recreational uses, coordinated with other uses.
- Encourage privately-operated facilities to serve public needs.
- Expand developed facilities.
- Reduce unit costs.
- Complete wild and scenic river acquisitions.
- Emphasize opportunities within semi-primitive areas.
- Minimize conflicts between recreational uses and uses especially in regard to off-highway vehicles.

Special recreational areas designated by the Forest Service are shown on Figures 6-1 and 6-2.

Toiyabe National Forest Land and Resource Management Plan. A small portion of the Toiyabe National Forest Management Areas #1 and #2 fall within Sierra County. The Land and Resource Management Plan emphasizes goals expressing the following concepts:

- Partial retention of visual features within the Highway 395 viewshed.
- Evaluation of off-highway vehicle damage areas and the restriction of use in these ares, as well as the rehabilitation of land damaged by off-highway vehicle use.
- Emphasis of soil, water and wildlife values, as well as

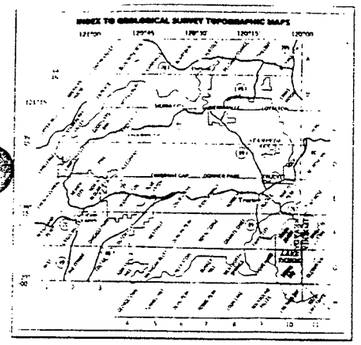
day-use and dispersed recreational opportunities.

The Feasibility of Tourism in Sierra County Including an Implementation Plan (January 1992) was prepared by the Sierra Economic Development Department to evaluate Sierra County's existing tourism base and future potential. It notes that the county qualifies as a tourism community, with 6.7 guest beds for each 100 residents (the World Tourism Organization defines a tourism community as having a ratio of over 4 beds for each 100 residents). It also observes that the summer volume of tourists is near capacity, and that the County's focus should be on creating a more uniform, year-round use of recreation and tourist facilities.

The Plan contains several goals relating to recreation issues, paraphrased below:

- The establishment of a professionally-staffed tourism development program.
- The improvement of the quality and quantity of existing visitor services and attractions.
- The development of additional activities for visitors, compatible with local residents' concerns.
- Maintaining the sustainability of County recreation by protecting resources.

U.S. Forest Service Diversification Efforts ~ During 1992 and 1993 the Forest Service embarked upon an effort to explore ways of assisting in the diversification of Sierra County's economy. Timber sales cutbacks precipitated the effort. A number of citizens committees were formed including a Tourism Subcommittee. Two of the recommendations have already been implemented: preparation of a marketing pamphlet outlining Sierra County resorts, lodging, and related facilities and the hiring of a part-time Economic Development Council Coordinator.





NORTH FORK OF AMERICAN WILD RIVER - West of the Forest Boundary the Wild River includes both private lands and lands administered by the Bureau of Land Management. No vehicle use is permitted on the B.L.M. administered lands within the Wild River. These lands are shown on the Off Road Vehicle Travel Plan as Zone 6. For specific questions concerning this portion of the Wild River and other BLM lands, you should contact:

District Manager
U.S. Bureau of Land Management
63 Natoma Street
Folsom, CA 95630

Telephone 916-985-4474

Note: **No areas on the Tahoe National Forest were inventoried as "Primitive" ROS because of the distance criteria. Therefore, this map shows areas such as Granite Chief Wilderness and the North Fork American River Wild and Scenic River as SPNM, even though they will be managed for "Primitive" values.**

(Compilation of Tahoe, Toiyabe, and Plumas Plans)

SIERRA COUNTY GENERAL P·L·A·N

LEGEND – RECREATION OPPORTUNITY SPECTRUM

FIGURE 6-1

TAHOE N.F.

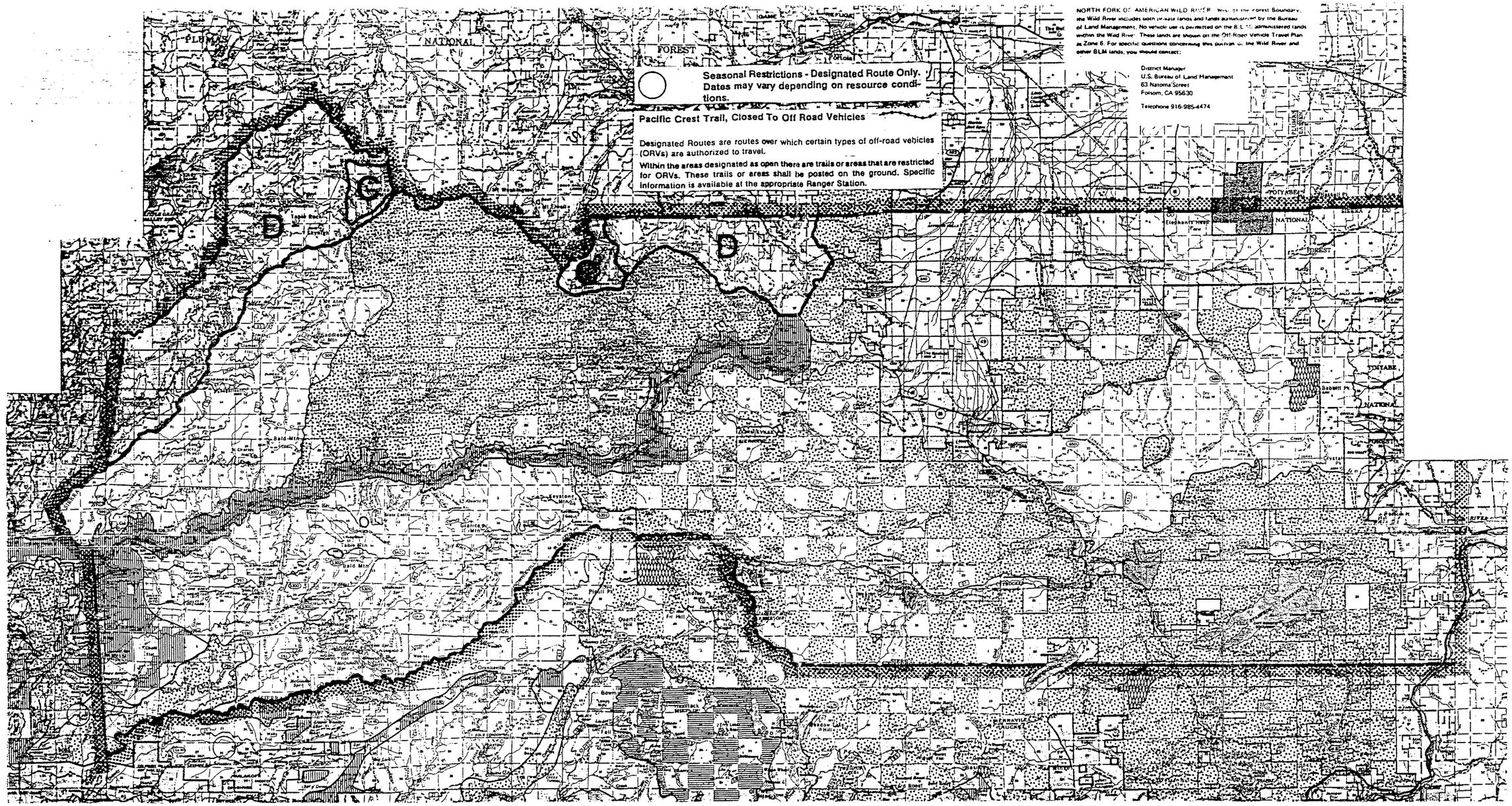
- Urban
- Rural
- Roaded Natural
- Semiprimitive Motorized
- Semiprimitive Nonmotorized

PLUMAS N.F.

- **SP** Semi-Primitive — Moderate opportunity for isolation from sights and sounds of people. Natural appearing environment. Low interaction with other users.
- **RM** Roaded Modified — Sights and sounds of people are moderate. Roads, landings, slash and debris are evident.
- **RN** Roaded Natural — Sights and sounds of people are moderate. Mostly natural appearing as viewed from sensitive roads and trails. Access travel is conventional motorized.

TOIYABE N.F.

- UNCLASSIFIED



(Compilation of Tahoe, Toiyabe and Plumas Plans)

SIERRA COUNTY GENERAL P·L·A·N

LEGEND - TRAVEL PLAN FOR OFF-ROAD VEHICLES

FIGURE 6-2

TAHOE N.F.

	Travel Over Land	Travel Over Snow
	Open	Open
	Designated Route Only	Open
	Designated Route Only	Designated Route Only

	Travel Over Land	Travel Over Snow
	Designated Route Only	Closed
	Closed	Open
	Closed	Closed

PLUMAS N.F.

Zone C Motorized land vehicle travel is prohibited off of existing roads and trails and permitted on existing roads and trails except for those designated closed. Motorized over-the-snow travel is permitted. (Recreation Areas)

Zone D Motorized land and over-the-snow vehicle travel is unrestricted except for the following:

1. Land travel is subject to seasonal closure.
2. Small areas such as wet or dry meadows, sensitive stream crossings, geologic features, sensitive wildlife habitat, tree plantations, etc. are subject to appropriate closure.
3. Areas where user conflict is likely, may be subject to appropriate closure.

TOIYABE N.F.

N/A

Assumptions

In order to evaluate the background information and issues in this section and then formulate policies, the following assumptions were made:

1. Recreational users and recreational opportunities will continue to form one of the key components of the Sierra County economy.

2. There is an opportunity for desirable new recreation facilities in Sierra County.

3. Desirable recreation and environmental quality are linked.

4. A wide variety of land uses can undermine or destroy recreational potential while an over-emphasis on recreation can compete with resource based industries-therefore a balance between competing uses is critical.

5. Winter recreation is a resource that has not been adequately pursued and offers a variety of potential opportunity.

Table 6-1
RECREATION ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
PARKS AND RECREATION GOALS											
	1. Provide a wide variety of recreational opportunities in the County that direct priority to County Needs.										
	2. Provide a level of private and public recreation and tourism that does not destroy the quality of life or environmental quality of the County.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Adequate Recreation Land / Facilities	1. Strive for the provision of developed recreational facilities geared to the needs of local residents.	1a. Designate park land in each community consistent with future needs.	✓	✓	✓			✓			
		1b. Annual progress report on success in meeting Level of Service Criteria (see Table 6-3).		✓	✓	PW					✓
		1c. Consider creation of a Countywide Recreation District.			✓			✓			
		1d. Consider inclusion of park development and maintenance in any other assessment districts formed per recommendations in the Public Facilities Element.	✓		✓	PW					✓
		1e. Utilize volunteers to maintain and develop parks to the maximum extent possible.			✓	PW					✓
		1f. Seek to purchase or lease on a long-term basis the Sierraville Rodeo Grounds.			✓	PW					5 yrs
	2. Ensure that new development funds its fair share of park development costs.	2a. Develop an AB1600 park mitigation fee.	✓		✓			✓			
	2a. Aggressively pursue funding programs to develop and/or upgrade community park facilities.	2b. Include park development requirements in all Planned Developments.	✓	✓	✓			✓			
		2c. In communities with no parks (Sattley, Sierraville, Goodyear's Bar) acquire or accept donation of park land designated on Land Use Diagram when surrounding lands are proposed for development rather than accept in lieu fees.	✓	✓	✓						✓
Federal Lands	3. Work with the Forest Service and federal government to ensure provision of ample, high quality recreation facilities and services which are compatible with the character of Sierra County.	3a. Continued liaison involvement on the Economic Development Council and other USFS diversification efforts.	✓		✓						✓
		3b. Respond quickly to any proposals to reduce existing levels of service and public access to facilities.	✓		✓						✓

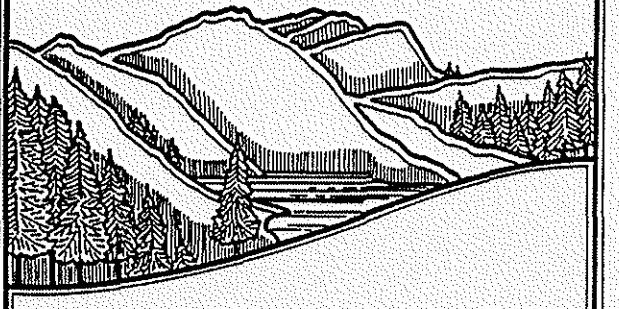
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		3c. Participate in EIS/EA process when new proposals are made.	✓	✓	✓						✓
Recreation Use Compatibility	4a. Work towards alleviation of conflicts between differing recreational uses. 4b. Coordinate future and existing recreational uses with other responsible agencies	4a. Develop a comprehensive system of open space and recreational linkages between jurisdictions that address bicycle, equestrian and trail needs through a series of plans and policies.	✓		✓			✓	✓		
		4b. Urge the Forest Service to limit motorized traffic in areas where severe recreational use conflicts may result.	✓		✓						✓
		Also see Lakes Basin Recreation Plan: See Land Use/ Open Space Element Policy 17.									
		4c. Review individual project proposals for potential conflicts.	✓	✓	✓						✓
Waterways	5a. Ensure adequate access to public waterways. 5b. Recognize the North Yuba River as a key recreational resource	5a. Enforce Subdivision Map Act by evaluating overall access to affected waterways within a reasonable distance of proposed subdivision.	✓	✓	✓						✓
		5b. Provide recreational opportunities that do not destroy key scenic and watershed values.	✓	✓							✓
Trails	See Circulation Element Policy 40.										
Winter Recreation	See Economic Element Policy 11 See Land Use Policy 12. See also Policy 4, above.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Special Areas	6. Provide for and encourage use of methods to ensure protection of unique recreational areas in the County.	6. Use of: – PD Overlay – Special Treatment Area Overlay – Open Space designation – Scenic Corridor Overlay	✓	✓							✓
Tourism/Visitors	7. Decrease dependance on federal lands for improved recreation.	7. Encourage development of private recreational facilities by use of the recreation designation limited to resort, food service, camps and motels/hotels.	✓	✓	✓						✓
	8a. Ensure adequate access to public lakes and reservoirs.	8a. Condition discretionary projects.	✓	✓	✓						✓
	8b. Assure that boating access facilities do not encourage over- use of smaller, fragile lakes in the County.	8b. Work with other agencies to limit the size of boat ramp facilities.	✓	✓	✓						✓
	8c. Prevent location of intense use areas, including but not limited to campgrounds and equestrian areas within close proximity of lakes and reservoirs.	8c. Coordinate recreation plans with affected agencies.	✓	✓	✓						✓
	8d. Assure that adequate sanitation and maintenance is in existence for all lake users and visitors.	8d. Work with other agencies to pursue funding and implementation of measures and facilities.	✓	✓	✓						✓
	8e, Work toward alleviation of conflicts between lake users.	8e. Develop ordinance which controls boat motor size, speeds, uses permitted and prohibited.	✓	✓	✓						✓
	9. See Economic Element Policy 11 See Land Use Policy 12. See also Policy 4, above.										
	10. Encourage winter recreational uses.	10a Consider preparation of a winter recreation master plan.	✓					✓			
		10b. Identify areas in the County that are compatiblewith increased levels of winter recreation.	✓								✓
	11. Preserve and maintain high levels of forest health, including but not limited to water quality, fire protection, etc., to preserve high quality outdoor recreation experiences.	11. Refer to Timber Resources Element.									

Table 6-2
PARKS AND RECREATION LEVEL OF SERVICE MONITORING CHECKLIST

Public Facility / Service	**Parks and Recreation**
Monitoring Agency	Public Works Department
Responsible Agency	Public Works Department
Update Required	Annually in February
Target Level of Service:	12 acres of developed recreation facilities/1000 residents and one park in each community
Action to be taken if LOS not met:	Explore methods to increase funding including Recreation District. See Public Facilities fiscal impact recommendations.

NOISE ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

7. Noise Element

Introduction

The State Office of Planning and Research (OPR) General Plan Guidelines require that the Noise Element identify and appraise noise problems in the community. These problems are quantified and mapped as generalized noise contours for current and projected conditions. These noise contours are required to be used in conjunction with State Office of Noise Control Guidelines as a guide for establishing the pattern of land uses in the community. Significant noise sources can include traffic on major roadways and highways, railroad operations, airports, and representative industrial activities and fixed noise sources.

Noise Element Goals

1. To protect County residents from the harmful effects and annoying effects of exposure to excessive noise.

2. To preserve the rural noise environment of the County and surrounding areas.

3. To protect the economic base of the County by preventing encompatible land uses from encroaching upon existing or planned noise producing uses.

Background/Future Needs

Detailed information related to noise issues is contained within the Background Report. Specific noise topics discussed include:

- Existing and Future Roadway Noise
- Existing and Future Railroad Noise
- Fixed Noise Sources
- Airport Noise
- Recreation Areas
- Community Noise Survey

A few key figures from the Background Report are retained among the following pages - pertinent information regarding these maps is contained in the Background Report.

Related Plans

The State Office of Noise Control publishes recommendations for noise estimation techniques and compatibility guidelines for determining the level of noise suitable for various land uses. Additionally, the State has Noise Insulation Standards contained in the California Code of Regulations, Title 24.

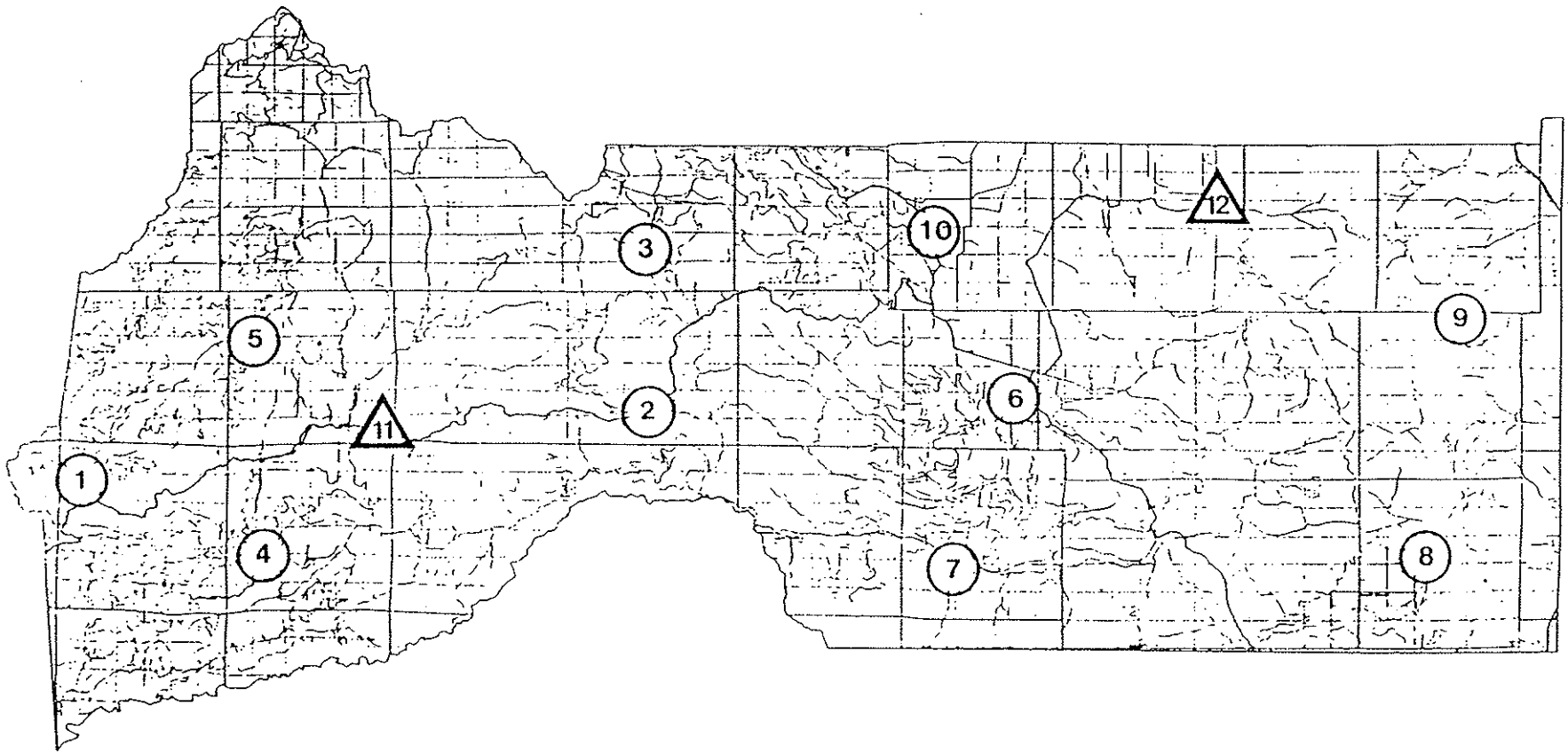
The Tahoe National Forest Land and Resource Management Plan discusses motor vehicle closure areas and limits to snowmobile use (TNF, 1990, p. III-5). While noise is not discussed specifically as an impact, "isolation from the sights and sounds of humans" is a factor in the management of wilderness areas (p. V-23). Recreation Goal #9 is, impart to "recognize the value of semi-primitive motorized (SPM) and non-motorized (SPNM) areas in the Forest because of their scarcity and the demand for the few acres remaining." (p. V-5).

Table 7-1
SUMMARY OF MEASURED NOISE LEVELS AND ESTIMATED
DAY-NIGHT AVERAGE LEVELS (L_{dn}) IN AREAS
CONTAINING NOISE SENSITIVE LAND USES

Site	Location	Date	Time	Sound Level, dB				
				L_{90}	L_{50}	L_{eq}	L_{max}	Est. L_{dn}
1	Brandy City Road (North of SR 49)	8-28-91	9:25	43	44	47	67	49
		8-28-91	14:51	41	43	45	63	
		8-28-91	22:43	36	40	41	51	
2	Sierra City - Bush Street	8-28-91	11:00	40	43	44	63	46
		8-28-91	15:48	38	42	45	66	
		8-29-91	00:05	33	36	38	44	
3	Gold Lake	8-28-91	11:50	42	44	48	63	46
		8-28-91	17:03	38	43	46	60	
		8-29-91	00:37	29	33	35	39	
4	Alleghany - City Park	8-28-91	13:02	28	34	50	72	47
		8-28-91	18:38	32	36	44	65	
		8-28-91	22:07	24	29	34	41	
5	Saddleback Mountain	8-28-91	14:06	23	24	28	40	32
		8-28-91	19:51	22	24	29	37	
		8-28-91	23:26	22	23	25	32	
6	Randolph	8-29-91	8:30	35	42	44	58	45
		8-29-91	14:40	32	38	43	61	
		8-29-91	22:02	29	33	36	43	
7	Weber Lake	8-29-91	9:15	27	36	38	56	40
		8-29-91	15:24	25	33	35	56	
		8-29-91	22:42	27	30	32	43	
8	Stampede Reservoir	8-29-91	11:22	34	39	42	61	41
		8-29-91	16:13	30	33	40	58	
		8-29-91	23:29	26	29	31	36	
9	Toiyabe Wilderness Area	8-29-91	12:35	28	36	39	57	40
		8-29-91	17:11	31	37	41	63	
		8-30-91	00:18	24	28	30	40	
10	Calpine	8-29-91	14:09	32	41	44	65	46
		8-29-91	18:39	34	45	46	71	
		8-30-91	01:27	27	33	37	44	
11	Downieville - Hoffman Street	Continuous Monitoring Site - See Figure 4 for Levels						48
12	Loyalton - 55 N. 4th Street	Continuous Monitoring Site - See Figure 4 for Levels						50

SOURCE: Brown-Buntin

FIGURE 7-1
SIERRA COUNTY
COMMUNITY NOISE MEASUREMENT SITES

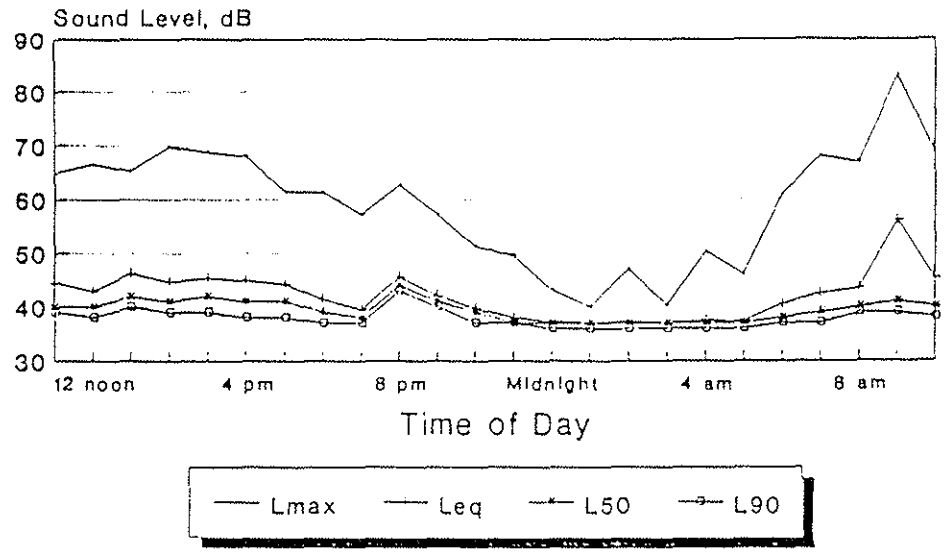


○ : Short-term Monitoring Sites

△ : Continuous (24-hr.) Monitoring Sites

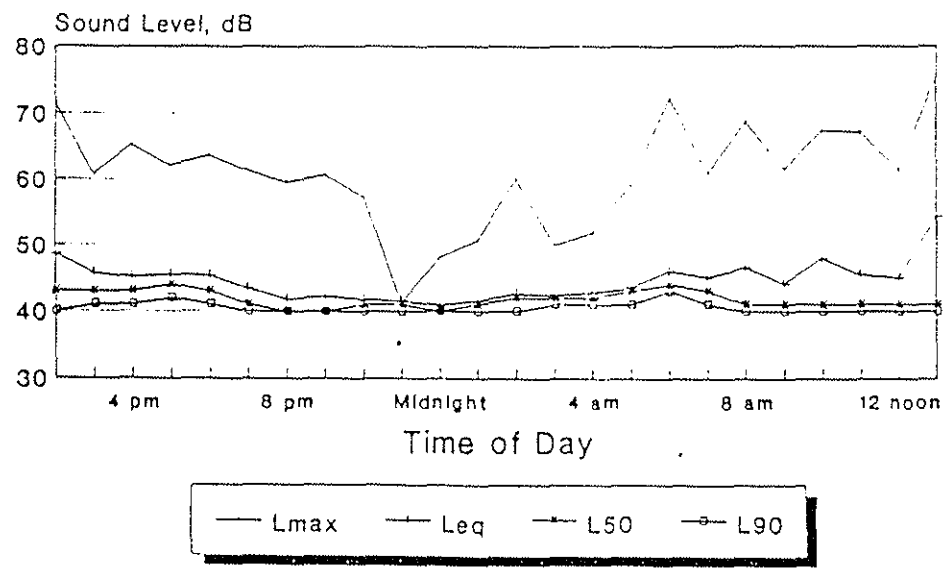
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FIGURE 7-2
MEASURED AMBIENT NOISE LEVELS
Hoffman Street - Downieville
August 28-29, 1991



Measured Ldn=47.5 dB

Measured Ambient Noise Levels
55 N. 4th Street - Loyalton
August 29-30, 1991



Measured Ldn=50.2 dB

BBA

Assumptions

1. Future vehicles will continue to have similar noise producing characteristics as current-used vehicles.

2. Future roadway noise levels can be generally predicted based on estimates of future land uses and vehicle use.

3. Noise levels from existing fixed noise source could increase and become a concern. Future land uses could create new fixed noise sources of concern.

4. Regulation of transportation noise sources will continue to be within the purview of State and federal agencies. Local agencies will continue to have authority to regulate noise producing and noise sensitive land uses.

5. A number of technical assumptions inherent in noise prediction methodology are reasonable for use in estimating existing and future noise levels

Table 7-2
NOISE ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. NOISE ELEMENT GOALS 1. To protect County residents from the harmful and annoying effects of exposure to excessive noise. 2. To preserve the rural noise environment of the County and surrounding areas. 3. To protect the economic base of the County by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.											
Transportation Noise and the Arrangement of Land Uses	1. The arrangement of land uses on the General Plan Land Use Maps have been, and will continue to be guided by the Compatibility Guidelines shown in Figure 7-5 below.	1. Adoption and continued observance of the Land Use Compatibility/Noise Guidelines. Implementation details are provided under Policy 2 below.	✓	✓	✓						✓

[1] PD = Planning Department PC = Planning Commission BOS = Board of Supervisors

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
New Noise-Sensitive Land Uses Near Transportation Noise Sources	2. New development of noise-sensitive land uses (residences, schools, parks, hospitals, nursing homes) will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 7-3 above.	2a. Utilization of Table 7-3 (shown above) in project/ environmental review.	✓	✓							✓
		2b. Subdivisions: Require air conditioning or a mechanical ventilation system through the project/ Environmental Review Procedures and resultant conditions/mitigations if homes will be within the 60-65 dB, Ldn/CNEL noise zone.	✓	✓							✓
	However, in no case will uses having a target of 60 dB, L_{dn}/ CNEL be allowed in areas of 65 dB, L_{dn}/CNEL or higher.	2c. Individual homes: Require air conditioning mechanical ventilation system through the building permit process if a home is to be built within the 60-65 dB, Ldn/CNEL noise zone; require the Planning Department to check	✓								✓
		2d. Continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC)	✓								
	3. Noise from Airports - The existing Sierraville airport and any new airports shall be protected from encroachment by noise-sensitive land uses.	3. Require environmental review of individual projects to assess potential noise impacts of locating near airports.	✓	✓							✓
	4. Noise from Railroads - Rail lines shall be protected from encroachment by noise-sensitive land uses.	4. Require environmental review of individual projects to assess potential noise impacts of locating near rail lines.	✓	✓							✓
	5. Noise from new transportation projects - Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 7-6 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.	5. Use of Table 7-3 in review of transportation projects.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	6.	Truck Noise - Encourage truckers to limit use of jake brakes within and near populated areas. Restrict the designation of truck routes for long-term truck traffic through areas where noise would impact residences and other noise sensitive use. (See Timber Hauling Route policy in Circulation Element for a discussion of this specific type of trucking.)	6a.	Confer as needed with the trucking industry regarding the use of jake brakes.	✓								✓
			6b.	Refrain from designating new truck routes for through traffic in noise sensitive areas.	✓	✓	✓						✓
			6c.	Encourage heavy truck traffic to roads outsideof residential areas.	✓	✓	✓						✓
New Noise- Sensitive Land Uses near Non-Transportation Noise Sources	7.	Noise Mitigation Required - New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 7-3, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 7-3.	7a.	Notation of existing and planned non-transportation noise sources on the General Plan Land Use Maps. These include: Sierra Pacific Lumber Mill, Loyalton Haypress Hydroelectric Plants; Sierra City vicinity, Sierra Pacific Power Substations, Loyalton Solid Waste Transfer Stations, Alleghany vicinity and Sierra City vicinity Corporation Yards, Goodyears Bar and Alleghany Shooting Range, Sierra City vicinity, 16-1 Mine and "ME" areas should on the Land Use Maps.	✓	✓	✓		A[1]				
			7b.	Utilization of Table 7-3 in project/ environmental review.	✓	✓							✓
New Non-Transportation Fixed Noise Sources: General	8.	Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 7-4 as measured immediately within the property line of lands designated for noise-sensitive uses. This policy does not apply to noise sources associated with agricultural operations or timber harvest on lands designated for agricultural or forest uses, but does apply to ancillary activities.	8.	Use of Table 7-4 in project/ environmental review	✓	✓							✓
Control of Noise From Existing Non-Transportation Sources	9.	Noise from existing or reoccurring land uses and activities shall conform to the noise level standards of Table 7-4. Examples include noise from stereo equipment, machinery, and dredging within townsites.	9.	Adoption of a Noise Ordinance, incorporating the standards of Table 7-4.	✓		✓			✓			✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Non-Transportation Noise Sources: Recreational Use Incompatibilities	10. The County shall work toward the separation of noise incompatible recreation uses and shall prohibit new sources of incompatible recreation noise. The use of off-road vehicles such a trail bikes, mini-bikes and snow mobiles should only be allowed in areas where the resulting noise is consistent with the county's exterior noise level standards and is compatible with adjacent land uses.	10. Conditional use permit process in the Recreation and Forest areas.	✓	✓							✓
Non-Transportation Noise Sources: Recreational Vehicle Noise	11. The County will work toward limiting unwanted noise from recreational vehicles. The County shall actively and vigorously enforce State noise standards for recreational vehicles (boats, snowmobiles, etc.) and request that the Forest Service do likewise. (See Plants and Wildlife Element Policy 15.)	11. Enforcement of State noise standards for recreational vehicles. (For example, the California Vehicle Code standard for snowmobiles is 82 dB at 50 feet.)				SD[1]					✓
Non-Transportation Noise Sources: Gunshots, Blasting, and other Impulsive Sounds	12. Gunshots/Blasting/Impulsive Sounds - Noise created by new non-transportation noise sources which produce impulsive sounds such as gunshots and blasting shall be mitigated so as not to exceed a peak linear overpressure of 122 dB, or a C-weighted Sound Exposure Level (CSEL) of 98 dB. The cumulative noise level from impulsive sounds such as gunshots and blasting shall not exceed 60 dB L_{dn} or $CNEL_c$ on any given day. These standards are applied immediately within the property line of lands designated for noise-sensitive uses.	12a. Blasting: Blasting plans should be required as part of the Improvement Plans which predict noise levels and mitigate them per the specifications of Policy. When appropriate the County should comment on blasting plans on forest lands and solicit USFS input on blasting plans on private lands.	✓			SD[1]					✓
		12b. General Impulsive Noise: Noise Ordinance	✓	✓	✓			✓			✓
Acoustical Analysis	13. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 7-4 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the project/ environmental review process so that noise mitigation may be included in the project design.	13. Use of Table 7-3 for acoustical analysis in project/ environmental process review.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	14. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels of specified in Table 7-3 or the performance standards of Table 7-4, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	14. Use of Table 7-3 for acoustical analysis in project/environmental review.	✓	✓							✓

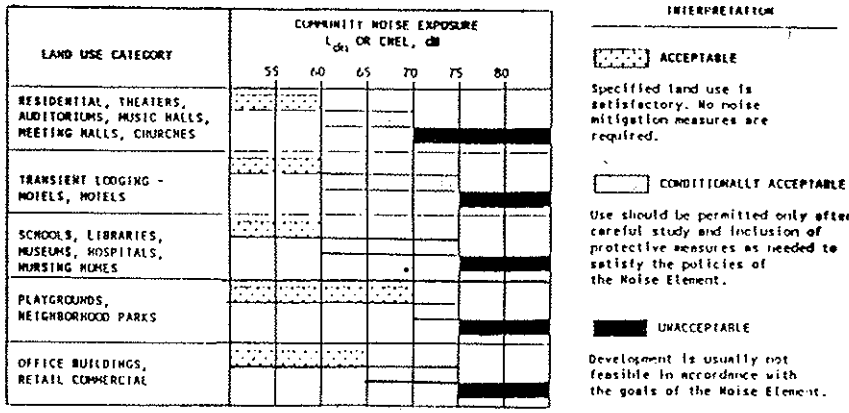
Table 7-3
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas[1] L_{dn}/CNEL dB	Interior Spaces L_{dn}/CNEL dB	L_{dn}/CNEL dB[2]
Residential	60[3]	45	--
Transient Lodging	60[3]	45	--
Hospitals, Nursing Homes	60[3]	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60[3]	--	40
Office Buildings	60[3]	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Schools, neighborhood Parks	70	--	--

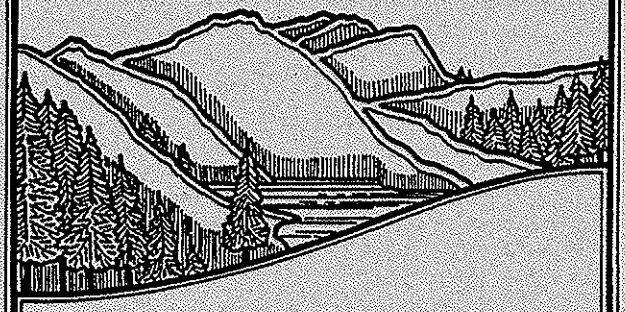
[1] Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
[2] As determined for a typical worst-case hour during periods of use.
[3] Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

[1] Sheriffs Department

Table 7-4
LAND USE COMPATIBILITY NOISE GUIDELINES FOR DEVELOPMENT



WATER RESOURCES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

8. Water Resources Element

Introduction

This Element addresses various issues surrounding the water resources of Sierra County and is intended to satisfy that part of the State General Plan Guidelines which calls for a conservation element to conserve, develop, and utilize natural resources, including water and its hydraulic force, rivers and other waters, and others (p. 115). Flood control is addressed in the Safety Element, and the other issues are addressed in this Element.

Element Goal

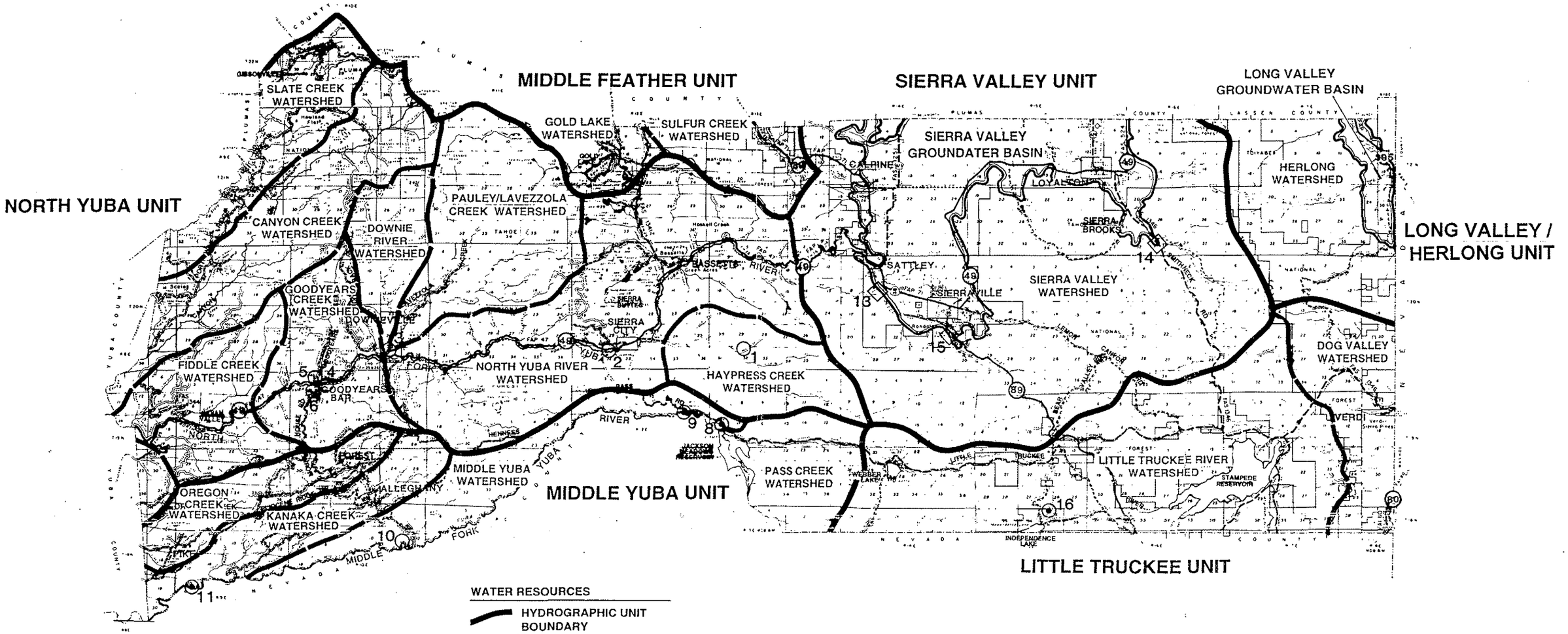
1. It is the County's goal to protect and maintain its water resources for the benefit of County residents and natural habitats and to assure protection of its watersheds as a primary land use constraint.

Background/Future Needs

Detailed information related to water resources in Sierra County is contained within the Background Report. Specific water topics discussed include:

- Climate
- Geology
- Surface Water Features
- Springs
- Surface Water Rights
- Groundwater
- Water Use
- Stream Diversions and Impoundments: Environmental Effects
- Economic Development Potential
- Exportation of Water
- Water Supply
- Groundwater Management
- Growth Inducement
- Geothermal
- Surface Water Quality
- Weather Modification
- Potential Wild and Scenic

The Background Report includes various maps related to these topics -- one, the Watersheds of Sierra County Map, is retained in this document because it provides geographical orientation to the discussion.



SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY
CALIFORNIA

FIGURE 8-1
WATERSHEDS OF SIERRA COUNTY

Related Plans

Approximately 3/4 of the County is under the jurisdiction of the three National Forests — Tahoe, Plumas, and Toiyabe. The majority of the National Forest of Sierra County is the Tahoe National Forest. The following excerpts from the "Tahoe National Forest Land and Resource Management Plan" (1990) provide an overview of the approach to water resources management in the Forest.

The Land and Resource Management Plan
Goals and Desired Future Conditions

SOIL, WATER, AND RIPARIAN AREAS

1. Produce water of sufficient quality and quantity to meet or exceed identified use requirements and improve water quality by the year 2030.

2. Maintain or improve soil productivity and prevent excessive, cumulative watershed impacts.

3. Conserve soil and water resources and prevent activities that will significantly or permanently impair the productivity of the land.

4. Protect streams, lakes, wetlands, streamside management zones, and other riparian areas

Desired Future Condition

Greater emphasis on environmental quality will have positive effects on soil and water resources. Specific riparian and streamside guidelines will have maintained current riparian conditions. Direct soil and water improvement projects will have stopped the decline and in some cases restored or improved the productivity of key watersheds. Instream flow requirements will have protected riparian-dependent communities against incompatible water resource development. Greater emphasis on water resources, soil, and watershed management will have resulted in greater project success and less impact on soil

and water resources. Monitoring will provide information on management-induced impacts on soil and water resources. This knowledge will be used to improve project implementation. (V-9).

The following excerpt from the *Tahoe National Forest Land and Resource Management Plan* (pages IV-7 to IV-9) gives further indication of how the TNF manages water resources:

> Water How should the management of tnf resources respond to the demands and allocations for water quality, quantity, storage, and transmission?
>
> What should be the management emphasis to increase available runoff or to alter timing of flow?
>
> **Resolution** - Because of other resource constraints, water yield increases and changes in timing are incidental to other uses. Increases are a response to other activities, especially timber harvest. Water yield increases and changes in timing are borne out of the FORPLAN analysis for water yield, which showed little potential to increase water yield even in the high-water-yield benchmark. Forest practices allow for some permanent increase in water yield, primarily on low productivity range sites on the east side of the TNF. The changes in water yield resulting from different resource emphasis are documented in the planning records.
>
> What are the water requirements for on-Forest use for management of resources? What quality standards should be established to meet these requirements?
>
> **Resolution** - Total on-Forest needs are very insignificant compared to total water production from Forest lands. Water quality standards have already been established by the Lahontan and Central Valley Regional Water Quality Control Boards.
>
> To what extent can the TNF respond to increasing off-Forest needs for water, including timing of flows and water quality?
>
> **Resolution** - FORPLAN analysis, through water yield coefficients, shows the changes in water yield with different resource emphasis. The potential for increase is minor and the differences among alternatives are insignificant and would not begin to

meet ultimate downstream needs. Water quality is discussed in the above resolution.

How should existing and future water storage projects be used for recreational and fishery purposes?

Resolution - This issue has been partially resolved by designating management areas associated with large reservoirs and numerous small lakes. Recreation use and the need for fisheries improvement are identified for these management areas. Existing and future storage projects have been identified in appropriate management ares. Specific prescriptions that recognize recreational and fishery uses have been developed for these areas. In certain specific cases, TNF needs associated with existing water storage projects are subordinate to or in conflict with the operation of these facilities because of prior superior rights or higher downstream needs. Where possible, agreements were made with the water storage facility operator, the TNF, and the California Department of Fish and Game to protect the associated recreation and fisheries opportunities. Similar agreements will be pursued for future projects.

What is the role of the TNF in providing land for future impoundments?

Resolution - Future impoundments are evaluated on a case-by-case basis. Specific lands allocated to impoundments are identified in specific authorization bills. The TNF's role is primarily advisory in the selection of such lands and in offering and incorporating mitigation measures where possible to protect fish, wildlife, recreation, and water quality.

What is the TNF's role in providing off-stream storage to meet peak power demands through hydroelectric generation?

Resolution - Such project proposals are evaluated on a case-by-case basis. Mitigation measures and specific constraints, such as channel maintenance flow requirements, are normally incorporated into these projects to reduce and minimize impacts to other TNF uses.

How does the TNF asses the instream flow needs with other beneficial uses?

Resolution - Instream flow needs are not resolved in the Forest Plan. They will be assessed with the California Department of Fish and Game, such as in the case of small hydroelectric proposals.

What is the fair share of change in water quality to be allocated to on-site National Forest uses versus off-site uses?

Resolution - The Best Management Practices (BMP's) developed in response to Section 208 of the Federal Clean Water Act are designed to keep on-site changes within practical and feasible limits. Ongoing monitoring will measure the effectiveness of BMP's in accomplishing these objectives. There is no allocation of water quality degradation to users. Instead, all users must meet standards developed by the Regional Water Quality Control Boards.

To what extent should overall watershed integrity and water quality (cumulative watershed effects) be influenced by TNF activities?

Resolution - Forestwide S&G's address the resolution of this concern. Cumulative watershed effect analysis procedures are being refined and are used on a case-by-case basis for small watersheds.

Forest Service management plans have now been partly superseded by new regulations within the Clean Water Act and the SWRCB.

Assumptions

1. Watershed protection is one of Sierra County's most critical responsibilities and water is one of Sierra County's most important natural features.

2. Diversion of large quantities of water for use by other jurisdictions will have deleterious effects on the environment and limit local opportunities.

3. Natural waterways have an important role in maintaining the County's character and contribute to the tourism and recreational economy.

4. Water conservation will continue to be important.

5. Many, if not all and more, of the stream degradation problems reported in the County's 1977 Wildlife Element are likely to continue to exist.

6. A large variety of land uses have the potential to degrade water quality, but no one use is inherently and uncontrollably degrading.

7. Interjurisdictional cooperation regarding watershed protection is a growing necessity. The County needs to pursue strengthening the "area of origin" concept related to water resources.

8. The County's role in surface water quality is effectuated on USA lands through SMARA and through the Uniform Building Codes.

Table 8-1
WATER RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
WATER RESOURCES GOALS											
	1. It is the County's goal to protect and maintain its water resources for the benefit of County residents and natural habitats and to assure protection of its watersheds as a primary land use constraint.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Water Supply: Availability of water for County uses	1. Encourage local water suppliers to file for water rights if they have not already done so.	1. Send letter to water suppliers.	✓				✓				
	2. Request information from the Water Resources Control Board (WRCB) on the availability of new water rights and seek to obtain them if feasible.	2a. Send letter request to WRCB.	✓				✓				
		2b. Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its water rights, to help in its efforts to conserve water, and to further the goals and policies of this Element.			✓				✓		
	3. Support adjudication of surface water rights if potential growth induced as a result is compatible with existing land uses (eg, North Yuba Hydrographic Unit).	3. Letter of support as appropriate.	✓								✓
	4. Investigate the potential to establish additional water rights for fish and wildlife; work with the California Department of Fish and Game if that potential exists and can be balanced with other traditional local uses. INTENT: To confirm, through water rights, the legitimacy of the existing use of water in the County for biotic resources and to discourage exportation of water from the County that would harm those resources.	4. Send letter and/or make contacts requesting information regarding water rights for fish and game.	✓				✓				
Exportation of Water: Potential for Loss of Water to Other Jurisdictions	5. Oppose new diversions of water outside of watersheds and transfers of water rights to any other jurisdiction.	5a. Prepare written comments on EIRs and EISs and other correspondence.	✓								✓
		5b. Pursue local and State laws to provide this assurance.	✓		✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			5c.	To the extent feasible, explore the potential to restrict water transfers through water use criteria, area of origin principals, or other means.	✓								✓
Economic Development Potential: Use of Water for Recreation	6.	Encourage quiet and non-polluting recreational use of water.	6a.	Amend Zoning Ordinance to require conditional use permit for common noise and pollution generating uses.	✓		✓			✓			
			6b.	Work with the Forest Service to control camping along rivers and lakes.	✓								✓
Water Supply: Water Conservation	7.	Encourage water conservation, require water-saving fixtures, and encourage water suppliers to require water meters.	7a.	Prepare water conservation ordinance requiring water-saving fixtures in new construction.	✓		✓				✓		
			7b.	Send letter to water suppliers regarding water meters.	✓				✓				
			7c.	Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its efforts to conserve water and to further the goals and policies of this Element.			✓				✓		
Weather Modification	8.	Oppose any weather modification efforts which may adversely affect the County.	8.	Send letter(s) of opposition to agencies proposing adversely impacting weather modification and letters of comment on related EIRs and EISs.	✓								✓
Growth Inducement: Use of Lake Water	9.	Discourage the establishment of new water rights to water in natural lakes which would permit major new land uses around lakes.	9a.	Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its water rights.			✓				✓		
			9b.	Send letters of opposition and attend hearing to the Dept. of Water Resources in response to notification.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Geothermal Use	10. Encourage further efforts to find a low-impact use of the low temperature County geothermal waters so long as any associated uses do not encroach upon agricultural or other important resource areas. (Also see Energy Element Policies. 3, 10-15.)	10. Designate and zone limited areas as "Mineral Extraction Overlay" in which a number of uses are conditionally permitted.	✓		✓			✓			
Water Use: Agricultural Waters and Marshes	11. Encourage ranchers to continue irrigation which contributes to marshes.	11. Include a ranching representative on the Sierra County Fish and Game Commission (FGC).				✓ FGC			✓		
Economic Development Potential: Access to Water Features	12. Encourage reasonable access to marshes, lakes, rivers, and streams.	12. Require access through subdivisions and other proposed developments.	✓	✓							✓
Groundwater Recharge	13. Restrict large developments with impervious surfaces, and those with septic systems, in groundwater recharge areas.	13. Maintain large lots in recharge areas through Land Use Element policies and maps focusing development in Community Areas.	✓	✓							✓
Water Quality Degradation from Mining	14. Cooperate with State and federal agencies in the control of water pollution, require sufficient performance bonds of mining projects to allow for revegetation and water quality restoration efforts, and pursue funding sources to repair abandoned mining sites which continue to pollute. (See also Mineral Management Element Policies 7-17).	14a. Revise Reclamation Plan requirements to increase bond amounts.	✓		✓				✓		
		14b. Apply for federal and State grant funds as they become available.	✓		✓						✓
Water Quality degradation from Solid Waste Landfill Sites	15. Cooperate with State and federal agencies in the control of water pollution and seek grants to repair abandoned landfills.	15. Apply for federal and state grant funds as they become available.	✓		✓						✓
Water Quality Effects of Dredging	16. Encourage dredging techniques that have the least effect on water quality of those available. (Also see Mineral Management Element Policy 11.)	16a. Prepare an information sheet on low impact dredging techniques.	✓						✓		

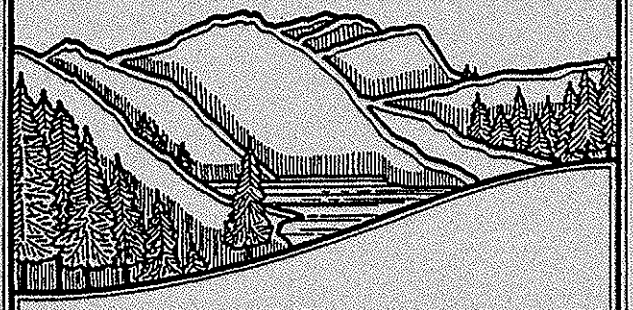
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		16b. Support reasonable restrictions within the Fish and Game Code.									
Water Quality Effects of Inadequate Septic Systems	17. Cooperate with State and federal agencies to address water quality and require: - Retrofits of failing systems with alternative systems where appropriate when any related permit is sought, and - Proper sealing of wells when any related permit is sought.	17. Develop sanitary disposal system ordinance.			✓	✓ EnvHlth		✓			
	18. Pursue funding sources for: - Septic system and well retrofitting, or - Centralized sewage treatment systems.	18. Apply for federal and State grants as they become available. (Also see Public Facilities Element fiscal concerns discussion.)	✓		✓						✓
Water Quality effects Timber Harvest	19. Request regulations to allow for County input on setbacks, post-project road closure, and other water quality protection measures with an eye toward avoiding cumulative impacts on water quality. (Also see Timber Element Policy 19.) Pursue and maintain high levels of water quality, including watershed values, to avoid deleterious, cumulative impacts from land uses.	19a. Nominate any degraded watersheds as sensitive to CDF if needed, or assist others in the nomination process.	✓		✓						✓
		19b. Have information available on the CDF California Stewardship Incentive Program.	✓		✓						✓
		19c. Refer to Timber Resource Element and Recreation Element.									
			✓				✓				
Hazardous Wastes	20. Oppose the long-term storage, use or transport of hazardous materials through the County.	20a. Comment on environmental documents related to hazardous materials transport.	✓								✓
		20b. Develop Hazardous Materials ordinance restricting long-term storage and use.			✓	✓ EnvHlth		✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		20c. Explore the feasibility of appropriateness of restricting or prohibiting transportation of hazardous materials and hazardous waste via California Vehicle Code Section 31304(a).	✓							✓	
		20d. Explore the feasibility of adopting a hazardous waste transport notification ordinance. (Also see Hazardous Waste Management Element.)	✓							✓	
Erosion and Sediment Control	21. Cooperate with State and federal agencies in the requirement of reasonable Best Management Practices (BMPs).	21a. In project conditions require State and federally approved Best Management Practices or functional equivalents.	✓	✓							✓
		21b. In areas over 25% slope, require site adaptive development techniques to minimize earth disturbance.	✓	✓							✓
		21c. Incorporate into Environmental Review Procedures and development applications to ensure use.	✓	✓			✓				
		21d. Consider filing complaints with the appropriate Regional Water Quality Control Board when required Best Management Practices are violated resulting in readily demonstrabile water quality degradation.			✓						✓
Water Quality Benefits of Swales and Wetlands	22. Protect natural swales and wetlands, plus a buffer from those features, for water quality protection. (Also see related Plant and Wildlife Element Policies 1-3.)	22a. Revise Zoning Ordinance stream and wetland setbacks.	✓		✓		✓				
		22b. Utilize setbacks in project review.	✓	✓							✓
Effects of New Diversions and Impoundments	23. Actively oppose major new diversions or impoundments which have significant environmental effects or limit the County's use of the water.; Seek mitigation of effects created by small diversions and impoundments. (Also see Energy Policies 2-9.)	23a. Review conditional use for impacts, comment on EIRs and EISs.	✓	✓							✓
		23b. By letter, suggest that local water purveyors incorporate mitigaiton and water conservation costsinto their fee structure.	✓				✓				
		23c. Consider filing formal protests with the State Water Resources Control Board when the following occur: - New major water rights applications are filed; - Potentially impacting changes in diversion are sought; - Water use permitees create major impacts to fish and [illegible]e, wastewater repeatedly in an o[illegible]us fashion, or otherwise violate the [illegible] of th[illegible]er			✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Project Review Process	24. Organize an interagency and inter-disciplinary Water Resources Task Force for the purpose of assisting in project review.	24. Solicit involvement of the Forest Service, the Department of Fish and Game, water purveyors, the Groundwater District, and others.	✓				✓				
Groundwater Management	25. Maintain strong management policies in the Sierra Valley and Long Valley to protect groundwater resources.	25. Continue to support the Long Valley and Sierra Valley Groundwater Management Districts.	✓		✓						✓
	26. Identify other groundwater basins in the County that require management direction.	26. Create groundwater districts and/or policies to protect and enhance groundwater resources in the Little Truckee Basin as a first priority.	✓		✓					✓	
Surface Water	27. Identify surface water management policies and water rights in existence to determine potential uses, transferability and other options.	27. Develop inventory and plan.	✓							✓	
	28. Identify surface water resources that could be at-risk to be sold, used and or transfered to other basins.	28a. Develop policies to protect and prevent basin transfers of surface water.	✓		✓					✓	
		28b. Support activities of the Sierra Valley Water Company and coordinate protective covenants over the Orr Ditch water rights to Sierra Valley Water Company.	✓		✓					✓	✓
Truckee River Resources	29. Organize a task force to continue monitoring all negotiations associated with ground and surface water resources of the Truckee River Basin.	29. Adopt water policies and firmly stand on negotiations which favor Sierra County needs.	✓		✓					✓	✓
	30. Actively oppose any effort of water purveyors, water utilities, and other public or private entities from purchasing, transferring, developing, diverting or otherwise attempting to use ground and/or surface water resources for use in the State of Nevada.	30. Adopt specific water policies, seek State legislation, and appoint a task force to monitor activity.	✓		✓					✓	✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Potable Drinking Water-General	30a. Work with local water purveyors to minimize degradation of drinking water.	30a. Encourage water purveyors to identify Drinking Water Supply Influence Zones and work with agencies and land owners to minimize potentially water-degrading activities in these zones.			✓						✓
Degradation of ground-water quality	30b. Encourage industrial land use proposals which are consistent with this General Plan and which use a minimum of polluting materials or which employ proven technologies to contain hazardous materials.	30b.1 Require industrial development applications to disclose any hazardous materials used and proposed containment technologies.	✓				✓				
		30b.2 Consider bonding, monitoring, and phasing as mitigation options in environmental review proposals	✓								✓
Stream Setbacks	31. Preserve the integrity of water courses throughout the County.	31. Adopt, as part of site development standards, minimum building setback lines from perennial streams, springs, and major wetlands which are adequate to protect stream resource values, recreational use, wildlife habitat, and aesthetic values.	✓		✓				✓		

TIMBER RESOURCES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

9. Timber Resources Element

Introduction

This Element addresses the issues surrounding timber production in Sierra County, focusing on economic issues and on the County's jurisdiction in assigning land use designations and managing land use compatibility conflicts. The Timber Element is intended to meet the required features relating to the conservation, development, and utilization of forest resources (General Plan Guidelines, pages 115 and 129). Related issues, such as the protection of soils and watersheds are also addressed. The California Timberland Productivity Act has a major influence on how local agencies respond to timber issues, as described in the following excerpt from the State General Plan Guidelines.

> The Timberland Productivity Act of 1982 requires all counties and cities with productive private timberland to establish "Timberland Production Zones," called TPZs, for the purpose of discouraging the premature conversion of timberland to other uses (Government Code Sections 51100 et (seq.). The land use element must reflect the distribution of existing TPZ zoning and have a land use category that provides for timber production. TPZ zoning can also be used to implement the conservation element by husbanding timber resources.
>
> Patterned after the Williamson Act, TPZs are rolling ten-year contracts providing preferential tax assessments to qualified timberlands. Under this program, assessments on timber are based on the value

of the timber at the time of harvest, rather than an annual assessment on the market value of standing timber. Assessment of zoned timberland is based on a statutory value of land that is related to site capability, and is annually indexed to changes in the periodic immediate harvest value.

During the first two years of the act, local governments could adopt TPZ zoning on qualified parcels without approval of the property owner provided that the statutory procedures were followed. Currently, additions to the local program are limited to requests from property owners.

Subject to approval by the local legislative body, land may be removed from a TPZ by rezoning. However, the effective date of the new zone will be deferred until expiration of the ten-year restriction. The local legislative body may, under special circumstances, approve immediate rezonings as well.

The Timberland Productivity Act is used to protect resource lands from premature urbanization much like the Williamson Act. However it differs from the Williamson Act because it did not rely on voluntary inclusion.

Element Goals

1. It is the goal of the County to support the prudent management of timber and to maintain the timber industry as a viable part of the County economy.

2. It is the goal of the County to bring back and maintain the forest, lake, and stream environment in Sierra County to a healthy, fire resistant and productive system that will be a strong asset to the quality of life and citizens of Sierra County.

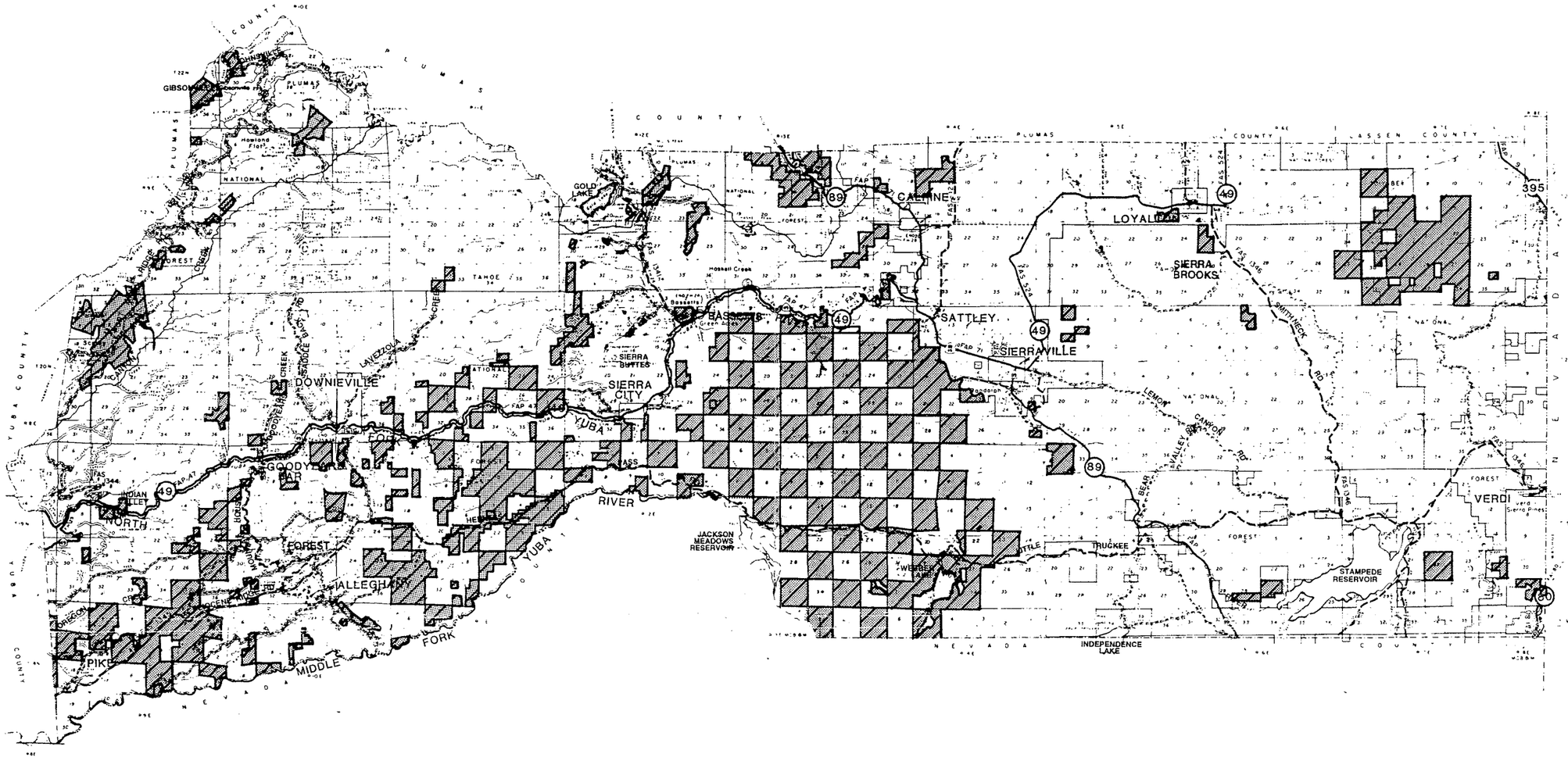
Background/Future Needs

Detailed information related to Agriculture in Sierra County is contained within the Background Report. Specific agriculture topics discussed include:

- Timber Resources
- Importance of Timber to the Sierra County Economy
- Environmental Concerns and Timber Management
- Future Timber Harvest Levels
- The Future of the Timber Industry in Sierra County

- The County's Role in Timber Management

The Background Report includes various maps related to these topics -- one, the Sierra County TPZ Map, is retained in this document because of its relationship to policy and land use.



SIERRA COUNTY TPZ LANDS

SCALE IN MILES

0 1 2 3 4 5 6

SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY
CALIFORNIA

FIGURE 9-1
SIERRA COUNTY TPZ LANDS

Related Plans

Sierra County General Plan 1970

The 1970 General Plan designated a significant portion of the of the County in General Forest and Intermediate Forest, translated to General Forest zoning over 82% of the County. The 1970 General Plan also called for protection of forest resources and the timber industry and noted the importance of the industry to the County's economy.

Tahoe National Forest Plan 1990

The 1990 Tahoe National Forest Plan emphasizes the economic uses of the Forest (including timber harvesting) that are compatible with other resource and amenity values. To this end the Plan includes an inventory of timber by type and classifies land suitable for timber harvest. Non-suitable acreage includes non-forested land, area surrounding reservoirs, existing and potential developed recreation sites, spotted owl habitat, Research Natural Areas and Special Interest Areas, and other lands with Special Status (TNF Plan, 1990, Appendix, p. 1-2).

The Plan then includes a Timber Sale Program which quantifies allowable sales quantities to ensure sustained yield by vegetation management practice and by ranger district for a 5-year period and more generally over a 10-year period (1990-99). The 1992-1994 Downieville and Sierraville Ranger District Timber Sale Action Plan averages 57 million board feet (See Table 9-14). A Forest Plan implementation monitoring schedule is also part of the Plan.

According to the TNF Plan EIS (1990), the average annual programmed sale quantity for the entire Forest is 147.6 million board feet (MMBF). The majority of this volume is derived from the 306,000 acres established for intensive forest management in the Timber Management Plan. As described previously, however, these volumes no longer appear to be achievable.

CASPO Guidelines

Guidelines for management of the spotted owl and habitat.

Table 9-1
TEN-YEAR TIMBER SALE ACTION PLAN

DISTRICT/ SALE NAME	COMPARTMENT NUMBER	VOLUME (MMBF)	AREA (ACRES)	ROAD MILES (CONST.)	ROAD MILES (RECONST.)	PROBABLE HARVEST METHODS
FY 1990						
DOWNIEVILLE						
Arctic	110	3.0	120	—	1.8	100%T [SWD, CCR]
Butcher	125	12.1	400	0.8	2.5	75%T, 25%SS [CCR, SWD]
Morristown	175	9.0	400	1.3	1.6	25%T, 75%LS [CCR]
Lafayette	075	6.3	200	2.7	4.0	80%T, 20%SS [CCR, SWD]
PRIMROSE 1/	145	[4.8]	137	0.5	—	100%T [OSR, CCR]
QUARTZ POINT 1/	150	[5.2]	113	2.4	—	65% T, 35% SS [CCR]
Small Sales	—	2.5	—	—	—	100% T
FORESTHILL						
Cavanah N. (BO)	260	12.0	500	0.0	0.0	75%T, 25%SS [CCR]
Bear Wallow (BO)	275	2.5	080	0.0	0.0	100%T [CC]
Hardclimb (BO)	290	4.0	160	0.0	0.0	70%T, 30%SS [CC]
Duncan	305	10.4	300	10.0	3.8	70%T, 30%SS [SWD,CCR,O]
CAVANAH CEN.1/	270	[9.5]	430	0.0	0.0	70%T, 30%SS [CCR]
CAVANAH SO. 1/	270	[7.5]	320	0.0	0.0	100%T [CCR]
Small Sales	—	1.5	—	—	—	100%T
NEVADA CITY						
Magonigal	490	13.0	800	4.2	7.9	100%T [SWD,OSR]
Devils Canyon	455	6.5	580	1.6	3.1	35%T, 65%H [CCR, OSR]
Texas Helicopter	555	4.0	500	0.5	1.0	100%H [OSR, CCR]
Small Sales	—	1.9	—	—	—	100%T
SIERRAVILLE						
Sardine	635	3.9	420	0.0	0.5	100%T [CC, SWD]
Camp	680	3.0	1,000	0.0	1.4	100%T [I, CCR]
Delta	710	4.6	300	1.3	0.2	100%T [SWD, CCR]
Burma	715	3.3	170	0.0	0.0	100%T [CCR, SWD, I]
Church	720	4.6	290	0.7	0.8	100%T [SWD, I, CCR]
Wood Camp	700	3.0	380	0.0	0.8	100%T [SWD, I]
Small Sales	—	2.0	—	—	—	100%T

SOURCE: Tahoe National Forest Land & Resource Management Plan 199, Vol. 2, Appendices, p. J-5

Plumas National Forest Plan

There are 39,845 acres of Plumas National Forest within Sierra County. Those lands suitable for timber harvest have not been specifically calculated, but are estimated to be approximately one-half of the 39,845 acre total (Court Bennett, Forest Planner, Plumas National Forest, personal communication, 9/23/92).

Toiyabe National Forest Plan

Land suitable for timber harvest within Sierra County is estimated to total 14,133 acres with harvest levels difficult to predict (Roland Shaw, Toiyabe National Forest, Carson Ranger District. Personal Communication, 6/92).

CDF Forest Legacy Program

To accomplish this, interests in lands will be aquired primarily through Federal (Forest Service) purchase and conservation easements.

Assumptions

The following assumptions have been made in preparing goals and policies:

1. Annual timber harvest levels will decline, in part, based upon implementation of CASPO guidelines and the effects of the Cottonwood and Crystal fires of 1994.

2. The Sierra Pacific mill is likely to continue to operate but this could require further diversification of timber bi-product use. Some small mills are expected.

3. The timber industry is a major factor in allowing Sierra County to retain its rural lifestyle and is needed for future maintenance of this lifestyle.

4. The County's land use role in timber harvest is largely limited to the Timberland Productivity Act and the Forest Practices Act.

5. If fuel loading reduction programs are not successfully implemented, catastrophic wildfire will continue to destroy the County and regional timber base.

Table 9-2
TIMBER RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
TIMBER RESOURCES GOAL											
	1. It is the goal of the County to support the prudent management of timber and to maintain the timber industry as a viable part of the County economy.										
	2. It is the goal of the County to bring back and maintain the forest, lake, and stream environment in Sierra County to a healthy, fire resistant and productive system that will be a strong asset to the quality of life and citizens of Sierra County.										
	3. It is the goal of the County to promote reforestation on public and private lands.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Visual Impacts of Timber Harvest	1.	Continue to support concept of selective harvest, or other methods of low visual impact in State and locally designated Scenic Corridor overlay areas and Special Treatment areas.	1.	Write letter requesting specific harvest techniques.	✓		✓		✓				
	2.	Encourage timber harvest practices which do not result in significant visual impacts.	2a.	Request CDF to allow County staff to sit on THP application Interdisciplinary Review Teams and attend pre-harvest inspections as THPs are submitted as allowed in the Timber Harvest Rules.	✓		✓		✓				
			2b.	Respond to THPs with comments regarding visual impacts.	✓		✓						✓
Environmental Constraints to Logging	3.	Lobby for a balanced approach to logging vs. environmental concerns to ensure an annually predictable sustained timber harvest.	3.	Contact State and federal representatives to provide Sierra County's viewpoint.			✓						✓
			3b.	Continue to support and participate in the Quincy Library Group.									
	4.	Seek out ways to replace any jobs lost due to deletion of timber harvest areas and capitalize on resulting wildland resources (also see Economic Element).	4a.	Support employment generating land use proposals which are consistent with this General Plan.	✓	✓							✓
			4b.	Work with the USFS in its economic diversification efforts.	✓		✓						✓
			4c.	Support special events and other programs as described in the Economic Element.			✓						✓
	5.	Promote Sierra County timber products.	5.	Support private efforts such as attendance at trade fairs; timber land field trips by private industry, and Chambers of Commerce related activities.			✓	✓ EcDev Crdntr					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Jobs / Economy	6.	Actively strive to maintain the timber industry and related individuals as a main economic force in the County. Discourage annually fluctuating USFS and CDF staff.	6a.	Request appropriate agencies to consider the following: - CDF fire station - CCC camp - Dept of Corrections Forestry Camp	✓		✓	✓ EcDev Crdntr	✓				
			6b.	Investigate and if possible create programs to combat normally experienced cyclical downturns in this industry.	✓ EcDev Crdntr		✓			✓			
			6c.	Continue to promote the "Sierra Alternative" or similar approach as a means of stabilizing funding for local Forest Service personnel.			✓	✓ EcDev Crdntr					✓
	7.	Promote compatible secondary timber land uses.	7a.	Support promotional efforts by Chamber of Commerce and others.			✓	✓ EcDev Crdntr					✓
			7b.	Support compatible land use proposals which are consistent with the policies of this General Plan.	✓	✓							✓
	8.	Seek out secondary wood products industries which are job intensive (also see Economic Element).	8a.	Provide adequate industrial areas through the General Plan and zoning.	✓		✓			✓			
			8b.	Work with the USFS to develop wood products industries.			✓	✓ EcDev Crdntr					✓
			8c.	Consider direct contacts with target industries.			✓	✓ EcDev Crdntr					✓

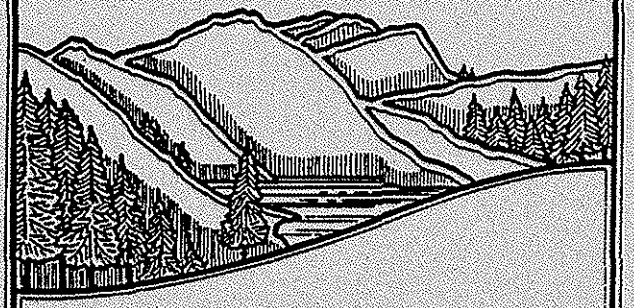
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	9. Encourage programs and seek out businesses which will compliment the primary timber industry including its seasonal nature and which will replace jobs lost in the timber industry in recent years (also see Economic Element).	9a. Provide adequate industrial areas through the General Plan and zoning.	✓		✓			✓			
		9b. Work with the USFS to develop wood products.			✓	✓ EcDev Crdntr					✓
		9c. Consider direct contacts with target industries.			✓	✓ EcDev Crdntr					✓
Sierra Pacific Mill	10. Actively work toward retaining the Sierra Pacific mill.	10. Communicate regularly with the mill owners to ascertain needs and possible County involvement.			✓	✓ EcDev Crdntr					✓
Timber Sales Reduction	11. Lobby for predictable, sustainable annual sales on USFS lands.	11. Correspond and meet with elected representatives.			✓	✓ EcDev Crdntr					✓
	12. Encourage priority processing of salvage timber sales.	12. By petitioning the appropriate agencies seek to have an emergency situation declared when loss of timber value is imminent and when environmental values can still be safeguarded.	✓		✓	✓ EcDev Crdntr					✓
Conversion of Timber Lands	13. Encourage retention of timber lands for that use through land use decisions; seek to avoid the pressure to convert timber lands to urban uses that arises when residences or related uses are approved amid timber producing lands.	13a. Through environmental and project review, evaluate the effect of land use proposals on viability of nearby timber lands.	✓	✓							✓
		13b. Incorporate these concerns into Environmental Review Procedures.	✓	✓	✓		✓				
		13c. Recognize that outdoor recreation, campgrounds, and the processing of forest products and natural resources is the range of uses which should be allowed in forest designations.									
	14. Encourage and initiate Timber Production Zoning to protect timber lands.	14. TPZ zoning.	✓		✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Conflicting Land Uses	15. Encourage land use patterns that do not create conflicts with timber harvest operations.	15a. See Policy 13 Implementation Measures.									
		15b. Maintain a low density of development in this land use designation by requiring large minimum lot sizes.	✓	✓	✓						✓
	16. Allow small scale ancillary activities related directly to, and compatible with, cultivation, harvest, limited milling (non-TPZ lands) and sale (non-TPZ lands) of timber. Incompatible land uses are described in the Land Use Element. It should be noted that, because the Timberland Productivity Act focuses on timber cultivation and harvest, and because it confers special tax benefits on affected lands, uses on these lands shall be limited as described in the Land Use Element.	16. Make appropriate Zoning provisions to define criteria for conditional use permits (see also Land Use Element).	✓		✓			✓			✓
	17. Require residential developments in the path of timber land access to include an access road capable of supporting logging trucks.	17. Project review.	✓	✓							✓
	18. Recognize resource extraction and access as a primary right on lands designated for that purpose.	18. Continued implementation of the "Policy Supporting Natural Resource Industries"			✓						✓
Environmental Impacts of Timber Harvests	19. Seek to reduce the environmental impacts of the THPs for Sierra County through sensitive watershed regulations.	19. THP review	✓		✓						✓
	20. Promote and accept use of wildlife/riparian easements on private timber lands.	20a. Have information available on the use of conservation easements.	✓				✓				
					✓		✓				✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			20b.	Encourage Assessor to provide associated tax incentive and provide information in tax bills.									
Masked Subdivisions/Off-Highway Recreational Vehicle Impacts	21.	Discourage excessive road construction for timber harvests (Circulation Element) (see also Plants and Wildlife Element Policy 15).	21.	THP review.	✓		✓						✓
County Revenues	22.	Support efforts to increase the 25% gross revenue.	22.	Contact elected representatives.			✓		✓				
	23.	Oppose land for timber exchanges which would reduce County revenues.	23.	Comment on proposed exchanges.	✓		✓						✓
	24.	Support high revenue producing timber sales and related industries as a priority.	24.	Support timber sales and related industries when consistent with the General Plan (also see Policy 9).	✓	✓	✓						✓
Control Burns / Fire Hazard	25.	Support responsible fuel modification.	25.	Comment on fuel modification proposals and give close scrutiny to burns in scenic areas..	✓								✓
	26.	Promote a land use pattern which reduces fire hazard.	26.	Review projects for consistency with Land Use Maps and policies and the Safety Element.	✓	✓							✓
	27.	Establish and maintain an aggressive and continuing management plan for a healthy, fire-resistant and productive forest within Sierra County.	27a.	Resolutions from Board of Supervisors containing County expectations of USFS regarding forest health, productivity, and fire protection, .	✓		✓				✓		
			27b.	Preparation of action plans to identify areas requiring aggressive management.	✓		✓				✓		
			27c.	Review and evaluate guidelines of Quincy Library Group to determine if policy is successfully implemented.									
Watershed Values	28.	Promote and provide for the continued diversity and sustainability of forest	28.	Conduct study on watershed restoration which includes specific implementation	✓		✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	resources, including timber, watershed, wildlife habitat, recreation, and aesthetics.	measures to avoid long-term cumulative impacts.									

AGRICULTURAL ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

10. Agricultural Resources Element

Introduction

This Element addresses the land use issues surrounding ranching and farming in Sierra County. It satisfies the State General Plan Guidelines requirements for consideration of agricultural lands and soils which would otherwise occur in a Conservation Element and an Open Space Element.

Element Goals

1. Protect and defend agriculture as a priority land use, one of those which give the County its essential character.

2. Provide a strong, local agricultural economy.

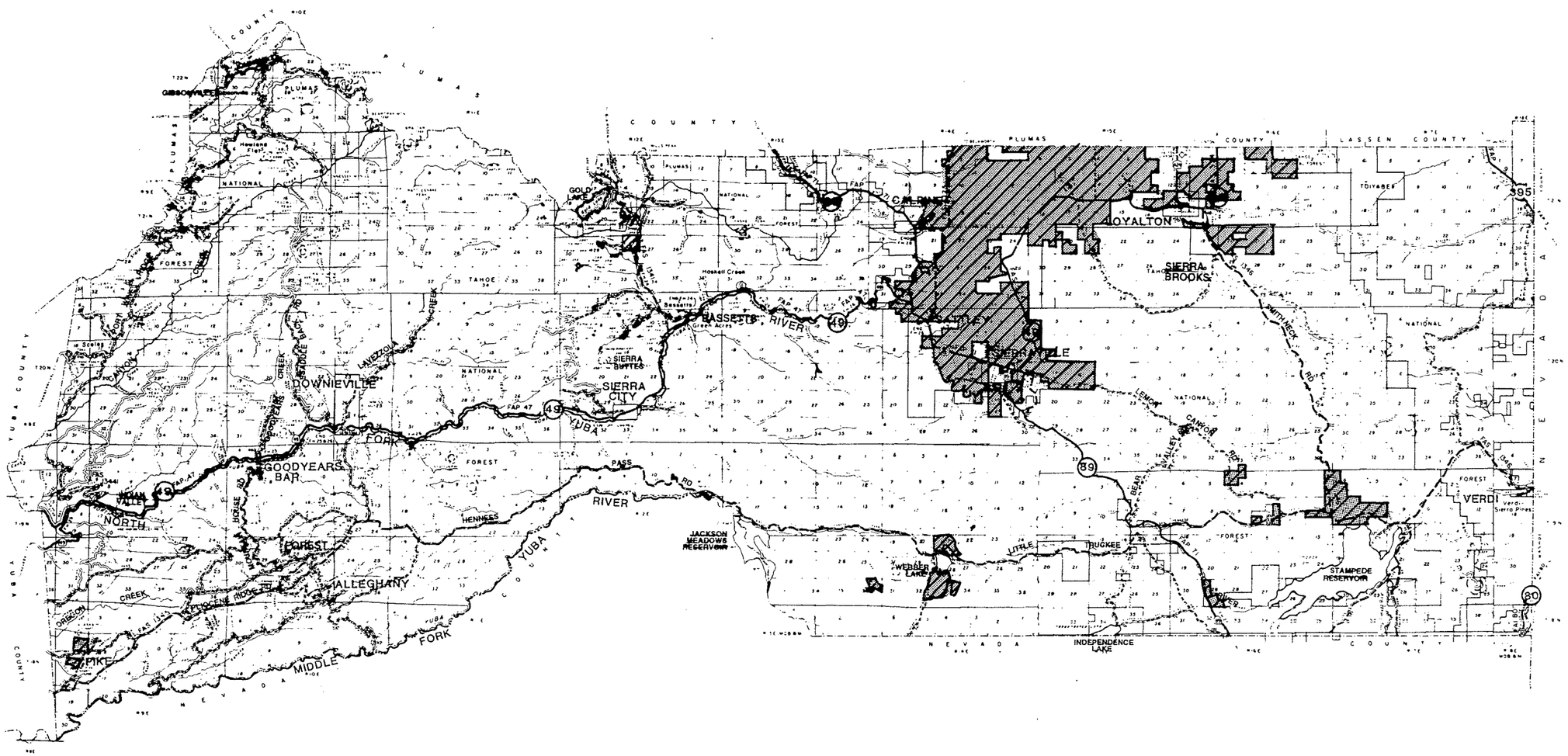
3. Provide for and protect agricultural water supplies.

Background/Future Needs

Detailed information related to Agriculture in Sierra County is contained within the Background Report. Specific agriculture topics discussed include:

- Soils
- Soil Conservation
- Crop and Livestock Production
- Loss of Agricultural Lands
- Urban/Agricultural Conflict
- Wildlife/Agricultural Conflict
- Visual Benefits of Agriculture

The Background Report includes various maps related to these topics -- one, the Williamson Act Map, is retained in this document because of its relationship to policy and land use.



SIERRA COUNTY
WILLIAMSON ACT LANDS

SCALE IN MILES
0 1 2 3 4 5 6

Assumptions

1. Agriculture will remain an important sector of the county's economy.

2. The economic viability of agriculture in Sierra County -- Sierra Valley and Long Valley in particular -- will depend upon maintenance of large parcel requirements and the prevention of subdivision or conversion activity.

3. Urban/agricultural conflicts have the potential to increase as more residences are built, particularly if they are located outside of existing community areas.

4. Because of the ranching orientation of Sierra Valley, and because of the physical characteristics of the Valley and its surroundings, lands classified as non-arable are often still important to the ongoing viability of large holdings.

5. Water and soil conservation, and local control of water supply, will continue to be important to the viability of agriculture.

6. Agricultural uses and wildlife values will continue to co-exist. Wildlife and agricultural uses will continue to interact.

7. Sierra Valley Groundwater Management District will remain a viable groundwater management agency.

Table 10-1
AGRICULTURAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life.											
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values.											
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.											
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.											
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.											
AGRICULTURAL RESOURCES GOALS											
1. Protect and defend agriculture as a priority land use, one of those which give the County its essential character.											
2. Provide a strong, local agricultural economy.											
3. Provide for and protect agricultural water supplies.											

[1]PD = Planning Department, PC = Planning Commission, BOS = Board of Supervisors

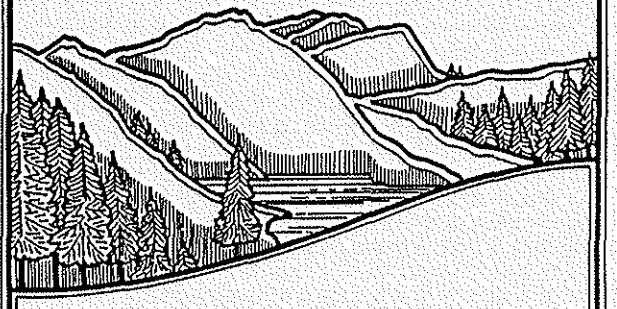
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Protection of Agriculture and Parcel Size Relationship to Economic Viability	1. Maintain minimum lot sizes of 640 acres or greater to avoid land use compatibility conflicts, nuisance complaints, and aesthetic degradation in agricultural areas.	1a. In project review, utilize the provisions of the Land Use Element restricting lot splits outside of Community Areas.	✓	✓							✓
		1b. All development within 1000 feet of an agricultural district shall require the recording of a declaration acknowledging proximity of agricultural resources and the potential for conflict.	✓	✓							✓
	2. Focus developments in Community Areas and ensure contiguous urban development.	2a. In project review utilize General Plan designations and related Land Use Element provisions requiring contiguous development for Community Areas and Community Influence Areas.	✓	✓							✓
	3. Utilize zoning, Williamson Act contracts, and Transfer of Development Rights (TDR) in exchange for permanent conservation easements to protect agriculture. (NOTE: The TDRs would also allow consolidation of farm houses in one location.)	3a. Revise Agricultural Zoning district as needed to reflect lot split restrictions and Land Use Mapping.	✓		✓			✓			
		3b. Continue to implement Williamson Act and facilitate placement of significant agricultural lands into the Act.	✓	✓	✓						✓
		3c. Develop and utilize TDR ordinance.	✓	✓	✓						✓
	4. Uses allowed upon Williamson Act contracted lands should be consistent with Land Use Element Policy 13 (Agricultural LUD).	4. Project review and conditional use permit process using definitions of Land Use Element Policy 13.	✓	✓							✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Sierra Valley Floor	5.	Maintain large parcel sizes on Sierra Valley basin areas as defined; identify key water, agricultural, and wildlife values; and prevent development of non-agricultural uses.	5.	Develop a Sierra Valley Basin STA and enact zoning policies to prevent conversion of basin parcels.	✓		✓			✓			
Open Range	6.	Continue to support the Policy Supporting Natural Resource Industries in Sierra County.	6.	Amend the policy Supporting Natural Resource Industries to provide notice to buyers of land in Agricultural, Mining, Timber production, Forest, Recreation, and other districts of the normal practices which may occur and of the right to continue such practices.			✓						✓
	7.	Allow purchase, transfer, retirement, or donation of development rights to preserve agriculture, open space, wildlife habitat, or other valuable resources.	7.	Develop procedures for easement purchase/ donation and incorporate them into the development review process.	✓		✓				✓		
	8.	Continue to support the existing County open range policy.	8.	Continue to support the Open Range Ordinance in project review use permit process.	✓	✓	✓						✓
Definition of Agricultural Land / Land Use Compatibility	9a.	Allow a limited range of small scale, on-site ancillary activities related directly to the cultivation, harvest, processing, and sale of crops. Compatible ancillary uses shall not create significant visual, noise, or other nuisance for neighboring residents beyond those inherent in agricultural activities. Incompatible uses are defined in the Land Use Element Policy 13.	9a.	Amend land use ordinances, including project review and conditional use permit processes, using definitions of Land Use Element Policy 13.	✓	✓	✓						✓
	9b.	Allow aquaculture, horticulture, and other forms of low-temperature agricultural enterprises on lands designated agricultural.	9b.	Amend zoning ordinance.	✓	✓	✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	9c. Allow permanent facilities for marketing of products grown or processed on-site, for agricultural support services (processing, maintenance of machinery, veterinary clinics, custom farm services, waste hauling).	9c. Amend zoning ordinance.	✓	✓	✓			✓			
Farm-related Housing	10. Allow clustering of farm-related housing on one (or two) parcels while restricting housing development on others under the same ownership.	10. Develop and utilize revised zoning to allow for a transfer of farm-related housing rights to adjacent parcels.	✓	✓	✓				✓		
County Agricultural Exposure	11. Promote traditional agricultural activities.	11a. Continue to implement Policy Supporting Natural Resource Industries.			✓						✓
		11b. Participate in State Fair and Plumas/Sierra County Fair.			✓						✓
		11c. Support the Sierra-Plumas Counties Farm Advisory and Extension Services to develop and promote agriculture in Sierra County.	✓	✓	✓						✓
		11d. Promotion of Sierra County Agricultural Products	✓		✓	ED AG					✓
	12. Encourage retention of historic structures including residences and barns and foster compatible design for new construction. (See Cultural Resources Element policies, particularly 1, 9-11)	12. See Implementation Measures in the Cultural Resources Element, particularly 1, 9, 10 & 11.									
Water Supply	13. Support the Sierra Valley Water Company in its efforts to protect its water rights on the Little Truckee Rive. Object to any attempt to direct water away from agriculture, encourage or require water conservation, and encourage the development and use of new water supplies which have minimal environmental impact (see Water Resources Element Policies 1 - 5)	13. Letters of comment on water use proposals and related environmental documents.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	14a. Maintain a strong groundwater management policy in the County.	14a. Continue to support the Sierra and Long Valley Groundwater Management Districts.	✓		✓						✓
	14b. Prevent the conversion of surface or groundwater supplies historically used for agriculture to municipal or industrial uses.	14b. Develop appropriate ordinances and continue to support the groundwater districts and Sierra Valley Water Company.	✓	✓	✓				✓		
Soil Conservation	15. Support the ongoing efforts to conserve and restore soil. (See also Water Resources Element Policies 19, 22 & 23.)	15. Continue to aggressively support the SCS and RCD services in Sierra County (also see Water Resources Element policies related to Water Quality).	✓		✓						✓
Wildlife Conflicts	16. Encourage cooperative efforts, such as those by the Antelope Valley Coordinated Resources Management Committee, to safeguard important habitats.	16. Support cooperative efforts as opportunities arise.	✓		✓						✓
Range/Grazing	17. Continue to encourage grazing uses of federal lands in the County.	17. Support grazing permittees and prevent incompatible land uses.	✓		✓						✓

MINERAL MANAGEMENT ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

11. Mineral Management Element

Introduction

The State Conservation Element Guidelines (Government Code Section 65302(d)) calls for attention to the conservation, development, and utilization of natural resources including minerals. Related issues such as water quality protection, erosion prevention, and sand/gravel resources should also be covered. This Element is intended to meet these requirements.

The Surface Mining and Reclamation Act (SMARA) also calls for very specific policies and mapping within general plans to protect minerals of economic value and provides for detailed mineral mapping of counties by the State Division of Mines and Geology. This mapping has not been accomplished nor scheduled for Sierra County.

The Mineral Management Element, as an optional element of the general plan, recognizes that the use and enjoyment of mineral resources is a natural resource industry in Sierra county with deep seated historic value, providing the basis for one of the principal industries of the County.

Mineral management includes the following phases which will interface with the respective jurisdictions and regulatory requirements:

1. Prospecting - the search for minerals through non-destructive means including but not limited to surface sampling, geochemical testing, chipping, aerial surveys, electronics and such means that involve no grading, road construction, processing, significant vegetation removal, or use of any mechanized equipment in the process of excavation.

2. Exploration - the stage of mining after a find or a finding of enough indicators to justify the expenditure of funds - the result of which will result in qualitative and quantitative knowledge of a mineral deposit.

3. Development - any activity that leads to accessing the mineral deposit and committing financial resources to its extraction. This stage normally would require an economic feasibility analysis and would include the physical development of the site - either all at once or in stages.

4. Production - This stage of mining would include the completion of site preparation, setting up of a physical plant, and the creation of an economic gain or profit. This stage includes but may not be limited to construction of a physical plant, removal of overburden, creation of haulage ways to the deposit, development of roads, construction of necessary structures, and the development of water systems, utilities, and other infrastructure improvements.

5. Reclamation - This stage is the completion - either partial or in its entirety - of the approved, post-miming land use and the associated financial security required to assure completion of the reclamation process.

Element Goal

It is the goal of the Mineral Management Element to encourage, enhance, and protect mining and mining related activities in the County, consistent with the fundamental goals of the County General Plan, by developing clear and concise policies that coordinate agency jurisdiction over the mineral extraction industry; that clearly establishes compatible, post-mining land uses for previously mineralized areas; and, that identifies and protects existing and potential mineralized areas.

Background/ Future Needs

Detailed information related to the Mineral Management Element is contained within the Background Report. Specific topics include:

-General geology
-Economic geology
-Mining on federal lands
-Mining on private lands
-Environmental protection and reclamation
-Future of mining in Sierra County
-Economic impact of mining in Sierra County

Related Plans

Mineral management is under the jurisdiction of the Forest Service, State Division of Mines and Geology, and the County of Sierra. These agencies are governed by regulations which affect all forms of mineral extraction, including but not limited to open pit, trenching, drill and blast, hydraulic, placer, hardrock, surface, underground, and dredging. Additionally, operating mines are periodically inspected by Cal-OSHA and MSHA, which govern employee health and safety issues at the state and federal level, respectively.

Forest Service - The U.S. Forest Service controls mining activity on National Forest system lands and maintains records of mining claims and associated activities on the claims. Each proposed mine as well as all active mines on National Forest system lands is controlled by an approved "plan of operations" which includes general information, descriptions of the mining process, environmental mitigation measures, financial security for reclamation, and other important information.

Sierra County - The County has primary jurisdiction for mining operations on all lands not defined as National Forest system lands. The County is the lead agency for the California Surface Mining and reclamation Act (SMARA) and is responsible for approval of all reclamation plans and the posting of financial assurances to complete the approved reclamation plan. The County's obligation and jurisdiction for approval of all reclamation plans and associated financial assurances have been increased. The authority for this is memorialized in a Memorandum of Understanding between the State of California, USFS, and the United States Department of the Interior.

Assumptions

1. Mining and mineral deposits throughout the County represent a significant and viable natural resource industry in Sierra County.

2. County responsibilities and jurisdiction on private and federal mining operations will increase.

3. Increased development and/or urbanization has the potential to create conflict with future mineral extraction activities.

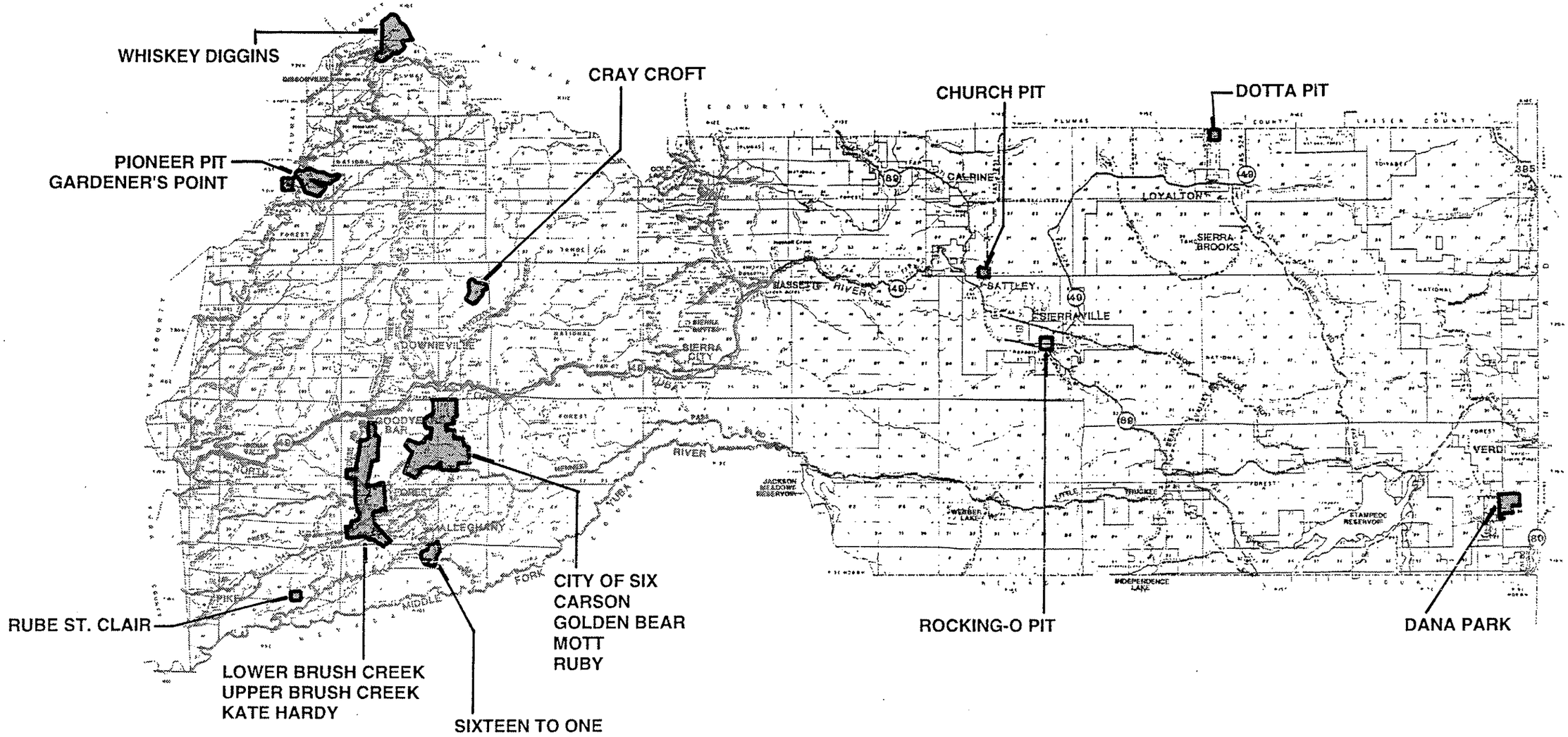


FIGURE 11-1
EXISTING OPERATING & SEMI-ACTIVE MINES

Table 11-1
MINERAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF GENERAL PLAN											
1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.											
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals,and clean air, water and watershed values.											
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.											
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.											
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.											
MINERAL MANAGEMENT GOAL											
1. It is the goal of the Mineral Management Element to encourage, enhance, and protect mining and mining related activities in the County, consistent with the fundamental goals of the County General Plan by developing clear and concise policies that coordinate agency jurisdiction over the mineral extraction industry; that clearly establishes compatible, post-mining land uses for previously mineralized areas; and, that identifies and protects existing and potential mineralized areas.											

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	1. Allow extraction of mineral resources in compatible areas which are not planned for urbanization or conversion to other land use developments.	1. Define in Land Use Element policies.		✓	✓						✓
	2. The County will use a "ME"' Mineral Extraction Overlay District, to provide public awareness of the potential for surface mining, underground mines, and the potential for above ground related facilities. The Mineral Extraction "ME" Overlay Districts shall be used only on those lands which are within any of the compatible General Plan designations and where it has been established via the existence of a mine operation or aggregate resources, qualified studies, or State Classification that important minerals are present.	2. Revise Land Use Maps and Zoning Map and text.	✓	✓	✓		A[1]	✓			
	3. Discourage incompatible land uses located within 1,000 linear feet of an area with an ME Overlay.	3. Adoption of General Plan and ongoing development review.	✓	✓	✓		A[1]				✓
	4. Zone changes removing the ME Overlay 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.	4. Ongoing development review.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	5. The mineral extraction process shall involve County permitting in the following stages of mining:										
	6a. **Prospecting** The following aspects of prospecting are allowed with a notification to the County or where required, permit from County. All prospecting shall require an official notification to the County. Administrative permits shall be require in Community Influence and Community Core Areas. Special use permits shall be required in STA, Scenic Corridor, and Open Space areas. <u>Prospecting Defined:</u> Search for minerals through non-destructive means not limited to the following: -surface hand sampling -geo-chem testing -chipping -aerial survey -electronics -no grading or excavation -no use of mechanical equipment -no road construction -no processing -no vegetation removal of plants in excess of 4" trunk diameter -area of disturbance less than 50 cubic yards	6a-d. Revise Zoning Ordinance	✓	✓	✓			✓			
		Revise Environmental Procedures						✓			
		Revise implementing ordinances						✓			
		Review of individual applications									✓
	6b. **Exploration** All exploration shall require an administrative permit. Thresholds will be established to require special use permits for exploration activities that exceed the need for an administrative permit. Special use permits shall be required in Community Influence, Community Core, Open Space, and STA Areas. Exploration shall not include:										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	-off-site sedimentation -degradation of visual or air resources -degradation of surface or ground waters -disturbance in excess of 1000 cubic yards -operation in any one area in excess of one acre										
	6c. **Development and Production** All development and production shall require a County special use permit. County and State permits and environmental assessments are key entitlements. An economic feasibility study is required for all mineral extraction activities in this stage.										
	6d. **Reclamation** All reclamation plans shall be secured by adequate financial resources. Reclamation shall be required for all exploration, production, and development in all phases of mineral extraction and prospecting which require a County special use permit.										
	7. Surface mining is conditionally permitted outside Community Core and Influence Areas, or on parcels more specifically designated ME. Surface 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, SMARA, and the goals and policies of this Element, and that proven resources reports have been submitted, and that third party studies have been conducted ensuring the adequacy of water quality and quantity conditions: - Requiring the conservation of on-site water during mining operations - Requiring that off-site water discharge complies with State water quality standards - Requiring that any increase or decrease of off-site discharge is not detrimental to the downstream environment or downstream water users.	7a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		7b. Revise Environmental Review Procedures.	✓	✓	✓		✓				
		7c. Review of individual application.	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	8. Subsurface mining and surface access shall be conditionally permitted throughout the County. Surface plants for underground mines differ greatly in complexity and extent ; a case by case evaluation is needed. Subsurface shall be allowed only after impacts on the environment and affected surface land uses have been adequately reviewed and found to be in compliance with CEQA, SMARA, the goals and policies of this Element, and that third party studies have been conducted ensuring the adequacy of water quality/quantity conditions: - Requiring the conservation of on-site water during mining operations - Requiring that off-site water discharge complies with State water quality standards - Requiring that any increase or decrease of off-site discharge is not detrimental to the downstream environment or downstream water users. Surface entry (vents, escape shafts, etc.) in Community Core and Community Influence Areas will only be allowed with a County special use permit, taking into account all of the above and with an affirmative finding that the use will not compromise public health, safety, or welfare.	8a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		8b. Revise environmental Review Procedures.	✓	✓	✓		✓				
		8c. Review of individual applications.	✓	✓	✓						✓
	9. Aggregate extraction may be conditionally allowed in rivers and floodplains outside of Community Areas and within Community Influence Areas but not within Community Cores provided associated environmental impacts are addressed through the CEQA process and SMARA.	9a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		9b. Revise Environmental Review Procedures.	✓	✓	✓			✓			
		9c. Review of individual applications.	✓	✓	✓						✓

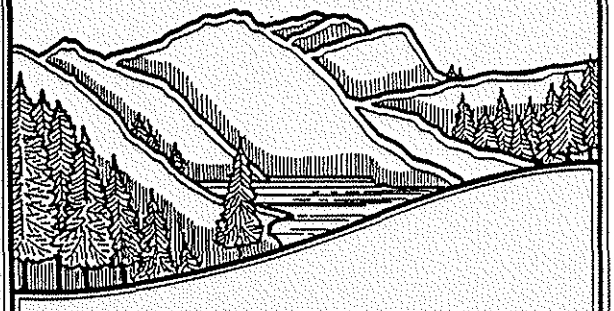
Issue/Text Reference		Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
Environmental Protection & Reclamation – Dredging	10.	Dredging on private lands shall require an administrative permit. (Other State and health permits may also be required by other agencies.)	10a. Revise Zoning Ordinance									
			10b. Adopt permit fee									
			10c. Individual review of administrative permits.									
		Approval Criteria: Permits shall be issued only after meeting the following criteria:										
	—	No degradation of surface water										
	—	Adherence to County Noise standards										
	—	Adherence to health regulations										
Geothermal Resources	11.	Geothermal resources shall be considered a mineral resource guided by surface mining policies.	11. See various policies within the Mineral Management Element and Energy Element									
Environmental Protection & Reclamation – Mining on Public Lands	12a.	Review and comment on mining operations proposed on public lands consistent with goals and policies of this Element.	12a. Environmental Review Procedure	✓								✓
	12b.	Continue to implement reclamation plan review / approval and financial assurances review and approval.	12b. Revise oning ordinance	✓	✓	✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Environmental Protection & Reclamation -- Reclamation Plans	13. Any required reclamation plans shall:	13. Review of individual projects	✓								✓
	— Prevent, mitigate, or minimize adverse effects on the environment.										
	— Encourage the production and conservation of minerals.										
	— Provide for the protection and subsequent beneficial use of mined and reclaimed land.										
	— Eliminate residential hazards to the public health and safety.										
	— Ensure that mined lands are reclaimed on a timely basis to a condition that is readily adaptable for alternative land uses.										
	— Avoid the environmental and legal problems created by improperly abandoned mines.										
	— Improve environmental conditions of previously mined portions of the site which may be creating adverse impacts.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	14.	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 required performance, mitigation and reclamation and other required conditions which may stem from the projects.	14.	Review of individual projects	✓	✓	✓						✓
Environmental Protection & Reclamation – Mitigation Monitoring / Enforcement	15.	Administrative and Conditional Use Permit time limits for each mining 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 permit by the Planning Department. In no case shall such review time period exceed one year. Review shall be funded by the applicant and may include funding of any needed third party studies.	15a.	Review of individual projects.			✓		✓				
			15b.	Establishment of Permit fees.	✓	✓	✓						✓
Economic Geology	16.	Urge the State to map and classify mineral zones in Sierra County.	16.	Letters to State Division of Mines and Geology.	✓						✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Economic Impacts of Mining	17. Recognize the importance of mining to Sierra County's economy.	17. See Policy 1 in this Element.		n/a						n/a	
SMARA	18. Review County mineral extraction areas and pursue, where appropriate, interpretation of resolution of conflicting language within SMARA.	18a. Prepare letter to Ca. Dept. of Mining and Geology	√						√		
		18b. Revise County ordinance accordingly	√	√	√			√			
Sierra Buttes STA	19. Protect Sierra Buttes STA by placing retention of visual quality as the highest priority. No new road construction, vegetation removal, reconstruction of existing roads, which significantly alter visual retention, new structures, processing plants, or processing will be permitted.	19a. Revise Zoning Ordinance	√	√	√			√			
		19b. Coordinate with USFS	√								√
Economic Issues	20. Encourage secondary use of milled resources including but not limited to decorative and building materials, gravels, sands, dredge rock, etc.	20a. Review of individual permits and comment	√								
		20b. Coordination with Sierra Economic Council			√						
	21. Showcase and encourage the acquisition and development of mining uses for view and benefit of the public.	21. See 21 a and b above.									
River / Visual	22. Protect scenic corridors and river corridors from occupancy, camping, and commercial enterprises.	22a. Develop a health and safety ordinance applicable to scenic corridor / river corridor.	√	√	√			√			
		22b. Refer to Visual and Recreation Elements.									

CULTURAL RESOURCES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

12. Cultural Resources Element

Introduction

This section was prepared using background material in the Tahoe Forest Plan (1990) and a letter report prepared for the General Plan by the North Central Archaeological Inventory Information Center at California State University Chico, dated November 15, 1991 (North Central Information Center). In addition, a Technical Scoping Session was attended by William Rowley (Historian, University of Reno), Hank Meals (F.S. Archaeologist), Anne Eldred (Planning Commissioner), Donna Day (Assistant Archaeologist, Tahoe National Forest), Tim Beals (Planning Director), and Bill Copren (County Historical Society). This group contributed greatly to the Issues and Policy sections.

Element Goal

Identify and protect the cultural, historical and archaeological resources of Sierra County recognizing that the historic structures, archaeological sites, and cultural resources centered upon the County's agricultural, mineral and forest setting is the link to the County's past and should continue to define the future.

Background/Future Needs

Detailed information related to Cultural Resources is contained within the Background Report. Specific Cultural Resource topics discussed include:

- Prehistoric Background
- Recorded Prehistoric Sites
- Historic Context
- Recorded Historic Sites
- Historic Communities
- Potential Site Sensitivity For Cultural Resources
- Important Cultural Resources Already Inventoried
- Rural Appearance/Protection of Historic Views
- Protection of Historic/Prehistoric Resources

Since all of the County's cultural resources have not been (and may never be) located, it is important to recognize areas with potential sensitivity for cultural resources. To summarize, the following types of prehistoric and historic sites can be expected to occur throughout Sierra County:

Table 12-1
POTENTIAL SITE SENSITIVITY
FOR CULTURAL RESOURCES

–	Prehistoric villages on ridgetops, along valley margins, and on elevated stream terraces by permanent water in the eastern and western zones.
–	Small prehistoric villages and campsites at resource collection zones throughout the County and, particularly, in the crest zone.
–	Prehistoric task sites such as bedrock mortars, quarries, lithic scatters, and petroglyphs located throughout the County in proximity to villages and campsites.
–	Mining sites in the western half of the County and portions of the crest zone which would be characterized by a wide variety of features including but not limited to mine shafts, tailings, townsites, cabin flats, wells, dumps and historic debris, and water conveyance remains such as ditches and flumes.

- Roads and trails throughout the County associated with mining, logging, farming and commercial travel.
- Grazing sites in the crest zone associated with ranching and farming in both the eastern and western areas.
- Early ranching and farming sites in the eastern and western zones which would include stock holding sites and structures, cabin and house remains, foundations, wells and cisterns, and historic dumps.
- Logging camps throughout the County associated with early forest service logging activities and railroad logging camps.
- Historic structures within existing communities as well as abandoned habitation locations.

Related Plans

The Tahoe Forest Plan (1990) includes a summary of the inventory of the extensive cultural resources within the Forest and includes goals which center around:

— Continuing to inventory cultural resources
— Protecting cultural resources
— Creating partnerships with other agencies interested in cultural resources

It should be noted that the Plan does not include two National Register cultural sites in its Special Interest Areas (Hawley Lake and Kyburz Cultural Areas). Special Interest Areas are afforded the greatest protection under the Forest Plan; the exclusion of these sites may be of concern to the County.

The Plumas National Forest Plan (1988) includes standards calling for the protection of a number of historic sites including the establishment of cooperative preservation maintenance standards for the Johnsville-Gibsonville Road with the County (Plumas Forest Plan, 1988, p. 4-212).

The Toiyabe National Forest Plan includes standards and guidelines consistent with the State Historic Preservation Office (Toiyabe Forest Plan,

p. iv-51). Direction of the Forest Plan calls for full implementation of these standards and guidelines in managing cultural resources on the Forest.

Assumptions

In order to evaluate the background (setting) information and issues in this section and then formulate policies, the following assumptions were made:

1. The protection of cultural resources will continue to be of importance to the people of Sierra County because of their aesthetic, community identity, historic, economic, and recreational value.

2. All cultural sites have not been identified within the County, and may never be completely inventoried. There is the potential for cultural sites to be located throughout the County.

3. The destruction of cultural resources is of concern to other Trustee Agencies (such as the U.S. Forest Service) and locally from a California Environmental Quality Act standpoint as well as from a general resource planning standpoint.

4. In protecting cultural resources, there is an advantage in cooperating and coordinating with the U.S. Forest Service and other public agencies.

5. The County lacks, and may continue to lack, the financial resources to complete detailed inventories of cultural resources.

6. A wide variety of land uses and activities have the potential to harm cultural resources.

Table 12-2
CULTURAL RESOURCES ELEMENT
GOALS. POLICIES. AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. CULTURAL RESOURCES GOAL 1. Identify and protect the cultural, historical and archaeological resources of Sierra County recognizing that the historic structures, archaeological sites, and cultural resources centered upon the County's agricultural, mineral and forest setting is the link to the County's past and should continue to define the future.											
Rural Appearance/ Protection of Historic Views	1. Protect Community Living Historic Areas, historic structures, historic rural v istas, and prehistoric resources, landscape and features.	1a. Create Special Treatment Area – Historic Preservation Overlays within which historic structures and the essential historic feeling of the entire area will be afforded special protection.	✓		✓		✓[2]				✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			1b.	Develop a Design Review system and prepare Design Guidelines. (See also Visual Resources Element Policy 7.)	✓	✓	✓				✓		
			1c.	Aggressively promote use of the State Historic Building Code (see Table 12-7).	✓			BD[1]		✓			✓
			1d.	Disseminate design guidelines when developed and the Secretary of the Interior's Standards for Preservation (Table 12-5) with all design review, building permit, and development applications.	✓			BD[1]			✓		
			1e.	Require conditional use permits for adaptive reuse or discretionary development within any Community Living Historic Areas, Special Treatment Area–Historic Preservation Overlays, or Scenic Corridor Overlays to be reviewed against the policies of this Element. Additionally, evaluate all development proposals which are not in these mapped areas for potential disruption of historic or prehistoric resources via the procedure in Policy 2.	✓	✓							✓
			1f.	Cooperate and assist the City of Loyalton in design/historic preservation efforts as requested.	✓								✓
How to Protect Historic Resources	2.	Develop a project review procedure which will ensure a consistent analysis of projects which may impact cultural resources.	2a.	Create a Cultural Resources Review Commission which includes professionals in the field, Historical Society representation, USFS and/or State Parks representation, and Tribal Council representation.	✓		✓			✓			
			2b.	Include in County Environmental Review Procedures the following steps at a minimum:	✓		✓			✓			

[1]Building Department

Issue/Text Reference	Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
			- Require information center search on all projects requiring discretionary review - For building permits and grading permits, implement oversight system for cultural resource sensitivity - Receive public input within a required 30 day Initial Environmental Study or Notice of Preparation review process. Notify Washoe Council, Maidu Council, Historical Society, USFS, and State Parks in all instances. - If further work is needed, applicant-funded third party review through mitigated negative declaration of EIR. Study funds to be deposited with the County and consultant selected by County from a list of qualified consultants.									
		2c.	Create Cultural Resource Survey Guidelines for inclusion in County Environmental Review Procedures. Update of the County's confidential Cultural Resources Inventory Map should be required within each report as well as submittal of a description of the site in terms that a lay person could understand. (Also see Implementation Measure 8a)	✓		✓			✓			
		2d.	Enact a cultural resources ordinance to ensure effective preservation, protection and management of cultural resources.	✓		✓			✓			
	3. Aggressively pursue funding for historic preservation projects.	3.	Explore use of: - Grants - Purchase of facade easements on important structures - Certification of County as a Local Historic Agency - Grant/funding search contract with Plumas Co. Development Corp. or Sierra Co. Economic Council - TOT funds to Historical Society - USFS diversification programs See Table 12-6	✓			CR[1]					✓
	4. Actively protect cultural resources against vandalism.	4.	Same as 2d above.	✓			SD[2]			✓		

1.Cultural resources Review Commission 2.Sheriff's Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	5. Work toward establishment of National Register Districts in every "Community Living Historic Area" in the County as well as other areas appropriate for National Register designation.	5. Explore grant funding for preparing nomination papers.	✓			CR[1]					✓
	5a. Encourage inclusion of significant sites or districts in the Federal, State, and Local Historical Register.	5a. Same as #5 above.									
	6. Assist in public awareness regarding the importance of cultural resources to the County's economic well being and aesthetics.	6a. Require project archaeologists and historians to submit lay person readable summary description of each site with reports.	✓			CR[1]					✓
		6b. Include above requirement in County Environmental Review Procedures.	✓		✓			✓			
	7. Consider destruction of prehistoric and historic sites with recordation or destruction during excavation as mitigation during individual project review as a last resort method and only if an economically feasible alternative does not exist, and - A general plan amendment is not being requested, and - If the project proposed has a fiscally positive impact on the County.	7a. Review projects utilizing Policy 6 provisions.	✓	✓							✓
		7b. Include policy provisions in Environmental Review Procedures.	✓		✓			✓			
		7c. Urge USFS to conduct research on cultural resources in a manner which does not destroy the find via a Memorandum of Understanding which will ensure the County is notified if damage to cultural resources will result from Forest Service activities.	✓		✓		✓[2]				
		7d. Ongoing project review.	✓	✓							✓
Site Inventory	8. Create and continually update a County Cultural Resources Inventory.	8a. Keep up inventory (which should be confidential) AND submit all sites to Information Center to ensure that this repository becomes more useful for individual project review over time. As inventory is increased, evaluate need to create additional Historic Preservation Overlays. (Also see Implementation Measure 2c)	✓								✓

[1]Cultural Resources Review Commission

[2]Discuss yearly at Plan progress report session. Invite USFS.

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			8b.	Reactivate repository agreement with USFS.	✓					✓			
			8c.	Seek funding for staff time to keep up inventory.	✓								✓
Demolitions	9.	Take feasible steps to ensure preservation of historic structures in their existing state.	9a.	Develop detailed demolition permit guidelines to include the following: - Require demolition permits of all structures and built features (including barns, outbuildings, walks, ditches, flumes, etc.). - Prohibit demolition if features are of significant historic, aesthetic, or architectural value if they can feasibly be renovated, avoided, or retained. - Require new construction to replicate demolished structures of significant historic, aesthetic, or architectural value if feasible. - Require permit for moving structures. Prohibit if they are of significant historic, aesthetic, or architectural value in the existing location if they can be feasibly retained on site. - Refer to CEQA Appendix "K". - Encourage and cooperate with private owners to secure techniques to preserve archaeological and historical sites by gift, private conservancy, easements, loans and grants	✓	✓	✓	CR[1]			✓		
Historic Structures including Barns / Outbuildings	10.	Actively assist property owners in preservation and renovation of structures.	10a.	Encourage Treasurer-Tax Collector to include educational materials on Mills Act Conservation Easement tax credits with tax bills.	✓		✓				✓		

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			10b.	If offered, accept for ownership, maintenance, or visual access easements, barns or other buildings of historic or aesthetic value.			✓						✓
			10c.	Develop County policy and standards that allows property owners to participate in process.									
	11.	Encourage and actively assist in preservation of barns and outbuildings of historic or significant aesthetic value.	11a.	Actively pursue grants for historic barn/outbuilding renovation, maintenance, and purchase.	✓		✓						✓
			11b.	Seek to become State Certified Local Historic Agency .	✓		✓					✓	
			11c.	Explore National Trust for Historic Preservation "Barn Again" program.	✓						✓		
			11d.	Encourage preparation of a Historic Barns driving tour	✓		✓				✓		
			11e.	Allow adaptive reuse of historic barns consistent with Design Guidelines, Policy 12, and Agricultural Element Policy 8.	✓	✓							✓
Compatibility with Economic Activity	12.	Pursue viable economic activities for cultural resource areas (including rural vistas, historic mining areas, and traditional agricultural areas) and adaptive reuse of historic structures which do not destroy their historic/ aesthetic value related to their traditional use. Prohibit new activities, land uses, and adaptive reuse which would negatively impact the historic and aesthetic value of these areas, structures, and surroundings and encourage traditional activities. (See also specific limits on agricultural lands – Policy 8, Agricultural Element.)	12.	See Implementation Measure 1a (Historic Preservation Overlays) and 1e (conditional use permit requirements).	See 1a and 1e above.				See 1a and 1e above.				

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Adjacent Land Uses	13.	Prohibit new development and renovations which would negatively impact the aesthetics or essential historic form of Community Living Historic Areas, Historic Preservation Overlay areas, and other historic areas.	13.	See Implementation Measure 1a (Historic Preservation Overlays) and 1e (conditional use permit requirements).	See 1a and 1e above.				See 1a and 1e above.				
Historic Papers/Artifacts	14.	Work toward creation of a County historic papers archive and assist the County Historical Society in achieving museum curation status.	14.	Seek grants, including USFS diversification monies. Review yearly budget for funding possibilities including TOT funds.	✓		✓						✓
Coordination with Other Agencies / Groups	15.	Coordinate cultural resource preservation/ inventory activities with the Forest Service, tribal councils, and other public agencies.	15a.	See Policy 2 measures.	See 2 above.				See 2 above.				
			15b.	Seek to participate jointly in grant applications.	✓		✓						✓

Table 12-3
U.S. SECRETARY OF THE INTERIOR'S GENERAL STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The U.S. Secretary of the Interior General Standards for Historic Preservation Projects should be followed within Community Living Historic Areas and on individual historic structures throughout the County and should be provided to anyone renovating historic structures. The standards are practical and common sense in nature:

SECRETARY OF THE INTERIOR'S GENERAL STANDARDS FOR PRESERVATION

The following general standards apply to all treatments undertaken on historic properties listed in the National Register:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

It is the policy of the County to encourage use of these standards. (See Policy 1, Implementation Measure d)

Table 12-4
AVAILABLE TAX CREDITS

Individuals should be aware of tax credits available for renovation costs. The County can assist in making residents aware of these programs which include:

- Federal tax credits for renovation of commercial structures on the National Register of Historic Places. **It is the policy of the County to work toward establishment of National Register Districts in the County**; (See Policy 4)
- State tax credits under the Mills Act allow for a reduction of the taxable value of structures similar to the Williamson Act contracts on agricultural land. **It is the policy of the County to encourage use of these tax credits**; (See Policy 11, Implementation Meas. a)
- Conservation easements can be taken which have the effect of a charitable contribution. A conservation easement requiring the preservation, special treatment, or use of a structure is placed on the deed to the property (similar to a sidewalk or access easement). The easement is donated to a non-profit group or the County and the value of the easement becomes the charitable contribution which can be deducted from State and Federal taxes. **It is the policy of the County to accept these easements.** (See Policy 10, Implementation Measure b)

Table 12-5
STATE HISTORIC BUILDING CODE

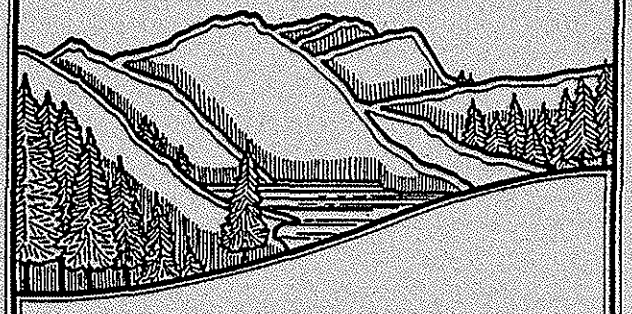
The County can also assist in the technical aspects of renovation by making building owners aware of the State Historic Building Code. County building inspectors should also learn to utilize the Code. Use of the Historic Building Code is mandated by the State if an owner or developer requests its use in reviewing renovation plans. The Code allows for negotiating between the architect/builder and the building official on practices which meet basic life and safety requirements while preserving the integrity of the structure. For instance, many requirements of modern building codes do not "fit" older structures including:

- Railing height: Railings adhering to new requirements in many cases would be out of scale with historic structures.
- Seismic Safety: Most older structures cannot meet modern day requirements but through various methods can be made safe.
- Handicapped Access: Retrofitted handicapped access ramps can detract from the aesthetics of older buildings but alternative solutions such as wide back entries with elevators are often possible.

Generally, architects and builders familiar with historic renovation techniques should be used when utilizing the Historic Building Code.

It is the policy of the County to actively promote use of the Historic Building Code and to disseminate it to all Design Review and Building Permit and other development permit applicants. (See Policy 1, Implementation Measure b)

PLANTS AND WILDLIFE ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

13. Plants and Wildlife Element

Introduction

This Element meets the General Plan Guidelines Conservation Element requirements pertaining to the conservation of fisheries, wildlife, and related natural resources (Guidelines, p.115) as well as those Open Space Element requirements addressing the uses of open space for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands (Guidelines, p. 129).

Element Goal

1. It is the County's goal to protect and defend its abundant and diverse plant and animal species.

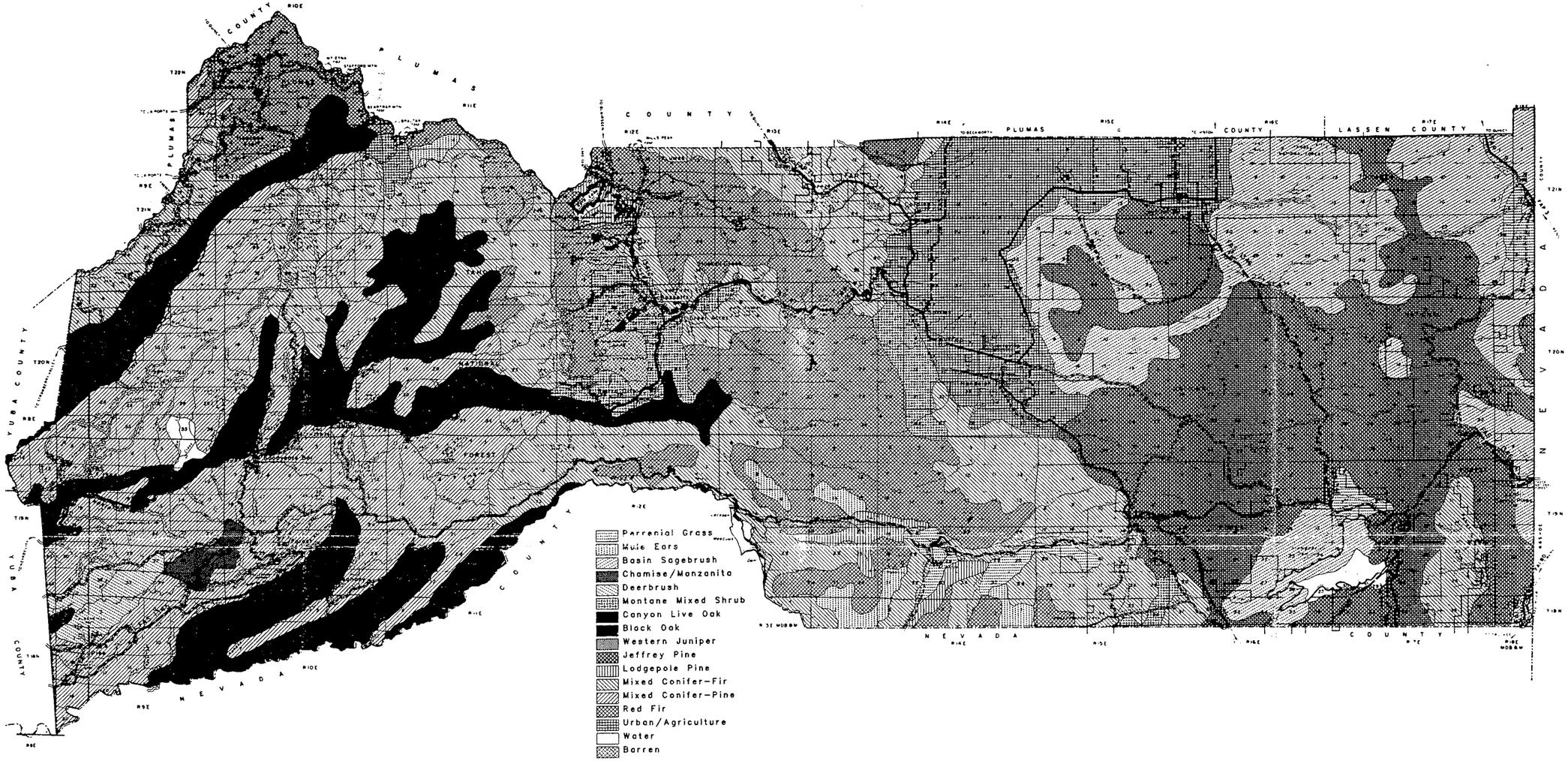
Background/Future Needs

Detailed information related to plants and wildlife in Sierra County is contained within the Background Report. Specific topics discussed include:

- General Vegetation
- Species Diversity
- Special Plants and Animals
- Old Growth Forests
- Riparian Corridors
- The Riparian/Old Forest Network
- Sierra County Streams
- Water Quality
- Stream Setbacks
- Regulated Wetlands
- Deer Use Areas
- Migratory Birds
- Tree Loss in Developing Areas
- Escaped Exotic Plants
- Generalized Impacts of Land Uses
- Wildlife and Habitat Management
- Areas of Special Concern within Watershed Planning Areas

The various maps of the Background Report are retained in this document because of their relationship to policy and land use.

SIERRA COUNTY VEGETATION

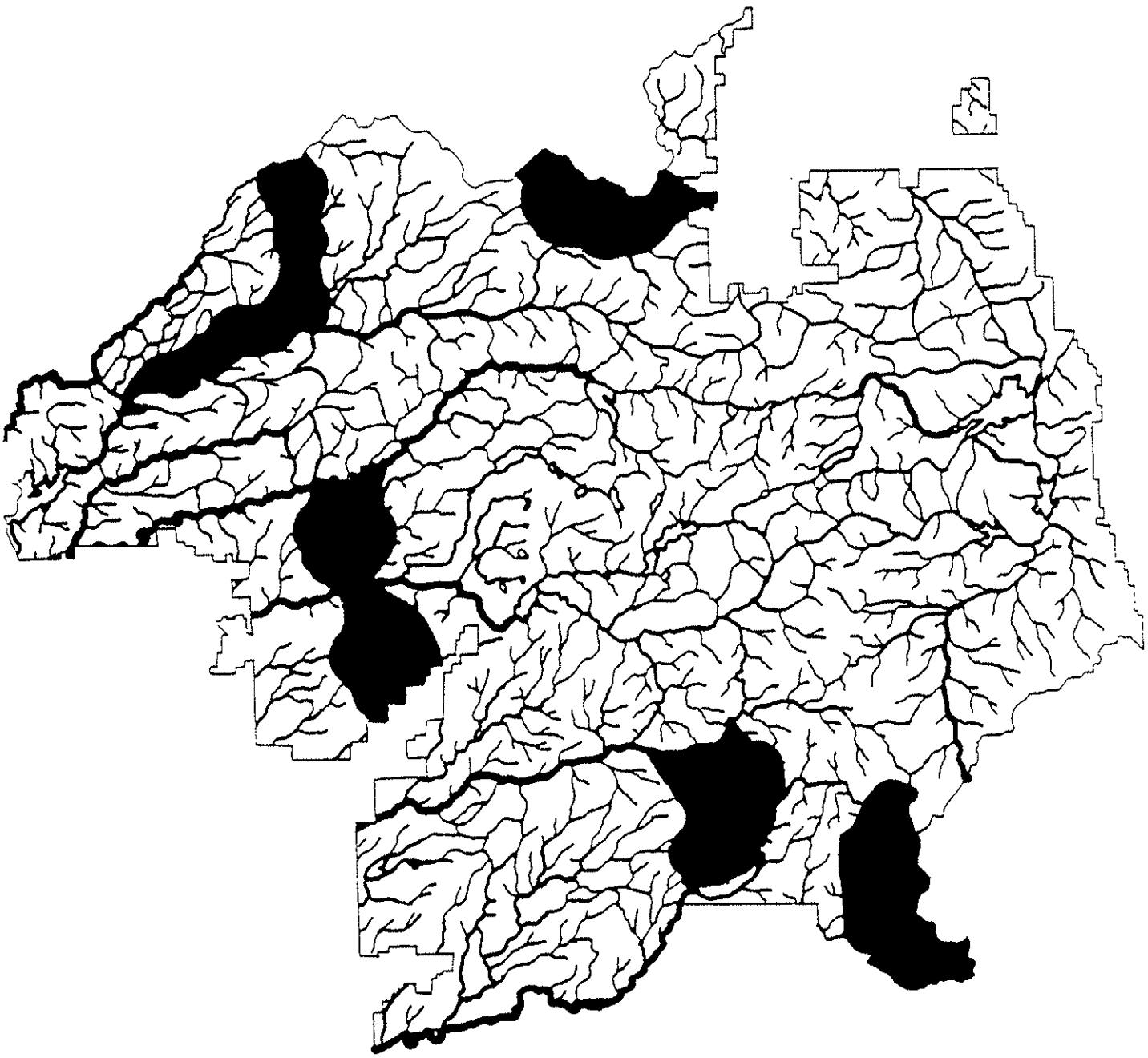


SCALE IN MILES

0 1 2 3 4 5 6

Figure 13-1
OVERVIEW VEGETATION TYPES WITHIN SIERRA COUNTY

FIGURE 13-2
A CONCEPTUAL LAYOUT OF THE OLD-FOREST/RIPARIAN SYSTEM
ON THE TAHOE NATIONAL FOREST



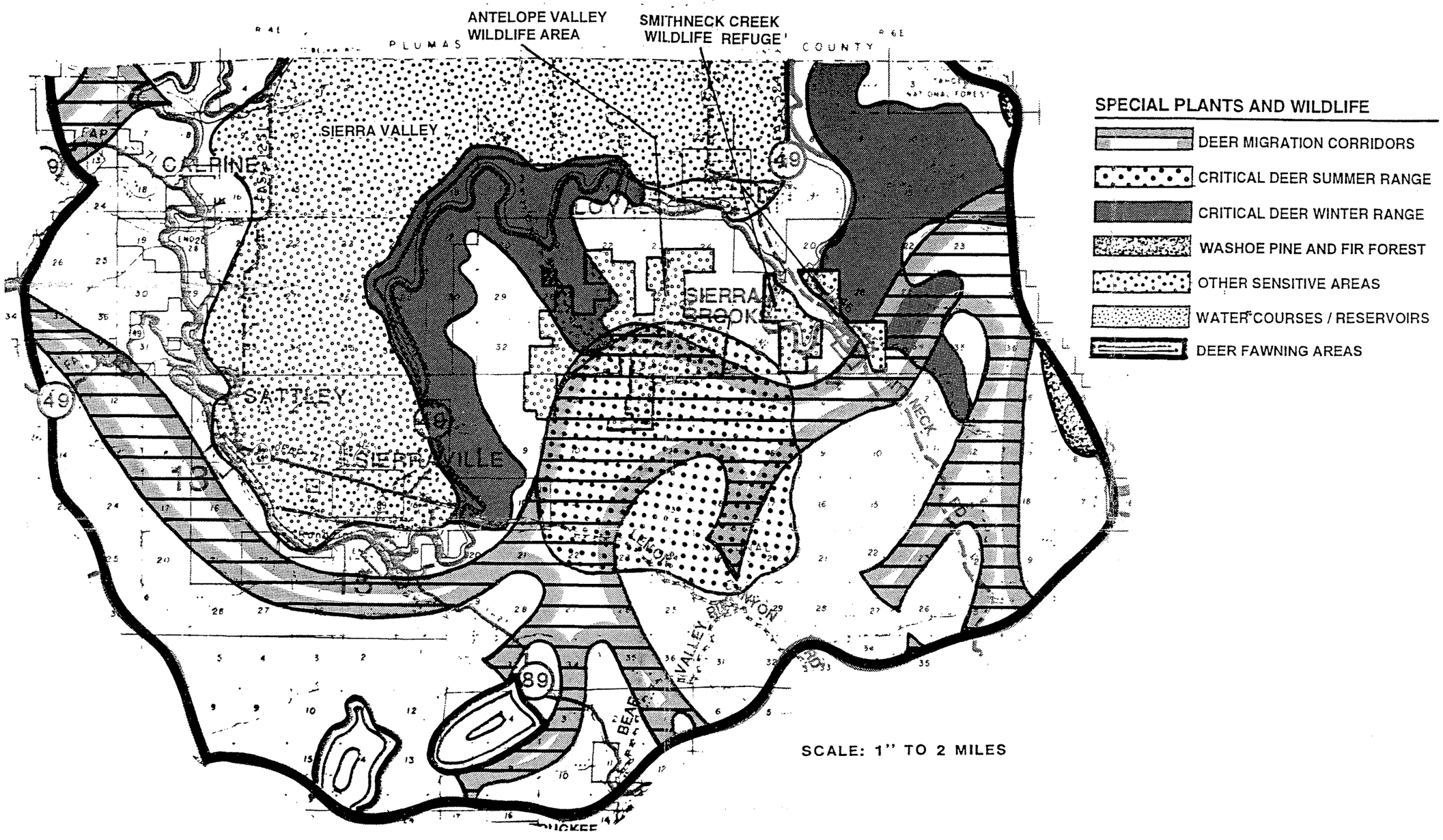


Figure 13-3

SIERRA VALLEY WATERSHED



SCALE: 1" TO 2 MILES

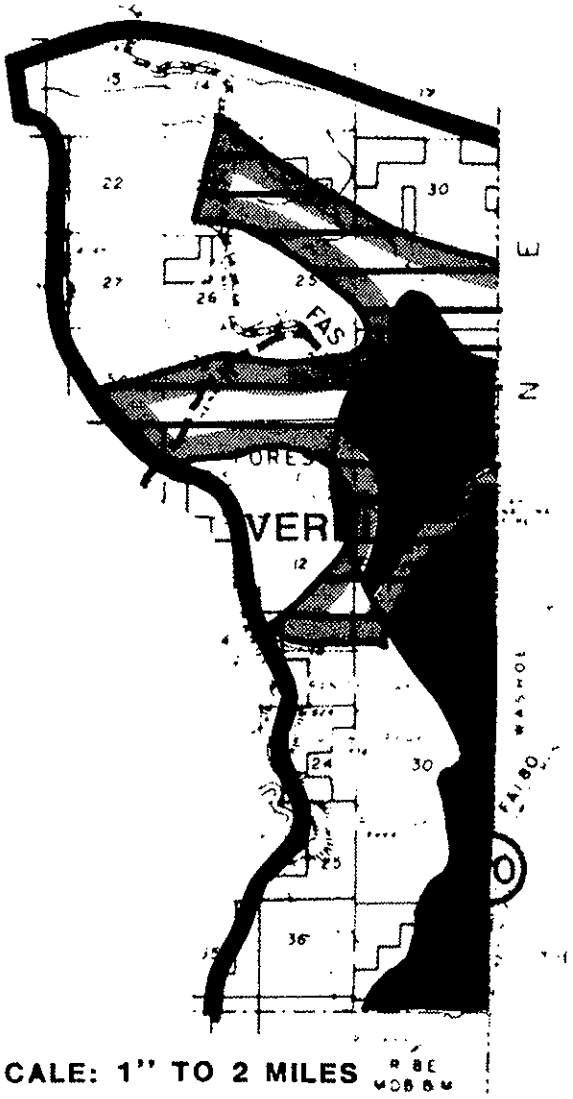
SPECIAL PLANTS AND WILDLIFE

- DEER MIGRATION CORRIDOR
- CRITICAL DEER WINTER RANGE
- WASHOE PINE AND FIR FOREST
- OTHER SENSITIVE AREAS
- DEER FAWNING AREAS

SIERRA COUNTY GENERAL P·L·A·N

Figure 13-4

LONG VALLEY / HERLONG
WATERSHED



SPECIAL PLANTS AND WILDLIFE

DEER MIGRATION CORRIDOR

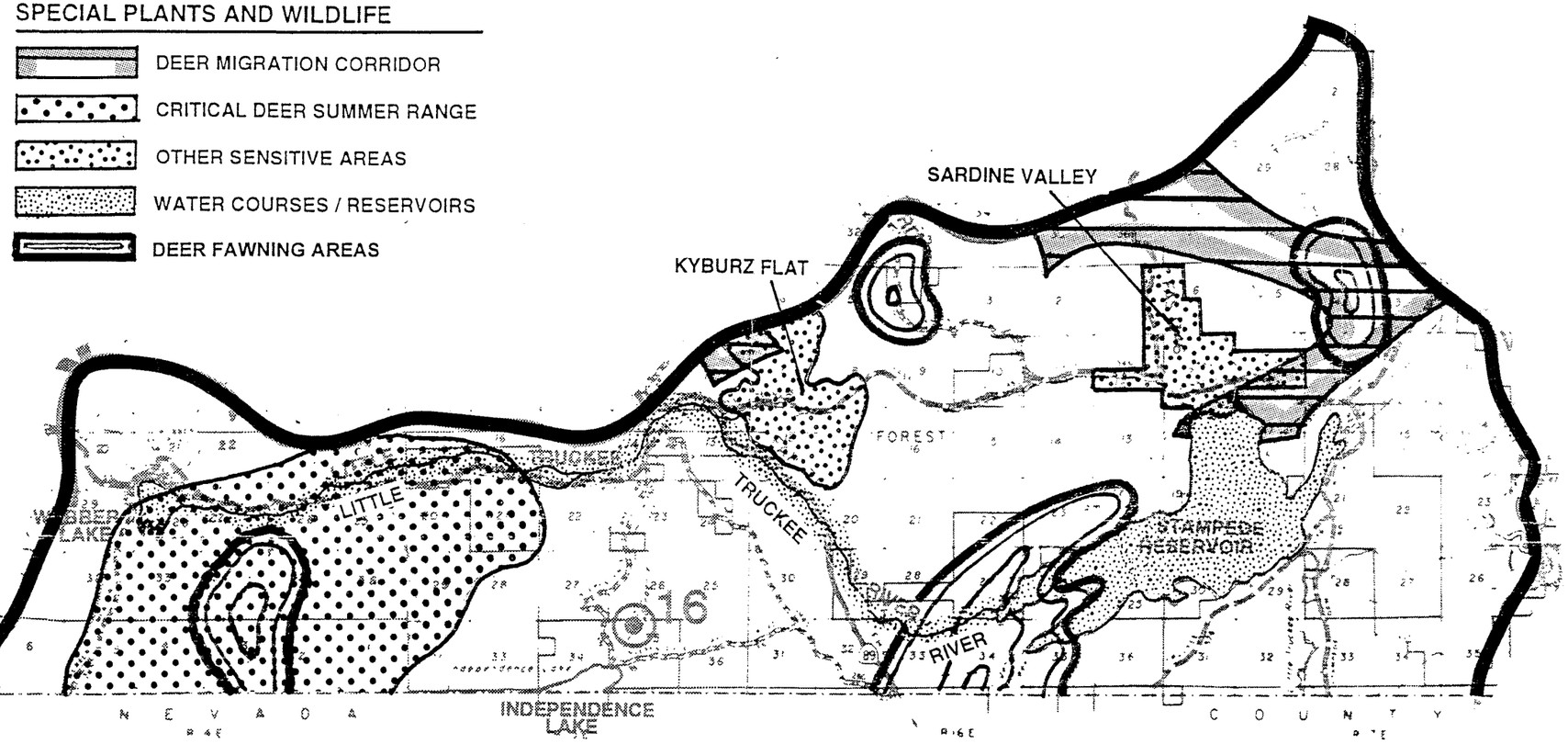
CRITICAL DEER WINTER RANGE

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-5

DOG VALLEY WATERSHED

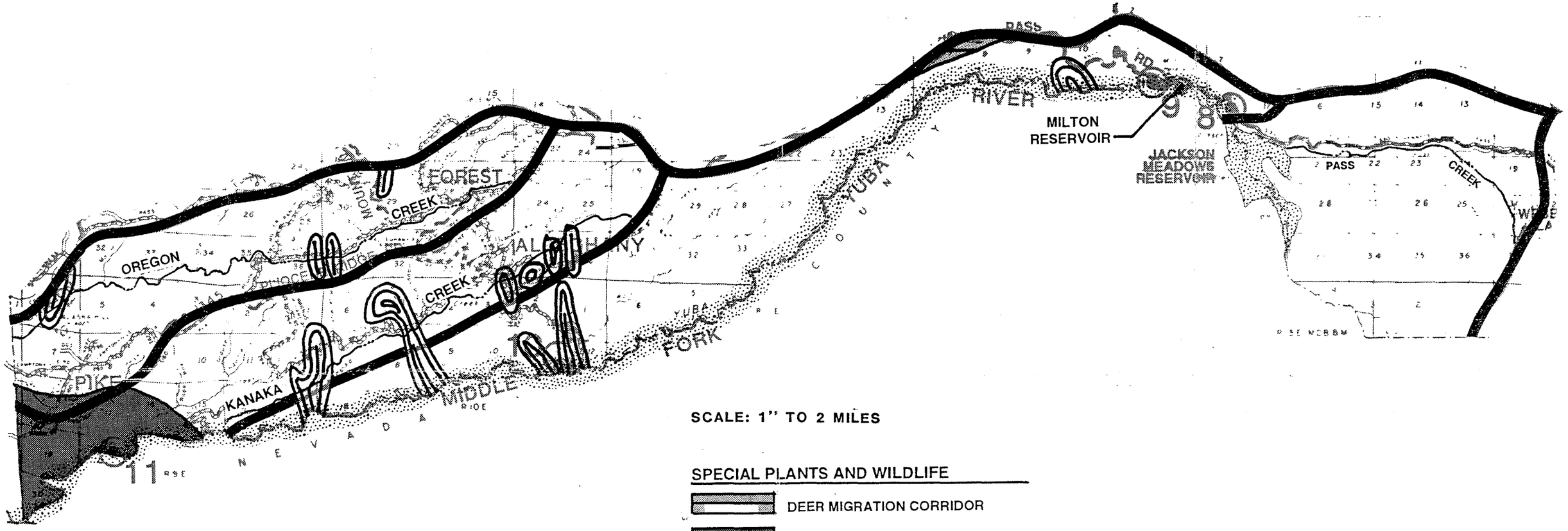
13 - 11



SCALE: 1" TO 2 MILES

FIGURE 13-6

LITTLE TRUCKEE RIVER WATERSHED



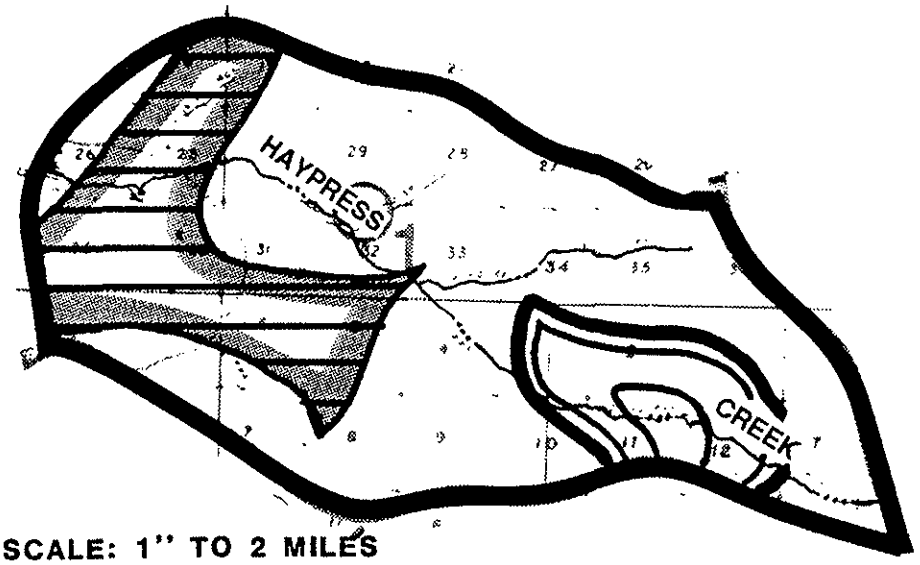
SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

- DEER MIGRATION CORRIDOR
- CRITICAL DEER WINTER RANGE
- ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES
- WATER COURSES / RESERVOIRS

FIGURE 13-7

OREGON & KANAKA CREEKS, MIDDLE YUBA & PASS CREEK WATERSHEDS



SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

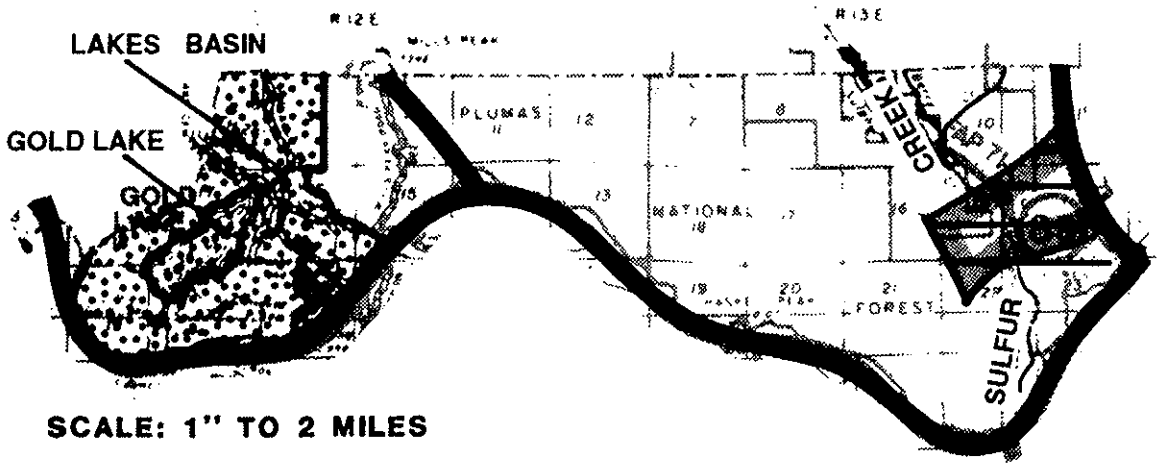
DEER MIGRATION CORRIDOR

DEER FAWNING AREAS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-8

HAYPRESS CREEK WATERSHED



SPECIAL PLANTS AND WILDLIFE

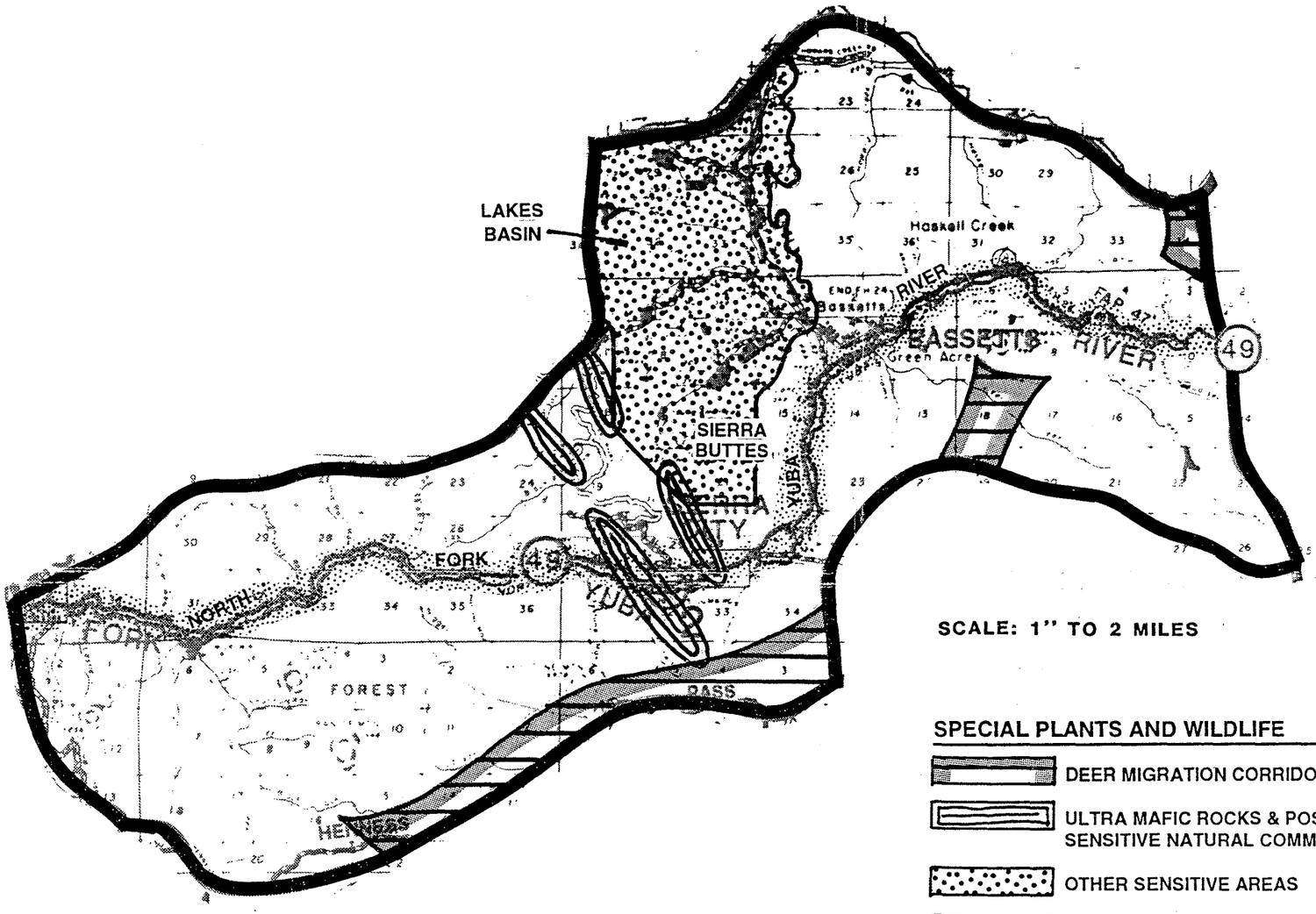
DEER MIGRATION CORRIDOR

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-9

GOLD LAKE & SULFUR CREEK WATERSHEDS



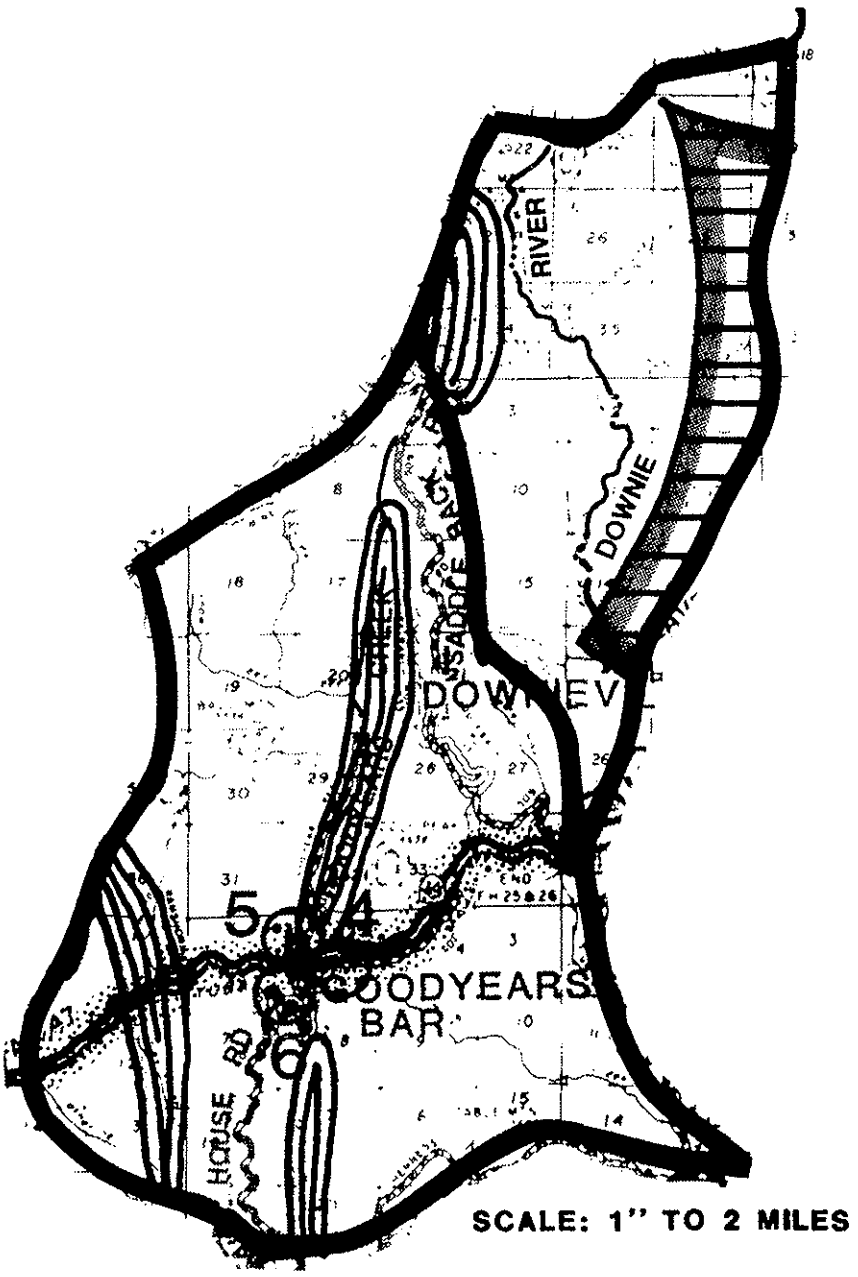
SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

- DEER MIGRATION CORRIDORS
- ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES
- OTHER SENSITIVE AREAS
- WATER COURSES / RESERVOIRS

FIGURE 13-10

NORTH YUBA RIVER WATERSHED



SPECIAL PLANTS AND WILDLIFE

DEER MIGRATION CORRIDOR

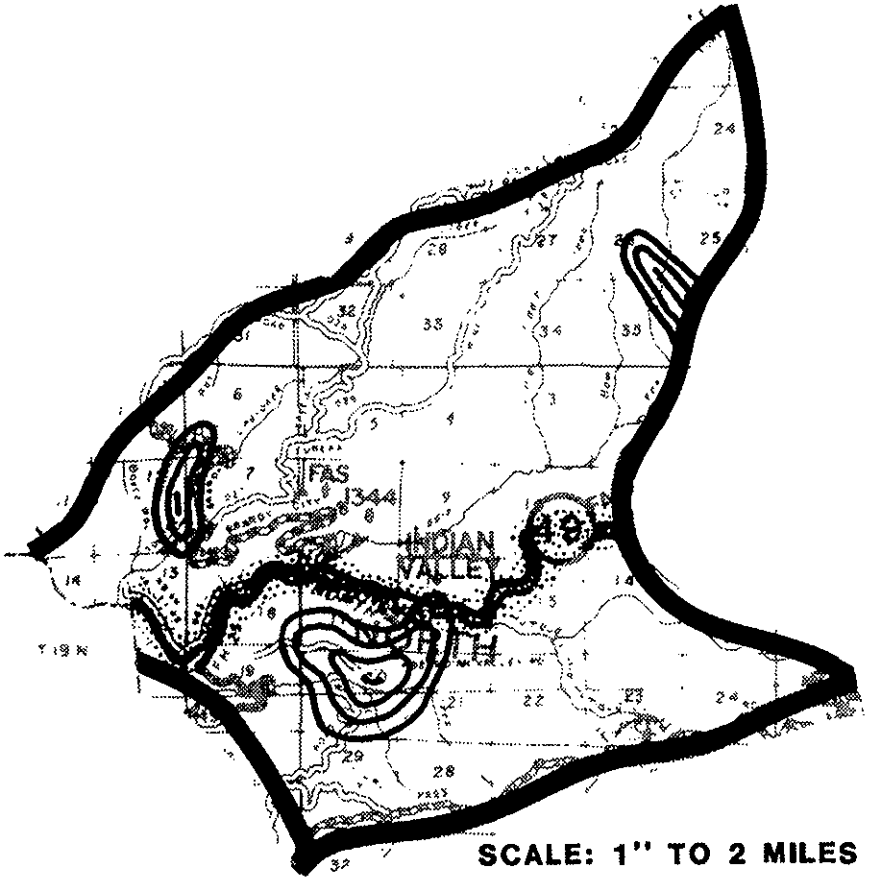
ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-11

GOODYEARS CREEK & DOWNIE RIVER WATERSHEDS



SPECIAL PLANTS AND WILDLIFE

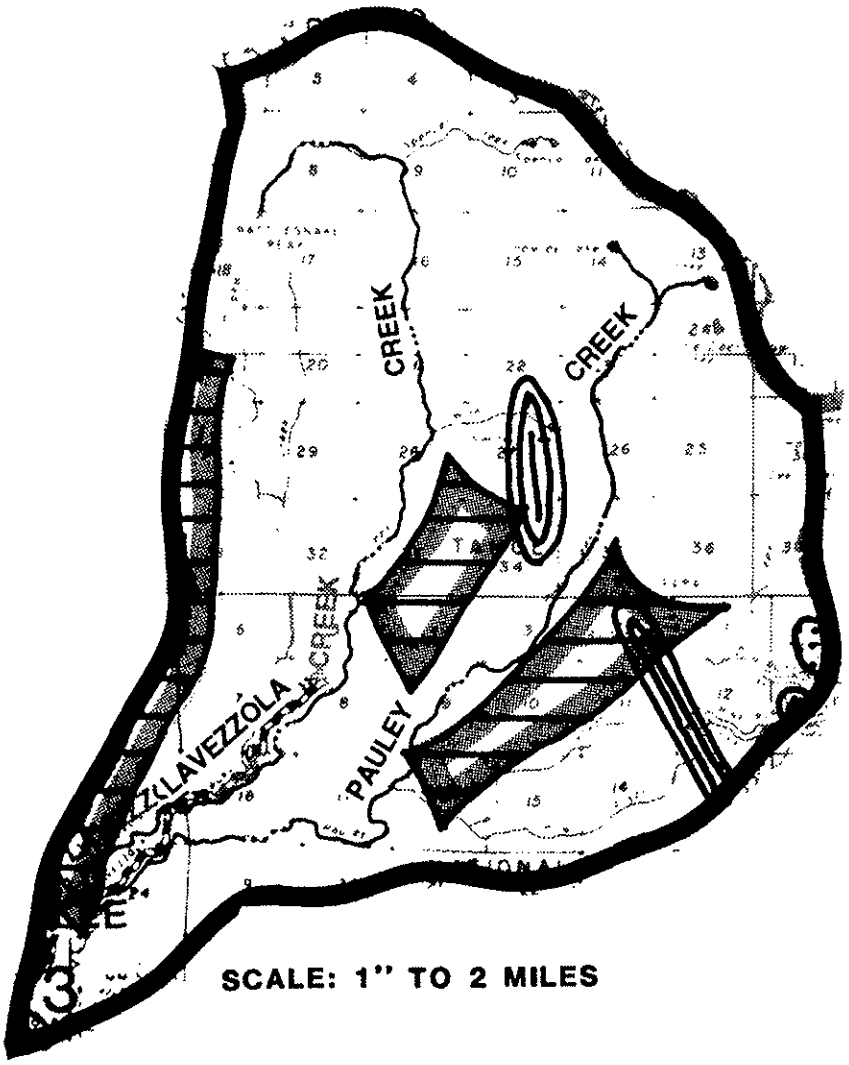
ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-12

FIDDLE CREEK WATERSHED



SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

DEER MIGRATION CORRIDOR

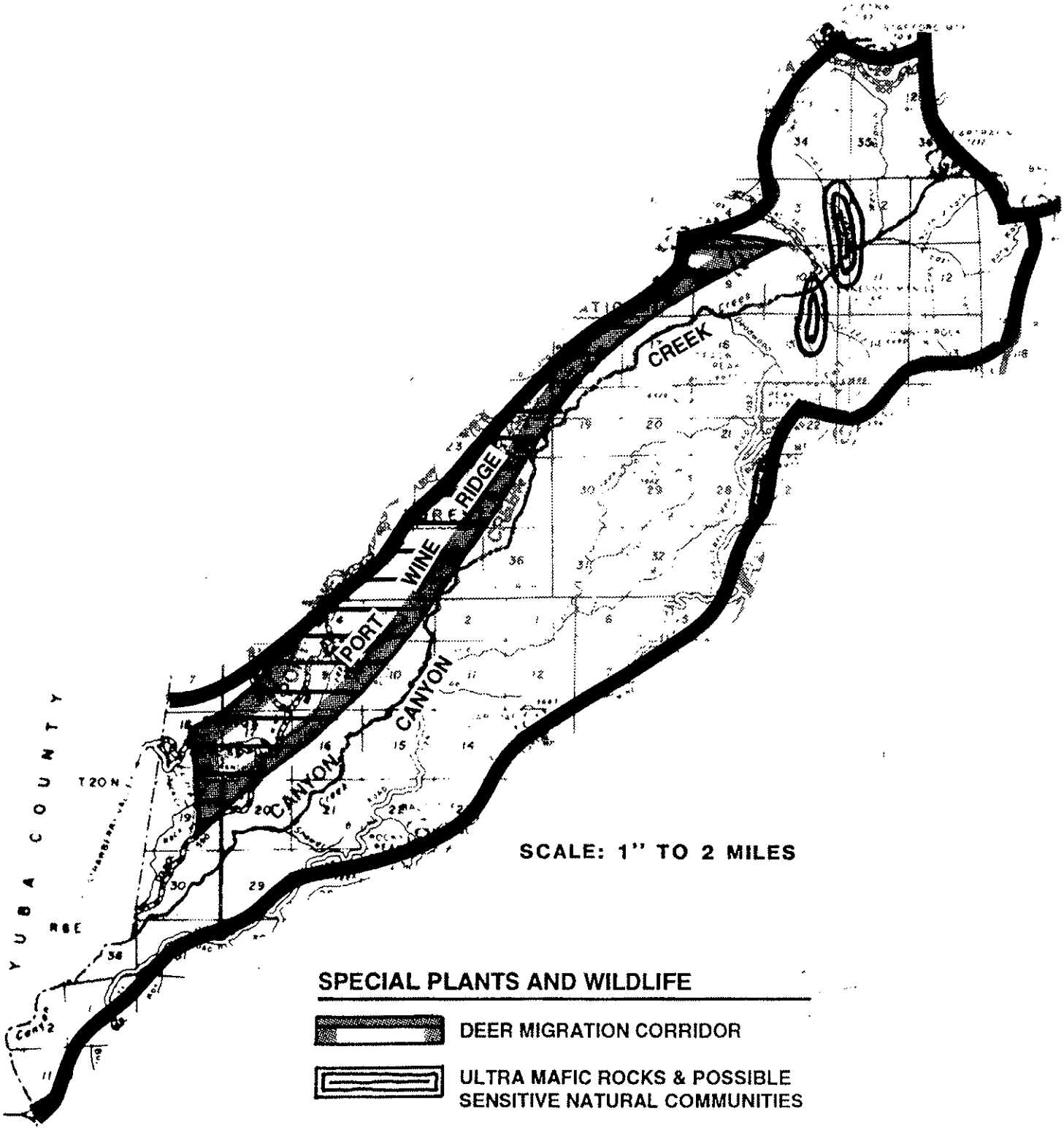
ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-13

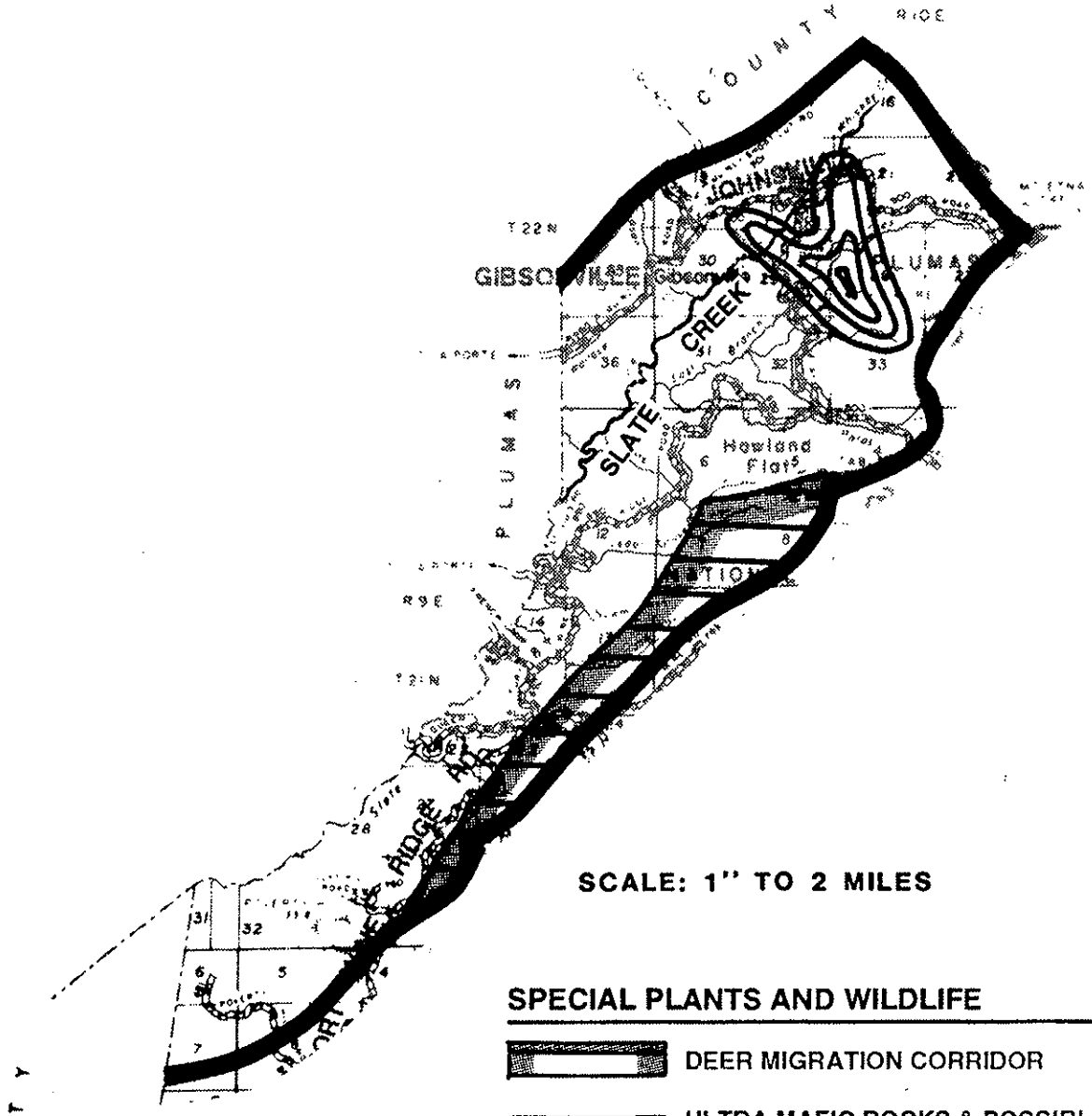
LAVEZZOLA / PAULEY CREEKS WATERSHED



SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-14

CANYON CREEK WATERSHED



SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-15

SLATE CREEK WATERSHED

Related Plans

Approximately 75% of the County is under the jurisdiction of the three National Forests—Tahoe, Plumas, and Toiyabe. The majority of the forest land in the County is within the Tahoe National Forest where land uses and activities are directed by the "Tahoe National Forest Land and Resource Management Plan" (1990). The following excerpts from that Plan indicate the general approach to wildlife management within the Forest—the Plan's more detailed standards and guidelines, including those for specific Management Areas are not printed below:

Goals and Desired Future Conditions

WILDLIFE AND FISH

1. Devote particular attention to preserving habitats for plant and animal species that are associated with mature forest successional stages, riparian areas, hardwoods, and meadows.
2. Manage fish and wildlife habitats to maintain viable populations of all vertebrate species.
3. Provide a diversity of plant and animal communities and tree species to meet visual, old-growth, and overall multiple use objectives; provide special elements (snags, logs, etc.) and critical habitats for dependent species.
4. Increase cold water fishery production.
5. Use recovery plans as the template for managing threatened and endangered species.
6. Provide enough quality habitat so that the Forest's sensitive species will not become threatened or endangered.

Desired Future Condition

The Tahoe National Forest will continue to work with other agencies, particularly the California Department of Fish and Game, U.S. Fish and Wildlife Service, and local Counties to implement, monitor, and adjust the Forest fish and wildlife management program so that it is satisfactory to each agency.

SOIL, WATER, AND RIPARIAN AREAS

4. Protect streams, lakes, wetlands, streamside management zones, and other riparian areas (V-9).

The Forest Plan also contains detailed standards and guidelines for the Forest as a whole as well as for specific Management Areas; some of these standards and guidelines are considered in the Background Discussion section under the various "Areas of Concern."

The forest wildlife management direction has been at least temporarily altered by the "California Spotted Owl Sierra Province Interim Guidelines." This is discussed in the Timber Element.

The Background Discussion of certain plants makes reference to the *Tahoe National Forest Sensitive Plant Program Standards and Guidelines* (Tahoe National Forest, November 1992). This document addresses the Tahoe National Forest's one endangered plant and its fourteen sensitive plants. The Program is divided into three phases: 1) Inventory, 2) Interim Management, and 3) Recovery Management. The Inventory is intended to develop the initial body of information about sensitive plants. The Interim Management is meant to maintain viable populations until further action is taken — it includes planning, impact analyses, and monitoring functions, as well as plant collection control and interim management programs. Recovery Management is in its planning phase and a five year plan is set forth in the Program which outlined "action items" for the fifteen species by year. Common action items include monitoring, surveys of on-project areas, and development of final guidance.

Two specific sets of Federal regulations which apply to projects on Federal, State, and private lands are the Section 404 Wetland provisions of the Clean Water Act and the Farming Security Act. These regulations are intended to protect wetlands.

Private lands are within the County's jurisdiction with the California Department of Fish and Game acting as the Trustee Agency for Biological Resources. State mandated policies and programs include the State Wetland Policy and the California Endangered Species Act. The State wetlands policy mandates that no net loss of wetlands is allowed; for every acre of wetlands impacted new acre must be created. The California Endangered Species Act protects threatened and endangered species and habitats specifically tied to individual animals. Adopted management policies exist for some listed species, such as Swainson's Hawk.

The State of California maintains three (3) large wildlife management areas in Long Valley (Evans Ranch), Antelope Valley, and Smithneck Creek Canyon (Sierra Brooks).

Assumptions

The following assumptions have been made in compiling this Element.

1. The concerns expressed in the "Sierra County Wildlife Conservation Element" (1977) and in the Land Use and Management Plans for the National Forests are valid and still require attention today.

2. The special plants and animals of concern to the scientific community and the Trustee Agencies for biological resources are also of concern locally from a California Environmental Quality Act standpoint as well as from a general resource planning standpoint.

3. A diversity of plant and animal life is tied to the County's recreation, economy, and general welfare of its residents.

4. In managing biological resources, there may be some advantages to cooperating with the California Department of Fish and Game and the U.S. Forest Service.

5. While certain areas of the county are known to have special biological resources, there is potential for these types of resources to occur throughout the County.

6. The County lacks, and will continue to lack, the financial resources to complete detailed biological field surveys and mapping County-wide, thus placing the burden of discovery on future project proponents.

7. A wide variety of land uses and activities have the potential to harm biological resources.

Table 13-1
PLANTS & WILDLIFE ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there		are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. PLANTS & WILDLIFE GOAL 1. It is the County's goal to protect and defend its abundant and diverse plant and animal species.									
Stream Zones: Building Setbacks	1. Within Community Core areas, enforce the following setbacks for septic systems: — 50 foot horizontal distance from intermittent streams and wetlands	1a.. Provide a range of stream setbacks and identify community related policies for each individual community.									

1

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	— 100 foot horizontal distance from the high water line of perennial streams Within Community Core areas, except those of Downieville and Sierraville, enforce the following setbacks for structures:	1b. Designate streams as Special Treatment areas within the Community Core and Influence Areas and Open Space outside these areas.	✓		✓		✓(upon Plan adoption)				
		1c. Amend Section 15.12.060 of the Zoning Code to include the specified setbacks. Include special review procedures in this Zoning Code Section for Downieville and Sierraville.	✓		✓			✓			
	– 50 foot horizontal distance from the high water line of water courses. Establish Downieville and Sierraville structural setbacks Special Treatment review procedures based on the maximum feasible avoidance possible given the existing physical constraint of those communities. Outside of Community Core areas, the setbacks shall apply to structures and septic systems and shall be: — 50 foot horizontal distance from intermittent streams and wetlands — 150 foot horizontal distance from the high water line of perennial streams These building setbacks may be reduced by as much as 50% (but in no case to less than 50 feet) if the Planning Commission finds that a narrower setback: a. would not increase the potential for erosion, due to substantial existing vegetation cover and soil and slope stability, and b. would not fall within the 100-year floodplain, and c. would fully protect existing riparian vegetation at the site.	1d. Utilize setbacks in Project Review Procedures.	✓	✓							✓
		1e. Within Community Core areas require Best Management Practices to reduce disturbance and erosion for any structures placed closer than 100 feet to perennial streams.	✓	✓							✓
		1f. Within the Community Core areas, require structures to be placed outside of wetland and riparian areas except on existing legal lots where there is no alternative space available.	✓	✓							✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
Allowable Uses in Stream Zones	2.	Within stream zones, control uses over which the County has jurisdiction to the extent necessary to prevent significant impacts on riparian and aquatic habitat.	2a.	As part of the Stream Zone district define permitted, conditional, and non-permitted uses in Zoning Ordinance. Permitted uses in this zone should be restricted to: - Maintenance of existing structures and facilities; - New road and utility crossings; - Grazing; - Any non-structural uses allowed in the base zoning district when it can be conclusively demonstrated that they would not have significant impacts on the stream environment zone. - Residences and other structures within Community Core areas consistent with Land Use designation.	✓		✓			✓			
			2b.	Utilize above in Project Review Procedures.	✓	✓							✓
Native Vegetation Retention in Stream Zones	3.	Prohibit removal of native vegetation in lake and stream zones except when done in conjunction with the permitted uses as described under #2, above.	3a.	Develop a grading ordinance with vegetation removal restrictions.	✓ Public Works		✓				✓		
			3b.	Utilize above in project Environmental Review Procedures.	✓	✓							✓
Water Quality and Aquatic Habitat	4.	Protect bodies of water and their watersheds to prevent water degradation (see also Water Resources Policies 14-23).	3c.	Create a Wetlands Mitigation Banking Program for use only in those situations which wetlands are unavoidable due to the configuration of existing legal lots in relationship to the wetlands.			✓						✓
			4a.	Stream setbacks and stream zone use controls as described under #1 and #2, above. Best Management Practices and other water quality measures set forth in the Water Resources section (#14-23).	✓	✓							✓
			4b.	Prevent uses which conflict with water quality.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Impacts of Surface Water Diversions and Impoundments	5.	Discourage future surface water diversions and impoundments which could have a major adverse effect on fisheries and riparian areas. In general this policy will apply when water is proposed to be diverted from or impounded upon natural water courses rather than existing diversion ditches. Where diversion is permitted, require at a minimum, releases higher than or at least as high as existing late summer minimum flows. (See also Water Resources Policy #24 and Energy Policies.)	5a.	Revise Zoning Ordinance to require County permits where feasible (see Energy Element #s 1,3,7-9).	✓		✓			✓			
			5b.	Comment on hydroelectric proposals through Environmental Review Procedures (see Energy Element #4).	✓								✓
Effect of Groundwater Use on Meadows	6.	Prohibit land uses which require major new groundwater withdrawals which may impact meadows or other water-influenced habitats.	6.	Development Review Procedure.	✓	✓							✓
Effect of Development on Meadows	7.	Prohibit development in meadows.	7a.	Include meadows in the Stream Zone district within the Zoning Ordinance.	✓		✓			✓			
			7b.	Restrict land uses through the Development Review Procedure.	✓	✓							✓
Special Plants and Animals and Migratory Birds	8.	Protect, and whenever possible enhance, threatened, endangered, and special plants and animals and their habitats, as defined by the California Department of Fish and Game, as well as migratory birds from proposed land uses.	8a.	Coordinate volunteer efforts to protect and enhance special plants and animals and encourage landowners to protect specific populations.	✓			✓ County F+G Com					✓
			8b.	Require project proponents to prepare conservation plans as part of environmental documentation when a population is threatened.	✓	✓							✓
			8c.	Require proper reporting of special species as part of the County's Environmental Review Procedures.	✓		✓						✓
			8d.	Require avoidance as the means of mitigation so long as a reasonable use of the property is maintained.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Sustained Plant and Animal Populations for Recreational and other Values	9. Encourage and assist in efforts to sustain plant and animal populations for recreational and other values.	9a. Support the efforts of the California Department of Fish and Game and the County Fish and Game Commission to sustain plant and animal regulations.	✓	✓	✓						✓
		9b. Consider habitat protection in land use decisions.	✓	✓							✓
		9c. Have information available for private land owners on methods to protect populations, including conservation easements and development agreements.	✓					✓			
Sustained Plant and Animal Populations for Research	10. Encourage the protection of natural populations which are unique and representative of the habitats of Sierra County and which could provide for educational and research purposes. Identify and preserve heritage and landmark trees and groves where appropriate.	10a. Support the efforts of the California Department of Fish and Game and the County Fish and Game Commission to sustain plant and animal regulations.	✓	✓	✓						✓
		10b. Consider habitat protection in land use decisions.	✓	✓							✓
		10c. Have information available for private land owners on methods to protect populations, including conservation easements and development agreements.	✓					✓			
Impacts of Urban Land Uses on Areas of Special Concern	11. Prohibit new urban uses in areas of Special Concern. (See also Policies 30-31)	11. Utilize the provisions of the Land Use Element restricting lot splits outside of Community areas in project review.	✓	✓							✓
Impacts of Recreation on Areas of Special Concern	12. Cooperate with State and federal agencies in managing recreation and prohibit new recreational developments which may significantly impact biotic resources. (See also Policies 30-31)	12. Amend Zoning Ordinance to require a conditional use permit for uses potentially impacting to biotic resources.	✓		✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Impacts of Natural Resource Extraction on Areas of Special Concern	13. Discourage natural resource extraction techniques which significantly impact biotic resources, with emphasis on areas of special concern; support the efforts of Antelope Valley Coordinated Resources Management Committee to discourage open-pit, strip mining in that location and others which have sensitive aquatic or terrestrial conditions or which drain to such areas. (See also Policies 30-31)	13. Project and Environmental Review Procedures.	✓	✓							✓
Impacts of Grazing on Areas of Special Concern	14. Encourage cattle owners to manage grazing to minimize adverse impacts on sensitive habitat types.	14. Make information available to cattle owners on environmentally sensitive grazing techniques.	✓					✓			
Effects of Off-Highway Vehicles	15. Discourage off-highway use in Areas of Special Concern.	15a. Request a "Build-a-Mile, Close-a-Mile" policy in timber harvest areas.	✓		✓		✓				
		15b. Accept, or in some cases require, road closure as wildlife mitigation.	✓	✓							✓
		15c. Encourage the USFS to deemphasize road construction.	✓								✓
Effects of Herbicides	16. Discourage the use of herbicides in and around sensitive habitats, such as streams and meadows.	16a. Develop herbicide application standards for County road personnel responsible for spraying.			✓	✓ EnvHlth			✓		
		16b Continue to encourage the USFS to prevent the use of herbicides.	✓								✓
Old Growth Forests	17. Discourage removal or significant disturbance of any remaining old growth forests.	17a. Express County position through interagency coordination and Environmental Review Procedures.	✓								✓
		17b. Consider as basis for future policy the principles which result from the USFS Old Forest/Riparian Network Program.	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Tree Loss in Developing Areas	18. Within Community Areas, require any urban developments to retain stands of trees with connections to other forested areas in a manner which does not significantly reduce the reproduction capability of trees and understory vegetation within those stands.	18. Amend Zoning Ordinance to include tree retention standards.	✓		✓			✓			
Native vs Exotic Plants	19. Require the utilization of native or non-invasive, non-native plants in the landscaping of new developments.	19. Amend Zoning Ordinance to include landscaping requirements.	✓		✓			✓			
Effects of Fire Suppression on Habitat	20. Support responsible fuel modification through prescribed burning and other techniques when air, water, and special plants and animals will not be significantly impacted.	20. Participate in interagency coordination.	✓								✓
Habitat	21. Protect all habitat types and the continuity of habitats.	21a. Guide development into Community areas as set forth in the Land Use Element.	✓	✓							✓
		21.b Utilize habitat mitigation measures as described under #30 below.	✓	✓							✓
Annual Movement Corridors	22. Protect critical deer migration corridors as well as the movement corridors of other animals. Protect the integrity and continuity of wildlife habitats.	22a. Continue to develop animal movement corridor mapping in conjunction with the USFS and DFG.	✓								✓
		22b. Utilize stream zones as described under #1-3 above.	✓	✓							✓
Roadside Kills	23. Encourage Caltrans to use measures to reduce potential for roadside kills such as:	23a. Send letter to Caltrans requesting changes in current signs and discouraging use of salt.	✓				✓				
	a. Posting additional signs indicating the potential for roadside kills, especially in the Sierraville-Loyalton and Sierraville-Truckee corridors;	23b. Send letters of opposition to Caltrans regarding potential speed enhancing improvements.	✓								✓
	b. opposing any road improvements which increase vehicle speeds;										✓
	c. utilizing sand rather than salt on icy roads in deer concentration areas to avoid attracting them to roads.	23c. Discourage Public Works salt utilization for County roads.				✓ PblcWks					

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Initial Environmental Review Procedures	24.	In conjunction with DFG and USFS review, establish County staff field review procedures which will identify if special habitats are present as part of the initial environmental review; if there is any indication of special habitats staff shall either consult with the Biology Interagency Task Force (described below) or require study of the issue as part of environmental review.	24.	Write and utilize County staff field review procedures in conjunction with DFG personnel.	✓					✓			
Environmental Review Procedures	25.	Adopt County CEQA Guidelines which establish special initial environmental review procedures, standards for EIR contents, and thresholds for determining significance based on the policies of this General Plan. The determination of significance should be based on all available evidence, not just the mapping and information contained in this Element.	25.	Prepare Sierra County Environmental Review Procedures incorporating CEQA compliance and environmental impact thresholds, evaluation criteria, issues, ,and requirements throughout the General Plan.	✓		✓			✓			
Sierra Summit / Bio-Regional Council	26.	Cooperate in the informational activities and other functions of the future Bio-regional Council so long as they do not conflict with this General Plan.	26.	Influence the Bio-Diversity Council as appropriate to confirm Sierra County's position.	✓				✓				
					✓				✓				

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Interjurisdictional and Regional Biology	27. Develop programs to identify and protect sensitive areas.	27a. Work with DFG, USFS, and others to create maps, guidelines, and MOUs.	✓						✓		
		27b. Support land acquisitions for habitat enhancement that are deemed to be in the County's interest.	✓		✓						✓
		27c. Comment on potentially impacting land exchanges and land uses in adjacent jurisdictions.	✓								✓
Declining Monies Available for Wildlife Habitat Enhancement Projects	28. Recognize the reduced level of wildlife habitat enhancement sponsored by trustee agencies when reviewing the environmental impacts and possible mitigation measures of proposed projects.	28. Ensure that the environmental documentation and project review process recognizes reduced levels of habitat enhancement.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Mitigation Measures for Special Species and Habitats	29.	To the extent possible based on current scientific knowledge, utilize mitigation guidelines which are specific to the species and habitats in the County.	29.	Utilize the Biological Mitigation Guidelines contained at the end of this section as a basis for the formulation of mitigation measures. Actual measures required may be modified based on verifiable evidence specific to the project site under review. These guidelines should be updated as necessary based on involving scientific knowledge.	✓	✓	✓						✓
Mitigation Monitoring	30.	Accept conservation easements protecting special species and natural communities as partial mitigation for projects over which the County has jurisdiction where complete or near-complete habitat/species population avoidance is not feasible.	30.	Identify areas appropriate for mitigation/ conservation easements and a program for their establishment and maintenance. Areas of Special Concern discussed in the Background section are appropriate, particularly when they are especially sensitive and are threatened; examples include Independence Lake, Perazzo Meadows, the Little Truckee River, Kyburz Flat, Webber Lake, and the Jackson Meadows and Milton Reservoirs. Other possible mitigation/conservation easement areas are any that compliment the Old Forest/ Riparian Network envisioned on the Tahoe National Forest.	✓			✓ IntrAgncy TaskFrce				✓	✓
	31.	Require monitoring of projects with the potential to significantly impact biotic resources.	31.	Prepare a Mitigation Monitoring Fee Ordinance.	✓		✓				✓		
Boat Ramps/Fishing Pressure	32.	Require that any boat ramp improvements to lakes not induce growth or pressure which results in over use of resources.	32.	Develop a master plan as a part of the recreation policies identifying boat ramp improvements needed	✓	✓	✓				✓		
Adjacent County Habitats	33.	Special habitats exist in adjacent Counties including but not limited to Sierra Valley Marsh (Plumas County), critical deer habitat (Lassen County), Independence Lake (Nevada County), and the Verdi Interstate Deer Herd, and these wildlife values need to be emphasized by Sierra County.	33a.	Consistently communicate with neighboring jurisdictions an project review.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		33b. Seek a regional plan for resource protection.	✓		✓						✓
Fish Stocking	34. Require greater attention to stocking area lakes.	34a. Continue to support increased stocking amounts.	✓								✓
		34b. Pursue development of local fish hatcheries.									

BIOLOGICAL MITIGATION GUIDELINES

(Source: Tuolumne County Wildlife Handbook as Amended for Sierra County with Assistance from Department of Fish and Game)

I. GENERAL GUIDELINES FOR WILDLIFE HABITAT

A. Through wildlife mitigation/conservation easements and other planning measures, the County will attempt to maintain a continuous network of valuable wildlife habitat throughout the County by providing habitat corridors for wildlife moving between the larger tracts of high-quality habitat; this network should be coordinated with the Old Forest/Riparian Network envisioned for the Tahoe National Forests.

B. The County will require mitigation for cumulative impacts on wildlife, as well as direct and indirect impacts from individual projects.

C. The following priorities will apply in selecting among feasible mitigation measures (from highest to lowest priority):

- Mitigation measures will be implemented on or adjacent to the project site and will replace, protect, or improve the same kinds of habitats as those lost or damaged by the project (in-kind, on-site).
- Improvement of the same habitats as those lost, but at an appropriate site elsewhere (in-kind, off-site).
- Improvement of alternative habitat types at or adjacent to the project site (alternative-kind, on-site).
- Improvement of alternative habitat types at an appropriate site elsewhere (alternative-kind, off-site).

D. The ideal model for preserving or restoring a terrestrial wildlife habitat will be to mimic the historic condition of that habitat in the local area.

E. In preserving or restoring a wildlife habitat to benefit a particular species, it is recognized that some departures

from the historic condition may be necessary, but such departures should be minimized.

F. In selecting a mitigation option, priority should usually be given to improving or replicating natural ecosystems rather than artificial ones. For example, it is usually preferable to improve natural reproduction of fish or wildlife rather than relying on hatcheries or captive breeding to augment natural populations.

G. The range of available mitigation options will depend on the parcel size involved. On larger parcels there are more possibilities for on-site mitigation such as clustering of units, buffer zones, careful siting to avoid sensitive areas, and habitat improvements in undeveloped portions of the site.

H. Mitigation options will also be limited by the intensity of development on a parcel. For high-intensity developments, there may be little or no opportunity for on-site mitigation.

I. To protect fish and other aquatic animals, the County should cooperate with the Department of Fish and Game (DFG) to obtain adequate habitat protection through in stream flow and stream bed alteration agreements with developers. Other protections will include erosion control measures and riparian setbacks.

J. To protect special wildlife species nesting, denning, and roosting sites, the County should cooperate with the US Forest Service district biologists to obtain the location of the sensitive sites.

II. SPECIFIC MEASURES APPLYING TO PROJECTS AFFECTING USE AREAS OF SPECIAL SPECIES

If there are possible impacts on threatened, endangered, or other special species, the County should consult with the California Department of Fish and Game and/or U.S. Fish and Wildlife Service before assessing impacts and determining the appropriate mitigation. Field surveys will be required. Some possible mitigation measures are listed below.

Bald Eagle

A1. If there are trees in or near the project area that are used regularly as roosting or feeding perches:

a) Prohibit all construction activities within 1/4 mile of each perch during the period when eagles are normally present (typically November-April).

b) Prohibit all disturbance of the actual perching trees.

c) If it is an important perching site (a group of trees used regularly by several eagles nearly every winter), enforce a building setback of 1/4 mile (or more, if necessary) to avoid disturbance to the perch.

d) Plan development to avoid increasing human activity around important perches when eagles are present. This includes prohibiting boating within the vicinity, and ensuring that perches are screened from view from developed areas, including roads and trails, e.g., by retaining trees or siting developments behind hills.

A2. In areas used regularly for feeding, require measures to ensure that the eagles' food supply (mainly fish, waterfowl, and carrion) is not diminished; restrict the use of pesticides that could contaminate these foods; and restrict boating during the season when eagles are present.

Peregrine Falcon Breeding Sites

B1. Peregrine falcons nest on ledges on large cliffs, and are extremely rare in the County. None are known to breed on private land. If they do, mitigation shall be determined in consultation with the appropriate agencies.

Great Gray Owl

C1. Prohibit disturbance to wet, moist, and dry meadows within breeding territories.

C2. Prohibit major disturbance (such as clearcutting) to forests bordering such meadows, in a 600-foot wide strip. Within this strip, some selective timber harvest may be permissible, provided that it occurs outside the breeding session (March 15 - August 15) and that sufficient large trees and snags are allowed to remain. To the extent possible, given existing habitat conditions, the remaining canopy closure should be more than 40%, with overstory trees 21 inches in diameter or greater (measured 4.5 feet above the ground) and at least 3 snags greater than 21 inches in diameter per acre.

C3. Prohibit disturbance to any nest tree that has been active within 3 years and is still suitable for nesting. Provide for a building setback of 500 feet around the tree. Within this setback, some timber harvest and vegetation clearing may be permitted as described above, but not within 200 feet of the tree or during the breeding season (March 15 - August 15).

C4. Any disturbances to be allowed within a breeding territory must be incorporated in a management plan to be approved by the appropriate agencies.

C5. If a project may have impacts on a regularly used wintering area, appropriate mitigation should be devised in consultation with the appropriate agencies.

Heron Nesting Colonies
(Great Blue Heron and Great Egret)

D1. Prohibit construction activities within 1/4 mile of the colony site during the nesting season (February 15 - September 1).

D2. Require a building setback of 1000 feet from colony sites that have been active within 2 years; this could be reduced to as little as 300 feet if the colony is out of sight from the building site and inaccessible due to topographic or water barriers.

D3. If a setback is not feasible, require full habitat replacement elsewhere.

Wood Duck Nesting Sites and Wintering Concentrations

E1. Building and clearing setbacks of 200 feet from lakes, ponds, and streams in nesting and wintering areas that have been active within 2 years.

E2. Prohibit disturbance to nesting trees that have been active within 2 years and are still suitable for nesting.

Other Raptors (Eagles, Hawks, and Owls)

G1. Provide the following building and clearing setbacks around nest-sites that have been active within 3 years, if they are still suitable for nesting: long-eared owl and burrowing owl (300 feet); northern goshawk, Cooper's hawk, sharp-shinned hawk, northern harrier, and black-shouldered kite (500 feet); and golden eagle, osprey, and prairie falcon (1000 feet).

G2. Allow limited clearing and timber harvest within the setbacks, but only under the conditions specified for great gray owl (C3).

G3. Prohibit all construction activities within the following distances of active nests during the nesting season: long-eared owl and burrowing owl (600 feet); golden eagle, osprey, and prairie falcon (1/2 mile); and all other species listed above (1/4 mile). Nesting seasons are defined as follows:

Long-eared owl: March 1 - June 30
Burrowing owl: April 15 - July 15
Golden eagle: February 1 - June 30
Osprey: April 15 - August 1
Prairie falcon: April 15 - July 15
Northern goshawk: April 1 - August 31
Cooper's hawk: April 15 - August 31
Sharp-shinned hawk May 15 - August 15
Northern harrier April 1 - June 30

G4. Protect colonial roosting sites used regularly by 4 or more black-shouldered kites or long-eared owls by requiring the same buffer zones as noted in G3 above, during the season of regular use.

G5. These setbacks and buffer zones could be reduced based on considerations of inaccessibility and lack of visibility of the nest- or roost-site, but only on the recommendation of a qualified biologist who has inspected the site.

G6. Prohibit any disturbance of the actual nest- or roost-sites.

Nest-Sites of Other Target Birds

Based on the wildlife inventory, it is unlikely that black-crowned night-heron, harlequin duck, or tricolored blackbird nest in the study area. If these species are present, mitigation measures shall be designed in consultation with the appropriate agencies and experts. Mitigation measures for the other target birds listed in Table II-1 are presented below.

H1. Provide the following building and clearing setbacks around nest-sites that have been active within 2 years and are still suitable for nesting: pileated woodpecker (500 feet), double-crested cormorant (300 feet), and purple martin (200 feet). Limited tree cutting could be permitted within these setbacks, but not during the breeding season (defined below). Within the pileated woodpecker setback, to the extent possible, the remaining canopy closure should be more than 40%, with overstory trees 21 inches in diameter or greater (measured 4.5 feet

above the ground) and at least 3 snags greater than 21 inches in diameter per acre.

H2. Within the breeding season, human disturbances shall be prohibited around active nets, within these setbacks. Nesting seasons are defined as follows: pileated woodpecker (March 1 - July 15), double-crested cormorant (April 1 - July 31), and purple martin (March 1 - August 15).

H3. Yellow-breasted chats would be adequately protected by the standard riparian setbacks.

H4. Willow flycatcher nesting territories shall be protected by preserving meadow habitat (see Q1-Q3) and by regulating livestock grazing to limit browsing on low willow foliage (below 6 feet), which is required for nesting cover.

H5. Disturbance to nests or nest trees of all target birds shall be prohibited, if they have been active within 2 years and are still suitable for nesting.

Breeding Sites of Target Amphibians

I1. Require appropriate measures to maintain the existing water quality and water supply.

I2. Prohibit introductions of fish or amphibians that are not native to the site.

Trout

J1. In most cases these species would be adequately protected by the mitigation measures for streams and riparian habitats (see below). If it appears that additional measures are needed, County staff shall consult with the Department of Fish and Game.

Migratory Deer: Highly Critical Winter Range, Fawning Areas, Major Holding Areas, and Major Migration Corridors

Note: All migration corridors and major holding areas of migratory deer are not shown on the Wildlife Maps, and many fawning areas are not mapped, due to a lack of conclusive data on most locations.

K1. Maintain large-parcel zoning (80 acres or more) in highly critical winter range. Highly critical winter range for the Loyalton Truckee Deer Herd is mapped on the Wildlife Maps; however, other critical winter range may exist and this issue should be investigated as part of environmental review.

K2. Maintain large-parcel zoning (40 acres or more) in major migration corridors that have been confirmed and mapped on the Wildlife Maps.

K3. Require building setbacks of 1,000 feet from known fawning areas that are mapped on the Wildlife Maps and/or the latest DFG migratory deer herd maps.

K4. Require building setbacks of 500 feet from major migration corridors and major holding areas that been confirmed and mapped on the Wildlife Maps.

General Deer Use Areas

These areas are unmapped, but essentially entail the remainder of the County not included in the above categories.

L1. Use open space zoning, conservation overlays, and building setbacks to protect riparian, wet meadow, aspen habitats, key feeding, movement corridors, shelter areas, and other deer use features.

L2. Where appropriate, require that building sites be clustered on the least environmentally sensitive portions of the parcel, and minimize clearing of oaks, other trees, and shrubs (except clearing

designed to enhance deer habitat).

L3. Dog control: require that all dogs be enclosed or leashed.

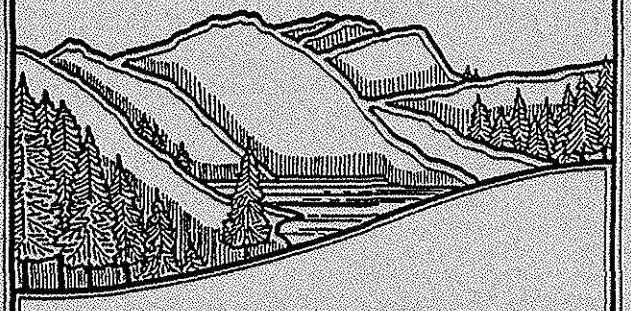
L4. Fencing restrictions: (a) barbed wire fences shall be limited to four or fewer strands, with no strand lower than 18 inches or higher than 48 inches above the ground; (b) hogwire fences shall be limited to an area of 10 acres or less, and only allowed if needed for livestock such as hogs or sheep; (c) deer-proof fences shall be allowed only around homesites and adjacent gardens and animal enclosures, and lowest strand not barbed.

L5. For all lot splits require habitat improvement measures. Examples of habitat improvement include (a) clearing or prescribed burning of dense brush fields to create openings of 10 to 50 acres with suitable cover at the edge of each opening, (b) planting of preferred native food plants, and (c) removing small trees encroaching on the edges of meadows.

L6. For potential barriers to deer movement, such as large pipelines or steep-sided canals, provide deer crossings at suitable intervals (e.g., by burying pipelines or providing suitably designed ramps across canals).

L7. For projects other than residential or retail business development, all newly created roads shall be closed by locked gates unless there is a demonstrated need for public access. Temporary roads created for construction purposes shall be permanently blocked to vehicle traffic when construction is completed.

SAFETY ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

14. Safety Element

Introduction

The following excerpt from the Government Code explains the function of the Safety Element:

> **Government Code Section 65302(g):** [The general plan shall include] a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The General Plan Guidelines identifies those items listed above as "Mandatory Issues" to be addressed in the General Plan (see Issues section below).

This Element deals with the various geologic hazards listed above, plus flooding and emergency preparedness. The fire hazard issue is primarily dealt with in the Public Facilities Element.

dealt with in the Public Facilities Element.

Detailed information related to the Safety Element is contained within the Background Report. Specific Safety Element topics discussed include:

- Flooding
- Dam Failure
- Geologic Hazards Including Seismicity
- Mine Shafts
- Avalanche Hazards
- Fire Hazards
- Evacuation Routes

A few key maps from the Background Report are retained among the following pages - pertinent information regarding these maps is contained in the Background Report.

Element Goal

It is the County's goal to maintain a high level of safety for people and property by limiting the exposure of its residents to safety hazards, including seismic and geologic hazards, flooding and fire.

Background/Future Needs

Detailed information related to the Safety Element is contained within the Backgroun Report. Specific topics discussed include:

- Flooding
- Dam Failure
- Geologic Hazards Including Seismicity
- Mine Shafts
- Avalanche Hazard
- Fire Hazard
- Evacuation Routes

GEOLOGIC FAULTS
EARTHQUAKE EPICENTERS △3-4 △4-5 △5-6 △6-7 (Richter)
SOIL DEPOSITS susceptible to liquefaction or collapse
MAJOR DAMS
LAND/SNOWSLIDE AREAS

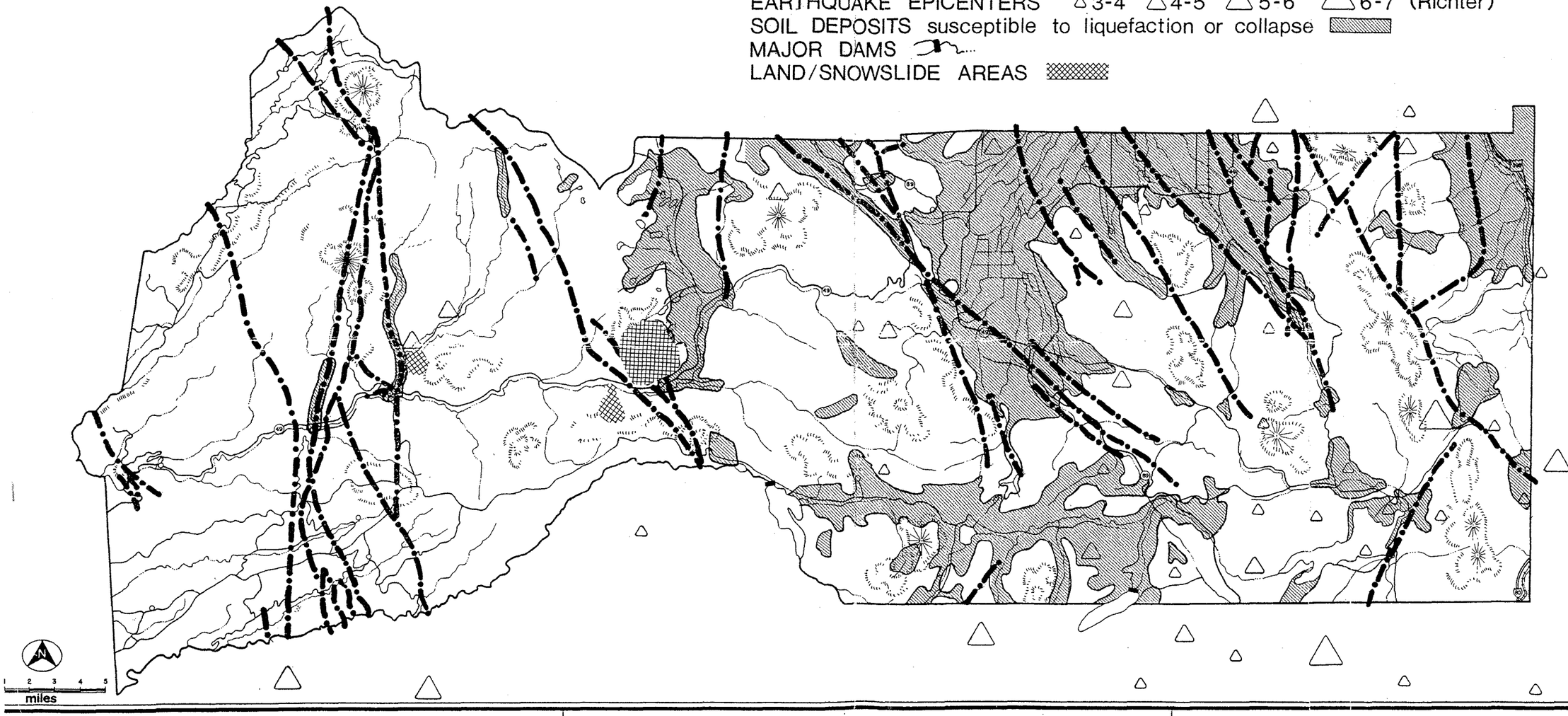


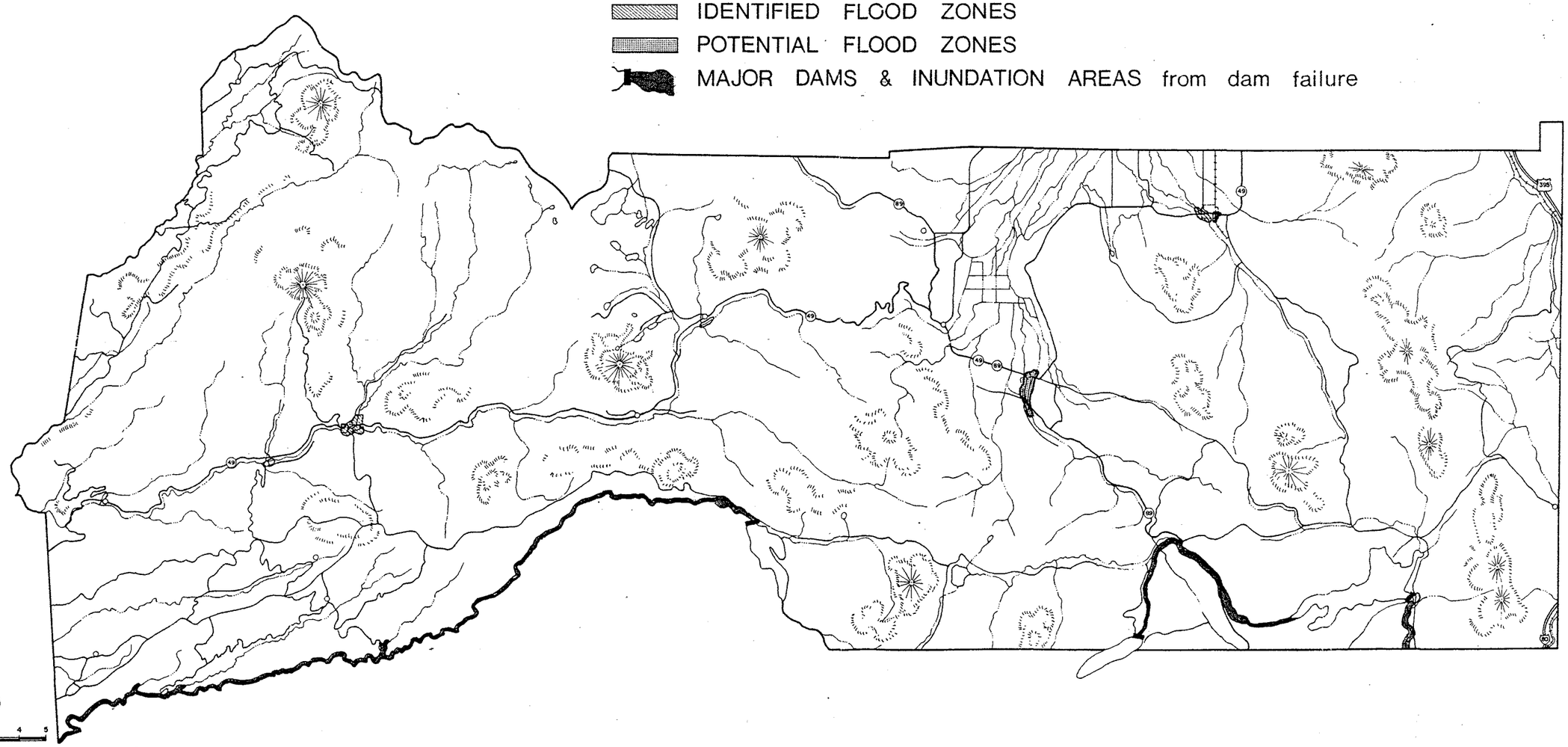
Figure 14-1
GEOLOGY / SEISMIC CONSTRAINTS MAP

SIERRA COUNTY
CALIFORNIA

IDENTIFIED FLOOD ZONES

POTENTIAL FLOOD ZONES

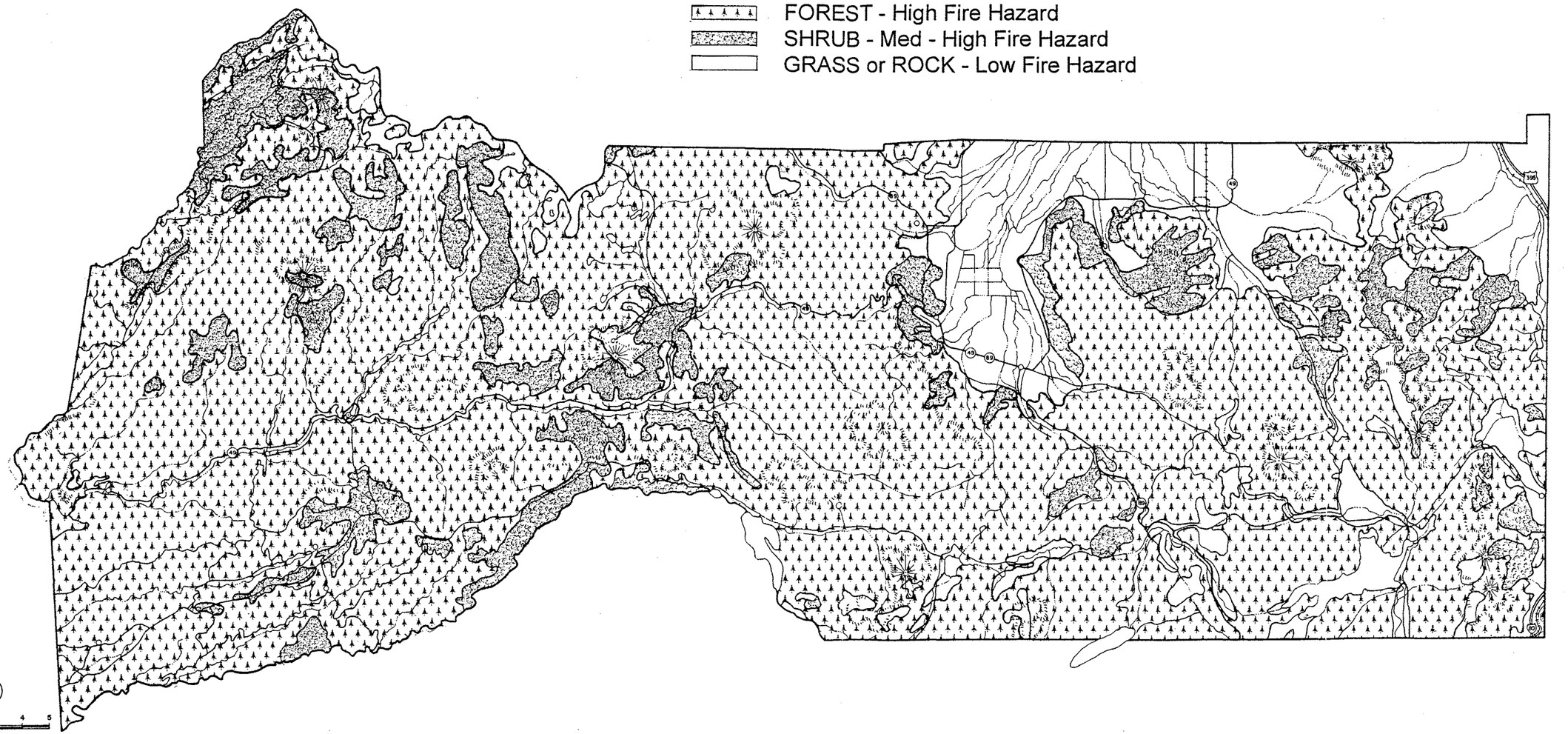
MAJOR DAMS & INUNDATION AREAS from dam failure



SIERRA COUNTY GENERAL P-L-A-N

SIERRA COUNTY
CALIFORNIA

Figure 14-2
FLOOD HAZARD CONSTRAINTS MAP



SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY
CALIFORNIA

Figure 14-3
FIRE HAZARD MAP

Related Plans

The California Office of Emergency Services (OES) has a State Emergency Plan which outlines California's Emergency Management System. This System coordinates the various State emergency response entities.

The County currently has had an Emergency Services Plan (ESP) for several years prior to this update (1993). The ESP ties in with the State Emergency Plan by identifying the various emergency services providers in the County.

The Tahoe National Forest Land and Resource Management Plan contain the following Goal and Desired Future Condition related to fire management (p. V-12):

> **Protection**
>
> 1. Protect resources from wildfire, commensurate with resource values, through fire management; treat fuels primarily through utilization and the use of prescribed fire.
>
> **Desired Future Condition**
>
> **Fire and fuel management activities will have minimal cost and cause the least net value change on a management areas, except where management direction requires a more intensive level of protection (i.e., urban/rural/wildland interface). The fire program will result in improved protection, but there will still be situations where structures are lost under extreme burning conditions. Prescribed fire will be used to meet wildlife and timber management objectives and will create improved vegetative conditions.**

The Quincy Library Group (QLB) proposes standards and guidelines which require the following:

- Concentrate fuel treatment along roads and ridges (p. V-44)
- Develop specific project plans for the urban interface and other ares of key value and/or risk (p. V-45)
- Utilize available fuel treatment activities including prescribed burning, rearrangement, removal, and

utilization (p. V-45)
- Create annual plans for fire prevention at the Forest and Ranger District levels (p. V-45)
- Utilize the fire suppression strategy based on hazard rating weather, and values at risk (p. V-45)

Assumptions

1. It is in the County's interest to continue to take an active role in coordinating emergency preparedness and response activities.

2. Some safety hazards, including most geotechnical hazards, are most effectively identified on individual sites undergoing project review.

3. Other safety hazards, such as flooding, are or can be identified and mapped in anticipation of the event.

4. Wildfire danger and fuel load build-up will continue to be a primary safety concern of the County.

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Table 14-1
SAFETY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
	SAFETY GOAL										
	1. It is the County's goal to maintain a high level of safety for people and property by limiting the exposure of its residents to safety hazards, including seismic and geologic hazards, flooding, and fire.										
Flooding	1. Support the efforts of OES and local flood control organizations such as the Downieville Flood Control District and the Smithneck Creek Coordinated Resources Management Plan Group; cooperate with the City of Loyalton in its efforts to reudce the effects of flood flows	1a. Provide technical assistance and other support to local flood control organizations as feasible.	✓								✓
		1b. Work toward stormwater detention for Sierra Brooks and the new industrial land surrounding the Loyalton mill site to avoid future increases in peak stormflow, or participate with the City of Loyalton in minimizing the effects of future stormflow increase.									
	2. Encourage open space uses and restrict dwelling in floodplains outside of Community areas.	2. Open Space designation zoning along streams and rivers which are identified flood plains.	✓		✓			✓			

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	3.	Continue to require special flood design for new structures built within the floodplain of Community areas.	3a.	Project review based on Special Treatment Area-Floodplain Overlay. (Land Use Policy 23)	✓	✓							✓
			3b.	Adopt a Flood Drainage Prevention Ordinance which requires engineering analysis to ensure proper and safe building practices.	✓			PW[1]			✓		
	4.	Maintain accurate and current floodplain information. Avoid downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review.	4.	Communicate with the Federal Emergency Management Agency (FEMA). Require site plan review and develop flood management standards.	✓								✓
Dam Failure	5.	County OES shall prepare for emergency response to dam failure in compliance with State law. The 1974 Emergency Services Act requires the owner of a dam to submit an inundation map.	5a.	Obtain and consolidate dam failure inundation maps from dam owners and add them to the General Plan Safety Element Background section when available.	✓					✓			
			5b.	Prepare Dam Failure Evaluation Plans per OES specifications for County owned reservoirs.	✓		✓				✓		
			5c.	Pursue waiver of inundation map for Sardine Lake Dam since it qualifies under the Emergency Services Act for a waiver.	✓		✓			✓			
Seismic Hazard	6.	Require structural setbacks from known active earthquake faults.	6.	Open Space designations or Special Treatment Overlay and zoning along known earthquake faults providing a minimum 50-foot setback.	✓		✓			✓			
	7.	Require new structures which can withstand projected seismic shaking for the region.	7.	Continue to implement current Uniform Building Code.				BD[2]					✓
Geologic Hazard	8.	Restrict new development in areas of high liquefaction potential, subsidence, slope stability hazard, and other geologic hazards, unless it can be proven that potential risk to persons and properties can be minimized.	8.	Environmental review of project proposals and conditions of approval addressing hazards. Environmental review shall include analysis by a qualified geologist.	✓	✓		BD[2] PW[1]					✓
Avalanche Hazard	9.	Restrict new development in areas of historic snow avalanche.	9.	Environmental review of project proposals and conditions of approval addressing hazards. Environmental review shall include analysis by a qualified specialist in avalanche hazard.	✓	✓							✓

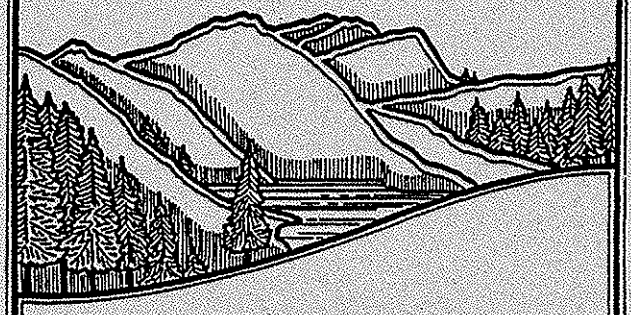
[1]Department of Public Works
[2]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	10. Seek updated information on avalanche hazard in Sierra County, particularly maps of areas of high avalanche hazard in the vicinity of communities.	10. Communicate with the National Forests to obtain any evolving information.	✓								✓
	11. Investigate means of lessening avalanche risk in Sierra City.	11a. Contact avalanche specialists regarding the hazard at Sierra City.	✓								✓
		11b. If funds become available commission a full study of the problem.	✓		✓						✓
Emergency Preparedness	12. Actively fund and participate in the State Office of Emergency Services (OES) functions.	12. Continue to fund the activities of the County's OES coordinator.			✓			✓			
	13. Maintain a comprehensive and current Emergency Services Plan (ESP).	13. Upgrade the current ESP and maintain it.				OES[1]		✓			
	14. Through the Emergency Services Plan (ESP) coordinate the various entities which provide emergency services.	14. Solicit participation by the various departments and districts in the Emergency Services Plan update.				OES[1]					✓
Evacuation Routes	15. Identify evacuation routes within the Emergency Services Plan (ESP).	15. ESP update.				OES[1]					✓
	16. Utilize CDF road design standards.	16. Project review.	✓	✓		PW[2]					✓
	17. Recognize that CDF road design standards for fire safety will result in unwanted environmental impacts in many instances and restrict land uses to areas where road development to those standards will result in least impact.[3]	17. Project review.	✓	✓		PW[2]					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Environmental Review Procedures	18.	Incorporate the concerns of this Element into all project and environmental review.	18.	Revise Environmental Review Procedures and development applications requesting appropriate information.	✓	✓	✓			✓			
Fire	19.	Land use patterns and development standards shall minimize fire hazard.	19.	Develop "fire safe" ordinance consistent with Public Resources Code, Section 4290.	✓		✓			✓			
	20.	Encourage maintenance of high fire protection standards for all public and private development.	20.	Same as #19 above.									
	21.	Encourage fire protection districts and agencies to determine appropriate levels of service and to upgrade facilities.	21a.	Expand districts or create new districts where feasible.		✓	✓						✓
			21b.	Encourage districts to adopt fire protection ordinances.		✓	✓						✓
	22.	Support efforts of Quincy Library Group for fuel load reductions on all timberlands(public or private).	22.	Coordinate with CDF and USFS.	✓	✓	✓						✓
Hazardous Materials	23.	Provide for the identification, safe use, storage, transport and disposal of hazardous materials.	23.	Adopt policies that reduce risk of hazardous spills along major transportation routes that parallel waterways (I.e., SR49 and I-80).		✓	✓						✓

[1]Office of Emergency Services Coordinator
[2]Department of Public Works

ENERGY ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

15. Energy Element

Introduction

An Energy Element is not one of the seven required General Plan elements. However, the General Plan Guidelines describe an energy conservation element as one of the optional elements local agencies can adopt (p. 179). Additionally, the Conservation Element prescriptions of the Guidelines list "water and its hydraulic force" as one of the Mandatory Issues (p. 117); this Element deals with the hydroelectric potential of this force. The Conservation Element prescriptions also list "minerals" as one of the Mandatory Issues (p. 118). Geothermal resources are lumped into the broad category of minerals in the Guidelines (p. 120). Finally, the General Plan Guideline contain "Geothermal Element Guidelines", the purpose of which is described in the following excerpt from the Guidelines (p. 283):

> The Public Resources Code offers counties (but not cities) the opportunity to exert local control over some aspects of geothermal energy exploration, recovery, and power production. Counties which have adopted geothermal elements may be delegated lead agency responsibilities (defined in the California Environmental Quality Act) for exploratory geothermal well projects and primary permitting powers for large geothermal plants (Public Resources Code Sections 3715.5 and 25540.5). These duties are otherwise administered by the Department of Conservation (Division of Oil and Gas) and the State Energy Resources Conservation and Development Commission (California Energy Commission).

To put this into perspective, under usual circumstances the State Division of Oil and Gas (DOG) regulates geothermal well drilling (Public Resources Code Section 3700 et seq. and Chapter 4, Title 14, California Administrative Code, Subchapter 4). The California Energy Commission (CEC) regulates the siting of geothermal power plants over 50 megawatts to the exclusion of local land use control. Counties regulate exploratory wells and development-field wells through zoning and other land use controls provided that their regulations do not conflict with those of the state (59 Cal.Ops.Atty.Gen. 461 (1976)).

This Element addresses geothermal energy potential as well as other forms of energy and energy conservation in Sierra County.

Element Goal

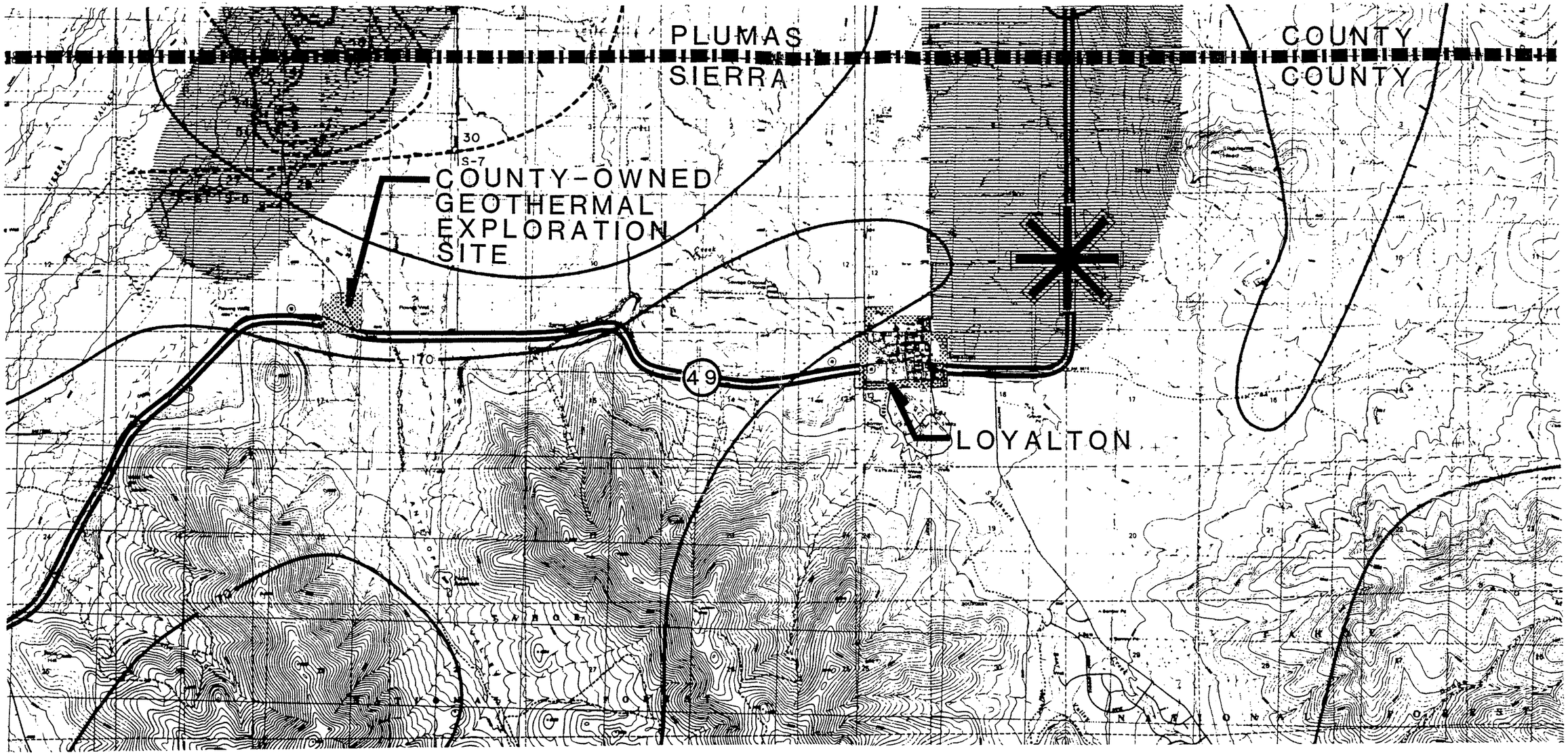
1. It is the County's goal to promote renewable, low impact energy sources, foster energy conservation, and to look toward use of existing resources for the production of energy which is appurtenant to natural resource industries.

Background/Future Needs

Detailed information related to energy in Sierra County is contained within the Background Report. Specific energy topics discussed include:

- California Energy Sources Overview
- Local Role in Power Generation
- Sierra County Energy Use and Generation
- Sierra County's Hydroelectric Power
- Transmission Lines
- Sierra County's Geothermal Resources
- Sierra County's Solar Energy Resources
- Sierra County's Wind Energy Potential
- Sierra County's Biomass and Cogeneration Potential

The Background Report includes various maps and charts related to these topics -- two maps related to geothermal and wind energy are retained in this document because of their relationship to potential land uses.



Source: - SAI Engineers, Inc., Nov, 1983, Plate 7, and information from the Geothermal Investigation for the City of Santa Clara by SAI Engineers, Inc.

Figure 15-1
KNOWN GEOTHERMAL SOURCES

LEGEND

170 — CONTOURS OF SIMPLE BOUGER GRAVITY IN MILLIGALS

50 CONTOURS OF WELL TEMPERATURE

GEOTHERMAL PROSPECTS IDENTIFIED BY AEROMAGNETIC INTERPRETATION

AREA OF GEOTHERMAL INTEREST

SIERRA COUNTY GENERAL P·L·A·N

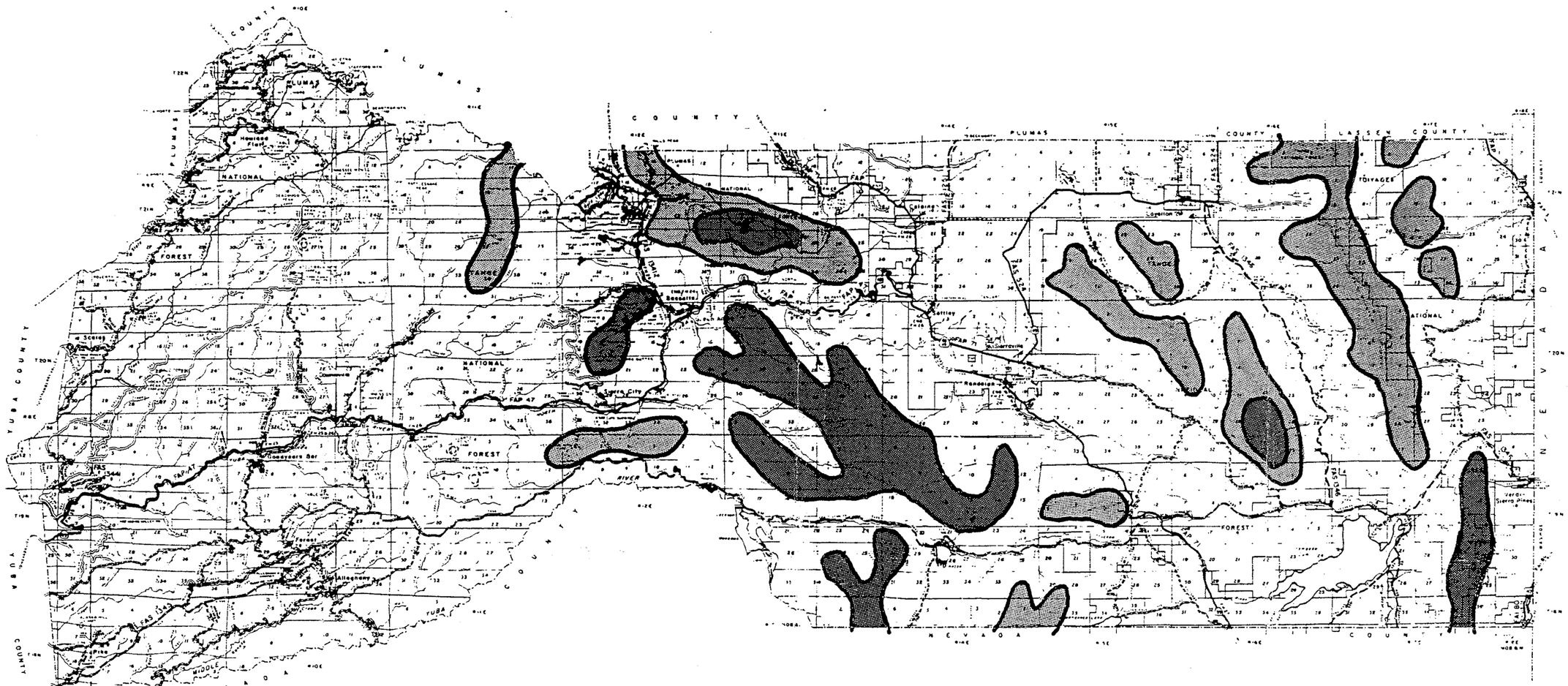


Figure 15-2

POTENTIAL WIND ENERGY AREAS

SOURCE: California Energy Commission "Wind Atlas" April 1985

Related Plans

The California Energy Plan is described in the Background section — in terms of local governments, it primarily entails advisory recommendations and educational steps aimed at energy-efficiency.

The Tahoe National Forest Land and Resource Management Plan (TNF, 1990) has the following statements regarding energy use on the Forest:

ENERGY CONSERVATION

1. **Current Management Direction**. The efficient use of energy is part of the criteria used for existing management practices on the TNF. The TNF does not actively solicit development of the various energy minerals or resources.
2. **Supply or Production Capacity.** Energy consumption is classed into two types, (1) direct consumption of energy by TNF administration and (2) indirect consumption by TNF users, permittees, and contractors. Direct consumption is by vehicle fuel, building utilities, and management practices. The amount of fuel used varies by vehicle type. Fuel use has stabilized in recent years as more economy vehicles are used and travel is reduced. Most administrative buildings are over twenty years old . . . and are not as energy efficient as they could be. Retrofitting buildings and other measures are currently occurring. Indirect consumption cannot be controlled by the TNF other than by transportation systems design and seasonal recreation use restrictions.

The TNF Plan then has the following goal and Desire Future Condition:

ECONOMIC AND ENVIRONMENTAL EFFICIENCY

1. Provide energy-efficient land management practices where practical.

   Desired Future Condition
   Forest Service management programs will be conducted using the least-cost method of meeting the goals and objectives of the Plan.

Specific management direction calls for the following steps (p. V-19)

- The use of all forms of energy conservation as appropriate,
- The encouragement of mass transportation in areas of heavily used public recreation,
- The use of review procedures for wind energy sites,
- The restriction of wind forms from various sensitive areas, including "Special Interest Areas", "Research Natural Areas", all scenic areas, and other,

- The retrofit of all building and facilities for which energy surveys indicate a favorable "Savings Investment Ratio".

Assumptions

1. There will be advantages to the diversification of energy sources.

2. Energy conservation will continue to increase in importance.

3. Local agencies will continue to have permitting authority over small energy producing facilities.

4. The County can take direct action to increase energy-efficiency in buildings, vehicles, and equipment.

5. The County can influence energy consumption by creating a logical pattern of development oriented toward existing communities and road systems.

6. The County has the potential for hydroelectric, low temperature geothermal, wind, solar, and other forms of energy, as well as the responsibility to review and screen them to avoid major environmental effects.

Table 15-1
ENERGY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
ENERGY GOAL											
	1. It is the County's goal to promote renewable, low impact energy sources, foster energy conservation, and to look toward use of existing resources for the production of energy which is appurtenant to natural resource industries.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
1. Need for General Rules Governing Energy Production Facilities	1. Establish detailed standards and regulations regarding the construction and operation of energy production facilities.	1. The County should develop energy production facility permit procedures and standards within the Zoning Ordinance which include:	✓		✓				✓		
		Standards for Facility Design and Operation									
		1a. The energy used in the construction and operation of the proposed facility shall be less than the energy produced by the facility. When applicable, the assessment shall include the energy used in transporting material to the facility and the savings represented by recycling materials or reducing solid wastes.	✓	✓	✓				✓		
		1b. A fiscal impact assessment shall be conducted on the proposed facility, and the anticipated County revenues that would result from the proposal shall exceed or equal the expenditures needed to adequately serve the site.	✓	✓	✓				✓		
		1c. The proposed facility shall not be located in a geologically unstable area, except pipelines and transmission lines which may cross fault lines when necessary. The applicant shall submit a geologic report in areas with a 10% or greater slope, and all significant impacts from erosion, landslides, subsidence, and seismic activity shall be mitigated to insignificant levels.	✓	✓	✓				✓		
		1d. Constructing the proposed facility shall not adversely impact the local housing market, local schools, or other County services, or the applicant has identified measures to mitigate such impacts.	✓	✓	✓				✓		
		1e. The facility owner shall continue to maintain, operate, and repair the facility on a regular basis.	✓	✓	✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		1f. The facility shall not adversely effect the quality or quantity of water downstream, nor shall it contaminate local groundwater or freshwater supplies, as determined by federal stature, the Regional Water Quality Control Board, the State Water Resources Control Board, and applicable local water districts.	✓	✓	✓				✓		
		1g. The proposed facility shall mitigate any adverse effects on birds, fish, and other wildlife or their habitats.	✓	✓	✓				✓		
		1h. The developer shall reduce the risk of hazardous material releases at power producing facilities consistent with requirements of the California Health and Safety Code sections 25500 through 25553. Methods of risk reduction shall include: 1) use of non-hazardous or less hazardous material, 2) use of engineered safety systems, and 3) use of administrative controls.	✓	✓	✓				✓		
		1i. The facility shall not adversely affect air quality as determined by the Northern Sierra Air Quality Management District.	✓	✓	✓				✓		
		Standards for Site Location									
		1j. The proposal for the facility shall identify the route of all existing and proposed transmission lines, and the proposed route shall meet the requirements for transmission lines that are set forth in the Energy Element.	✓	✓	✓				✓		
		1k. The facility shall not be located within a designated Scenic Corridor, other sensitive view corridor, scenic or recreational area, or near noise-sensitive uses such as hospitals, schools, rest homes, etc.	✓	✓	✓				✓		

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			1l.	The facility shall not be within an environmentally sensitive area such as a wetland, animal or bird refuge, habitat of threatened or endangered species, or habitat of other special species as defined in the Plants and Wildlife Element.	✓	✓	✓				✓		
			1m.	If the proposed location is on an exposed hillside visible from a home site or public road, it shall be screened from view.	✓	✓	✓				✓		
			1n.	All exterior lighting shall be energy efficient and shall not extend beyond the site.	✓	✓	✓				✓		
			1o.	The facility shall be located to avoid known important archeological, paleontological, or historic resource sites. (Also see Cultural Resources Element Implementation Measures 1e and 2b.)	✓	✓	✓				✓		
Environmental Concerns: Hydroelectric Projects	2.	Sierra County should maintain review and approval authority over hydroelectric projects within its jurisdiction.	2.	All hydroelectric power generation projects located on land under Sierra County jurisdiction shall require a conditional use permit.	✓	✓							✓
Hydroelectric Development Review	3.	Sierra County shall cooperate with the California Department of Fish and Game, State Water Resources Board, the BLM, the Forest Service, and the Federal Energy Regulatory Commission, in assessing impacts to streams from existing and proposed hydroelectric power generation, diversion for consumptive use, or other uses.	3.	Sierra County shall continue to develop, as part of its hydrologic database, information on water diversions. It shall also develop information on water resources and areas that should be protected.	✓								✓
Impact of Hydroelectric Projects on Streams	4.	The County shall provide input to those federal and state decision-making bodies having the authority to grant permits for hydroelectric plants regarding criteria to be evaluated prior to issuing or denying permission to develop further the hydroelectric potential of already impacted streams and watersheds.	4.	The County shall issue letters of comment on proposed hydroelectric facilities and take strong positions on the protection of water quality and fish/wildlife habitats..	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	5. The County shall actively oppose major new diversions or impoundments which have significant environmental effects or limit the County's use of the water.	5. Environmental Review Procedure and application review.	✓	✓							✓
	6. Water shall not be diverted from a stream that provides habitat for listed or candidate species of threatened or endangered status, or that is an important spawning stream or other fishery resource, unless it can be returned without significant adverse effect to habitat.	6. Environmental Review Procedure and application review.	✓	✓							✓
	7. Hydroelectric facilities shall be designed in such a way as to maintain stream flows essential for aquatic life.	7. Permit conditions should include the following:	✓	✓							✓
		7a. In-stream flow studies that use techniques acceptable to the California Department of Fish and Game, or techniques similar the U.S. Fish and Wildlife Service's *In-Stream Flow Incremental Methodology* shall be used to determine appropriate water releases to sustain existing fish populations downstream of any proposed hydroelectric facility.									
		7b. Post construction monitoring shall be conducted periodically (in consultation with the Department of Fish and Game) to determine the effectiveness of the established water releases in protecting downstream fish populations.	✓	✓							✓
		7c. Modifications in diversions or dam operations will be made as determined necessary to sustain the target fish populations.	✓	✓							✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Hydroelectric Permit Conditions	8.	Hydroelectric facilities shall be sited, carried out and maintained by the permit holder in a manner which best protects hydrologic and biotic resources.	8.	Permit conditions shall include:									
			8a.	During the permit processing period, the applicant for a hydroelectric facility permit shall submit draft hydrologic and biologic mitigation and monitoring plans to the Planning Department. The plans and proposed mitigation measures, as modified and as accepted by the County or its officers, boards and commissions, shall be approved as part of the initial conditional use permit conditions, if a permit is granted. The operator under hydroelectric facility permit shall implement the hydrologic resource monitoring plan to monitor baseline conditions and detect changes in water quality and quantity and the condition of aquatic life.	✓	✓								✓
			8b.	The monitoring plan shall include a formula to calculate the appropriate portion of costs to be repaid to the County by the permit holder in the event that the County expends monies to collect baseline data for the plans.	✓	✓							✓
			8c.	The hydrologic and biologic resource monitoring plans shall include: - A schedule for periodically collecting and submitting data to the Planning Department - A schedule for preparing a periodic monitoring report to the Planning Department - Provisions for periodic review and assessment of the monitoring data by qualified consultants.	✓	✓							✓
			8d.	All hydroelectric permit applications, environmental documentation and proposed project conditions shall be referred to the appropriate hydrologic advisory entity and the California Department of Fish and Game prior to final action on the permit applications.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		8e. Permits for hydroelectric and development shall incorporate by reference and require compliance with all applicable rules and regulations of other governmental agencies meant to protect the environment, including the California Department of Fish and Game.	✓	✓							✓
		8f. If biologic monitoring indicates that permitted hydroelectric facilities have significant adverse effects, then the County shall require the operator to take all feasible actions necessary to reduce the effects to less than significant levels, including modifying or curtailing diversions.	✓	✓							✓
		8g. Adequate security shall be required to support all mitigation and conditions imposed by the County.	✓	✓							
Cumulative Effects of Hydroelectric Facilities	9. Hydroelectric facility projects shall be phased so that the operational impacts of a permitted project can be assessed before a subsequent project is permitted within an area which may be affected by the project.	9. After a permit for a hydroelectric facility has been issued by Sierra County, no subsequent hydroelectric facility application within an area which may be affected by the permitted project shall be accepted until hydrologic and biologic monitoring data relating to the project has been collected for a period of not less than two years.	✓								✓
Commercial Utilization of Geothermal Resources	10. Promote land uses which utilize geothermal resources and which are consistent with the Goals and Policies of this General Plan and the criteria for the County's geothermal resource assessment/marketing studies.	10a. Designate limited areas of known geothermal resources as "Mineral Extraction Overlay" or Agriculture.	✓		✓			✓			
		10b. Utilize the basic criteria of the "Sierra County Marketing Final Report" to evaluate potential businesses which utilize geothermal resources and including:	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		- Compatibility with the Valley's way of life and environment; - Common ties with the existing economic base; - Need for increasing employment opportunities for local residents; - Need by energy-intensive industries for low-cost, reliable, low-to-moderate temperature energy supplies.									
		10c. Continue to seek out candidate geothermal-utilizing firms using the steps outlined below (from the Marketing Report):									
		1) Coordinate the preparation and mailing of an Economic Development Packet/Brochure with sponsorship or participation by the Sierra County Chamber of Commerce or similar group.	✓		✓	✓			✓		
		2) Organize one or more specific workbooks directed to support specific firms in their planning.	✓	✓	✓				✓		
		3) Develop a one-on-one telephone and personal contact with the owner(s) or key individual(s) in the specific candidate firm(s), by: — County Planning Dept. personnel — County Officials with an interest in economic development, or — Realtors and developers aligned with the County and its objective	✓	✓	✓						✓
		4) Prepare news releases for selected trade association newsletters/ journals.	✓		✓						✓
		5) Attend selected regional, state and national trade association meetings. — Sign up to give talks with slides; — Set up table-top display with handouts of Economic Development Packet/Brochure	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Geothermal Exploration and Development	11. Sierra County ordinances, rules and regulations shall establish a phased permit Process for coordinating and guiding geothermal development.	11. Sierra County should develop an ordinance setting forth a phased permit process as described below.	✓		✓					✓	
		11a. The permit for the first phase (exploration) shall regulate geothermal exploration and reservoir characterization activities. It shall be called the "geothermal exploration permit." The primary purpose of this exploratory phase is to determine hydrologic, geologic and other relevant physical characteristics of the geothermal resource which might be developed.	✓		✓					✓	
		11b. During the exploratory phase, the permittee shall develop sufficient data to determine whether there is a geothermal resource adequate to sustain the proposed development project.	✓		✓					✓	
		11c. The permit for the second phase (development) shall regulate geothermal development and operations. It shall be called the "geothermal development permit." The purpose of the development phase is to regulate all geothermal development, including the siting and construction of facilities, conditions of operation, and the maintenance of roads and equipment, and to assure the protection of the environment. This phase also includes the termination of operations and reclamation of the site.	✓		✓					✓	
		11d. The implementing ordinances, rules and regulations shall provide for the use of common environmental documentation for both permit stages when consistent with the California Environmental Quality Act (CEQA).	✓		✓					✓	
		11e. Whether an activity is exploratory or developmental shall be determined by reference to regulations of the California Division of Oil and Gas.	✓		✓					✓	

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Geothermal Impacts	12. Defray County expenses for associated processing of geothermal permit requests, conducting related studies or monitoring programs, and providing service directly required by a geothermal project.	12a. Survey county impact fees related to geothermal development.	✓						✓		
		12b. Use this information to create and adopt geothermal developer fees for Sierra County.	✓		✓				✓		
	13. Condition geothermal developments for environmental safeguards. Include: air quality, water quality, noise, subsidence, induced seismicity, water consumption, fish and wildlife, vegetation, cultural resources, visual qualities, socio-economic and occupational safety and health.	13a. Utilize detailed environmental documents as a basis for establishing conditions on geothermal developments.	✓	✓							✓
		13b. Require fiscal impact analysis of geothermal developments as part of environmental review.	✓	✓							✓
Geothermal Permit Conditions	14. Geothermal exploration and development projects shall be sited, carried out and maintained by the permit holder in a manner which best protects hydrologic resources and water quality and quantity.	14a. During the permit processing period, the applicant for a geothermal development permit shall submit draft hydrologic and biologic mitigation and monitoring plans to the Planning Department. The plans and proposed mitigation measures, as modified and as accepted by the County or its officers, boards and commissions, shall be approved as part of the initial use permit conditions, if a permit is granted.	✓	✓							✓
		14b. The operator under a geothermal development permit shall implement the hydrologic resource monitoring plan to monitor baseline conditions and detect changes in the existing hydrothermal reservoir pressures and shallow aquifer water levels, as well as the discharge (flow) rate and temperatures of selected thermal springs in the project area, if any exist.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		14c. The hydrologic and biologic resource monitoring plans shall include: 1) A schedule for periodically collecting and submitting data to the Planning Department; 2) A schedule for preparing a periodic monitoring report to the Planning Department; and 3) Provisions for periodic review and assessment of the monitoring data by qualified consultants.	✓	✓							✓
		14d. The applicant for a geothermal development permit shall prepare a baseline data report to be included as part of the hydrologic and biologic baseline information available for the project area. Permit conditions shall require that the permit holder or operator continually collect and submit production data to the Planning Department.	✓	✓							✓
		14e. If scientific evidence indicates that geothermal exploration or development is significantly threatening or causing, pressure or temperature changes to springs, or streams within the areas of concern which are beyond the natural variations determined through baseline data collection, the permit holder shall implement such mitigation measures as are required by the Planning Department, including, but not limited to, the following: 1) Drilling and monitoring new observation wells, or otherwise amending the hydrologic resource monitoring plan; 2) Reorienting existing exploration, production discharge or injection operations, to increase or decrease hydrologic reservoir temperatures or pressures at the appropriate locations; 3) Injecting hot geothermal fluid from the	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		production area directly into injection wells at the appropriate locations to compensate for pressure or temperature changes; 4) Drilling new injection wells in the vicinity of the project area and injecting hot geothermal fluid from the production area to compensate for temperature and pressure decreases; 5) Cooling liquid prior to surface discharge; 6) Curtailing or entirely discontinuing geothermal operations.									
		14f. If biologic monitoring indicates that permitted geothermal exploration, development and operations, or any of them, have significant adverse effects, then the County shall take such action as is necessary to reduce the effects to less than significant levels, including curtailing or entirely discontinuing geothermal operations.	✓	✓							✓
		14g. The consumptive use of surface water and groundwater, consistent with the reasonable needs of project operations and personnel, shall not decrease the natural flow of surface waters nor the perennial yield of groundwater.	✓	✓							✓
		14h. Permit conditions for both geothermal exploration and development shall assure that required reclamation is completed within one year after a project is completed. Reclamation plans shall contain provisions which assure the protection of springs, and streams, from erosion, sediment transport, and similar adverse effects. Plan provisions shall also assure that project sites are restored as closely as reasonably possible to natural conditions.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		14i. All geothermal permit applications, environmental documentation and proposed project conditions shall be referred to the appropriate hydrologic advisory entity and the California Department of Fish and Game prior to final action on the permit applications.	✓	✓							✓
		14j. The County shall cooperate with the California Department of Fish and Game in promptly forwarding documentation on proposed geothermal projects for comment.	✓	✓							✓
		14k. Permits for both geothermal exploration and development shall incorporate by reference and require compliance with all applicable rules and regulations of other governmental agencies meant to protect the environment, including the California Department of Fish and Game, the California Division of Oil and Gas, the Central Valley Regional Water Quality Control Board, and the Northern Sierra Air Quality Management District.	✓	✓							✓
		14l. All geothermal pipelines potentially visible to Scenic Highway Road Corridors or important visual areas shall be obscured from view by fences, natural terrain, vegetation, or constructed berms, or they shall be placed in stabilized or lined trenches.	✓	✓							✓
Cumulative Impacts of Geothermal Uses	15. Geothermal development projects shall be phased so that the operational impacts of a permitted project can be assessed before a subsequent project is permitted within an area which may be affected by the project.	15. After a permit for geothermal development has been issued by Sierra County, no subsequent application for a permit for geothermal development within an area which may be affected by the permitted project shall be accepted until hydrologic and biologic monitoring data relating to the permitted development has been collected for a period of not less than two years.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Potential Future Use of Solar Energy	16. Promote the use of passive solar energy where feasible and practical.	16. Provide information on passive solar energy to prospective home builders and project applicants.	✓				✓				✓
	17. Encourage the use of solar water heating.	17. Provide information on solar water heating to prospective home builders and remodelers, and to project applicants.	✓				✓				✓
	18. Consider the potential for improved solar technologies in the design and orientation of new buildings.	18. Provide information on photovoltaic solar energy and related technology to home builders and remodelers, and to project applicants. Suggest that designers and builders preserve the option for future siting of active thermal solar collectors and photovoltaic cells by proper rooftop orientation.	✓			✓ PblcWks	✓				✓
Solar Energy for Commercial Producers	19. Allow solar power systems as commercial energy enterprises where visual and environmental impacts can be minimized.	19. Solar energy production facilities may be granted conditional use permits subject to the following requirements. The intent is to mitigate possible environmental and public service impacts associated with solar facility construction and operation:	✓	✓							✓
		General Performance Standards									
		19a. Solar energy facility development shall be subject to the energy production facility permit procedures and performance standards set forth at the beginning of the energy policies.	✓	✓							✓
		Performance Standards for Site Design									
		19b. The proposal for the solar facility shall identify the source of sufficient quantities of water necessary to operate the facility.	✓	✓							✓
		19c. The applicant shall furnish an analysis of the tracking system showing that no concentrated reflections are directed at occupied structures, recreation areas, or roads.	✓	✓							✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
			19d. Because solar power systems can create high concentrations of heat and light, conditions shall be placed on the proposed facility to mitigate any adverse effects on birds, fish, and other wildlife or their habitats.	✓	✓							✓
Wind Energy	20.	Allow single wind turbines for private use provided they meet performance, design, and location standards.	20. Amend Zoning Ordinance to allow for a wind turbine for the private use of a farm and up to four dwelling units, provided the following requirements are met. The intent of the standards is to facilitate the use of wind turbines for personal or farm use.	✓		✓			✓			
			General Performance Standards									
			20a. Wind energy facility development shall be subject to the energy production facility performance standards specified at the beginning of the policy section.	✓	✓							✓
			20b. The noise produced by the turbine(s) - measured at the nearest residential dwelling - shall not exceed the non-transportation noise standards of the Energy Element.	✓	✓							✓
			Performance Standards for Site Design									
			20c. Horizontal axis wind turbines shall be positioned at least two times the length of the total tower height from all nearby trees, structures, and homes.	✓	✓							✓
			20d. Vertical axis wind facilities shall be positioned at a distance of at least ten blade diameters from any trees, structures, or homes.	✓	✓							✓
			20e. All anchor points for any guy wires shall be located within property lines and not on or across any above-ground electric transmission or distribution line.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		Performance Standards for Site Design (See above Implementation #20)									
		Performance Standards for Site Location (See above Implementation #20)									
		Performance Standards for Site Reclamation									
		21d. If the wind turbine is no longer operational or is not producing electricity, the owner shall dismantle the blades within 6 months. If the turbine does not operate for a continuous two year period, the site shall be reclaimed to its natural or previous state.	✓	✓							✓
Wind Energy Production Effect on Wildlife	22. Monitor avian and other wildlife injuries and deaths that result from wind turbines.	22. All wind energy conversion systems that receive approval shall be required to report avian and wildlife injuries and deaths that are attributable to wind turbines. In the event of an avian injury, the operator shall immediately contact a reputable avian rehabilitation center. The species and approximate date of death shall be reported directly to the Planning Department and Department of Fish and Game (DFG) for recordation and evaluation. The Department of Fish and Game shall be consulted for species identification if necessary. The objective is to accurately record avian and wildlife deaths in order to devise a mitigation program, should one be necessary.	✓			✓ DFG					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Biomass Facilities	23. Allow biomass energy facilities which meet performance and siting standards and which do not create adverse environmental impacts.	23. Amend Zoning Ordinance so that biomass facilities may be granted conditional use permits subject to the following requirements. The intent is to mitigate possible environmental and public service impacts associated with biomass facility construction and operation.	✓		✓					✓	
		General Performance Standards									
		23a. The biomass facility shall be subject to the general energy production facility permit procedures and performance standards at the beginning of the energy policies.	✓	✓						✓	✓
		23b. The application materials shall identify the quantity of and type of wastes expected to be generated by the biomass facility, and a suitable disposal site to accept the wastes. Paper and cardboard (which can be efficiently recycled) shall not supply more than 25 percent of the fuels for the facility.	✓	✓							✓
		23c. The proposal shall include a plan for the handling and disposal of potential hazardous materials which may be contained in the waste ashes.	✓	✓							✓
		Performance Standards for Site Location									
		23d. The application materials for the biomass facility shall identify the source of sufficient quantities of fuel and water necessary to operate the facility.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		23e. The proposed site shall be located within a commercial, industrial, or agriculturally zoned area. The proposed facility may operate in conjunction with other uses, especially ones that generate biomass fuels. Commercial biomass facilities may be permissible adjacent to but not on Williamson Act lands.	✓	✓							✓
		23f. The biomass facility shall be located near a railway, or near roadways that can handle the size and frequency of trucks needed to transport biomass fuels and wastes to and from the facility without diminishing the roadway level of service below the acceptable level as stated in the Circulation Element.	✓	✓							✓
Cogeneration Facilities	24. Permit cogeneration facilities which meet performance, design, and location criteria and which do not create adverse environmental impacts.	24. Amend Zoning Ordinance so that Cogeneration facilities may be allowed with a conditional use permit if the facility meets the following standards. The intent of this standard is to allow development of cogeneration facilities while mitigating potential land use conflicts before they occur.	✓	✓	✓			✓			
		General Performance Standards									
		24a. Cogeneration facility development shall be subject to general energy producing facilities permit requirements and performance standards specified in the policies at the beginning of this section.	✓		✓			✓			✓
		24b. The total cogeneration system should have, when feasible, an energy efficiency of at least 65%.	✓	✓							✓
		24c. The facility shall not create hazardous waste products, unless the applicant has demonstrated that a certified hazardous waste disposal site will accept the wastes.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		24d. The proposal shall include a plan for the handling and disposal of potential hazardous materials which may be contained in the waste ash.	✓	✓							✓
		24e. The proposed facility shall comply with emission standards for harmful air pollutants, as determined by the Air Pollution Control District.	✓	✓							✓
		Performance Standards for Site Design									
		24f. The proposed location of the facility shall be at least 250 feet from the nearest housing unit on adjacent properties, unless safety problems necessitate larger buffers.	✓	✓							✓
		Performance Standards for Site Location									
		24g. The site shall be within a commercial, industrial, or agriculturally zoned area.	✓	✓							✓
Transmission Line Corridors	25. All transmission line corridors shall be included in the Land Use Element and Map.	25. Review transmission line corridor locations for inclusion on the General Plan Map or rejection.	✓	✓	✓						✓
Transmission Line Approval	26. Minimize new transmission lines, and efficiently locate new lines when necessary, based on the needs of avoiding farm operations, other traditional land uses, and the environment. The County shall only support new transmission lines when all opportunities to accommodate increased demand by upgrading existing lines have been utilized.	26. The County shall request that the California Public Utilities Commission (and other permitting authorities) ask all transmission line applicants to first obtain a preliminary approval of the proposed alignment from the County. The County shall grant preliminary approval of the alignment based on the following list of preferences: 1) First preference shall be given to projects that propose to upgrade existing transmission lines. 2) Second preference shall be for projects that are parallel and immediately adjacent to existing transmission lines. 3) Third preference shall be for projects that	✓				✓				✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
			run in existing utility rights-of-way such as those for pipelines, railroads, and communication cables.									
			4) Least preference shall be for projects that require new corridors across agricultural, commercial, or residential lands or scenic areas. The applicant shall first show that they have exhausted all opportunities in the higher ranked preference category before being granted preliminary approval for another proposed corridor. The applicant shall submit a complete, although general, description of the proposed corridor and any other information necessary to support their request. The objective is to assure that the applicant's request for transmission lines proposes an alignment that shall be acceptable to the County.									
Transmission Line Design and Siting	27.	Require that all transmission line development under the permitting authority of the County meet specific design and siting standards, and request the California Public Utilities Commission to review transmission line proposal(s) with the specific design and siting standards similar to the ones shown in the Implementation section.	27. The Zoning Ordinance should be amended so that new transmission lines may be granted conditional use permits in Sierra County subject to these specific requirements. The intent is to mitigate possible environmental and public service impacts associated with transmission lines and transmission line construction. In cases where the County does not have permit authority, the County shall request that permitting agency adopt similar review standards.	✓		✓			✓			
			General Performance Standards									
			27a. The project application shall include a soils report prepared by an engineering geologist licensed in the State of California that evaluates the underlying geology along the proposed transmission line corridor and incorporates recommendations to reduce potentially significant geological impacts into the project proposal.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		Performance Standards for Site Location									
		27b. The proposed transmission lines shall not cross prominent ridgelines, hillsides, or other sensitive view corridors and the profiles of transmission towers shall not be silhouetted against the sky when viewed from public roads or existing homes.	✓	✓							✓
		27c. The proposed transmission lines shall avoid disrupting raptor nests and known raptor routes because of the potential for collision with the lines.	✓	✓							✓
		27d. To avoid placing a transmission tower on highly visible ridgelines, the towers shall be spaced below the crest or in a saddle to carry the line over a ridge or hill.	✓	✓							✓
		27e. The transmission line shall not cross parks and other recreation areas or areas of sensitive wildlife habitat such as wildlife refuges.	✓	✓							✓
		27f. High voltage (230 kilovolt or larger) lines shall not be near places of human habitation or places having prolonged or repeated human occupancy.	✓	✓							✓
		27g. Whenever possible, new transmission lines shall avoid productive croplands. When crossings of cropped areas cannot be avoided, the proposed lines shall minimize interference with farming practices through use of the following rating system:	✓	✓							✓
		1) First preference shall be for lines which run along field edges and property lines. In such instances, towers should be spaced at one-quarter mile intervals, preferably along quarter-section lines and at field corners.									
		2) Second preference shall be for lines which run through mid-field areas, parallel or per-									

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		pendicular to field edges. In such instances, towers should be located at field edges where possible. Tower locations between field edge and an area 50 feet from the field edge are generally least preferable, such as towers are the most disruptive to ground equipment operation.									
		3) Third preference shall be for lines which run diagonally to field edges. In such instances, alignments which sever small parcels off from the main parcel are least preferable. As with mid-field alignments, tower locations between the field edge and the area 50 feet form the field edge should be avoided.									
		27h. Lines shall not cross Special Treatment Areas.									
		27i. Emphasize undergrounding of facilities									
Governmental Reduction in Energy Consumption	28. Reduce existing energy consumption for County buildings and for vehicles.	28a. Request assistance from the State in conducting energy audits on County buildings.				✓ PblcWks		✓			
		28b. Create an energy audit report.				✓ PblcWks				✓	
		28c. Conduct an energy consumption reduction program such as building retrofit with energy-saving fixtures and insulation.				✓ PblcWks					✓
		28d. Select high fuel efficiency models in purchases of new County vehicles (Purchasing Department = PRCH).				✓ PRCH					✓
		28e. Energy efficiency and renewable energy use should be included as criteria for approving and designing County capital improvement projects.				✓ PblcWks					✓

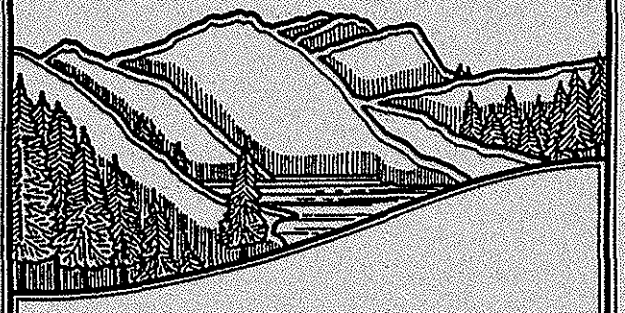
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		28f. Just as operations should be upgraded to reduce current energy use, new projects that will consume additional energy should be designed to maximize energy efficiency and to demonstrate the commitment of local government to a sustainable energy future.				✓ PblcWks					✓
		28g. The efficiency of local public agency operations should be increased by using available, technical assistance and developing new assistance programs in construction, operation and maintenance, and purchasing.				✓ PblcWks					✓
		28h. Encourage school districts and other governmental agencies to take similar energy conservation measures.				✓ PblcWks					✓
Overall Reduction in Energy Use	29. Assist in the development of energy awareness in the County.	29a. Work with local school districts to incorporate energy education into school curriculum.	✓								✓
		29b. Provide information programs to the public on energy issues.	✓			✓ PblcWks					✓
		29c. Assist developers and builders throughout the permit approval process in the use of energy efficiency techniques and renewable energy sources.	✓			✓ PblcWks					✓
	30. Discourage land use patterns which result in inefficient vehicle use.	30. Review projects for consistency with the General Plan Land Use Map and policies.	✓	✓							✓

[1] Department of Public Works
[2] Purchasing Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Private Sector Energy Use	31. Incorporate energy considerations into proposed developments.	31. As part of project review, consider the following: 1) Street layouts which maximizes solar access and natural ventilation.. 2) Building orientation which maximizes solar access, natural ventilation, and which minimizes conflicts of solar access with adjacent structures or properties. 3) Energy efficient landscaping (water conserving plants, indigenous vegetation, and use of on-site water runoff). 4) Landscaping which provides cooling opportunities during summer and which minimizes conflicts with solar access during winter. 5) Cluster and/or planned unit development. 6) South slope utilization in hillside development. 7) Active solar water and/or space heating. 8) Passive design features for heating and cooling. 9) Use of energy efficient devices	✓	✓							✓
Voluntary Energy Conservation	32. Encourage voluntary retrofit programs for residential, commercial, and industrial buildings including energy conservation measures.	32a. Make information available on the following energy conservation measures: 1) Residential retrofit measures. 2) Ceiling and wall insulation. 3) Weather stripping, sealing and caulking. 4) Low flow shower head. 5) Water heater tank insulation. 6) Duct insulation. 7) Air conditioning recycling devices. 8) Computer controlled thermostats. 9) Commercial retrofit measures. 10) Ceiling and wall insulation. 11) Weather stripping, sealing and caulking. 12) Shading controls (eg, overhangs) 13) Lighting controls 14) Thermostat controls (summer and winter) 15) Optimum HVAC scheduling	✓								✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
			16) Operating and maintaining equipment at peak performance 17) Maintaining furnaces 18) Adjusting lighting 19) Plugging leaks in heating and cooling process									
Industrial Systems	Energy 33.	Develop flexible codes to allow alternative industrial energy systems serving single family residences in the County.	33a. Amend building codes to allow industrial alternative designs.	✓		✓					✓	
			33b. Require Special Use Permits for instream individual energy systems to assure that water quality and fish/wildlife resources are adequately protected.	✓	✓	✓					✓	✓

VISUAL ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

16. Visual Resources Element

Introduction

A Visual Resources Element is not required by State law. However, open space for the preservation of areas of scenic value is discussed as a mandatory issue in the Open Space Element requirements. A Scenic Highway Element was required in the past, but is no longer a mandatory element. Additional background information on visual resources can be found in the Background Report.

Goals

1. Protect and preserve important scenic resources in the County.

2. Protect visually sensitive areas by promoting and providing for aesthetic design in new development which reflects the customs and culture of the County.

Background/ Future Needs

The scenic quality of Sierra County is defined by its natural scenery as well as its historic communities and the activities of a rural economy. The built

environment is generally discussed in the Cultural Resources Element. Natural scenic features of particular importance are mapped on Figure 16-1 and discussed generally below. Additional background information on visual resources can be found in the Background Report.

Scenic Roads and Highways

Views from the County's more heavily travelled routes as well as those which pass through recreational areas or visually unique or highly scenic areas are of particular importance to protect. These areas are both an economic resource for the tourism sector of the economy and a resource to existing residents as one of the key components of the County's rural quality of life. Scenic roads and their status as well as recommended status are listed below in Table 16-1.

Table 16-1
SIERRA COUNTY SCENIC ROADS

Road	Status	Recommendations
Highway 49 – Yuba County line to Yuba Pass Summit	Official State Scenic Corridor Highway (towns are excluded) Included in the USFS Scenic Byway	Though this designation takes in the area from ridge-to-ridge, State and USFS timber harvest regulations are not consistent with the need for retention of views in this area. Development of CDF Special Rules for Sierra County are recommended in the Timber Management Element which would address this issue. Tahoe National Forest revision of Visual Quality Objectives for this area would also be appropriate. County land use designations on private lands should reflect the desire to retain existing views in this area. A Scenic Corridor Overlay should be applied to call for design and site plan review and grading restrictions in this corridor.

Road	Status	Recommendations
Highway 49 – Yuba Summit to Plumas County Line (communities excluded)	Yuba Pass Summit Candidate State Scenic Highway, Existing County Scenic Highway, portions incorporated into the USFS Scenic Byway	The County needs to adopt design standards for this route and apply to the State to receive official State Scenic Highway designation. The designation could bring additional recognition on State mapping to this route. Scenic resources include Sierra Valley views. Low density land use designations, design review, site plan review, and grading/tree removal restrictions would assist in preserving the scenic quality of this corridor.
Highway 89, entire length excepting communities	State Scenic Highway, Existing County Scenic Highway; included in the USFS Scenic Byway	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation. The designation would bring additional recognition on State mapping to this route. Scenic resources include Sierra Valley views and the Little Truckee River corridor. Low density land use designations, design review, site plan review, and grading/tree removal restrictions would assist in preservation of the scenic quality of this corridor.
Highway 395 - State line to County line	State Park - No Scenic Protection	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation.

Road	Status	Recommendations
Gold Lake Road	Existing County Scenic Highway	This road travels through one of Sierra County's most important recreational areas – the Lakes Basin. Retention of the visual quality of this corridor is critical. The area is heavily used; careful attention to signage, setbacks, and design will lower the perception of high use and ensure retention of the visual character of the Basin. Structures should not be visible from Gold Lake Road except in the Bassetts' Community Area and Community Influence Area. Signage should be limited to small wooden directional signs consistent in theme to provide park-like appearance. Design review, site plan review, low density land use designations, and grading/tree removal restrictions would assist in preserving the scenic quality of this corridor. The Recreation Plan called for in the Parks and Recreation Element will also assist in preserving the visual aspects of this corridor.
Highway 395 - State line to County line	State Route - no scenic protection	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation.
Henness Pass Road	Candidate County Scenic Highway	Expansive high country Sierra vistas and views of Jackson Meadows Reservoir, Milton Reservoir, Sierra Buttes, Webber Lake, and Stampede Reservoir are found on this route. Its rugged, backcountry nature is a valued travel experience to residents and visitors. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. Roads should remain dirt and gravel.

Road	Status	Recommendations
Smithneck Road	Candidate County Scenic Highway	The ruggedness of this road ensures a sense of separation between the Valley and Verdi areas. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. This road should remain dirt/gravel.
Mountain House Road	No Special Status Proposed County Scenic Road	This winding, rural road is an entry to Henness Pass Road and the historic community of Forest. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. This road should remain dirt/gravel.
Pliocene Ridge Road	No Special Status Proposed County Scenic Road	This rural highway is the entry corridor to the Pike and Alleghany communities and its undeveloped, unspoiled views provide an added sense of remoteness to these two communities. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor.

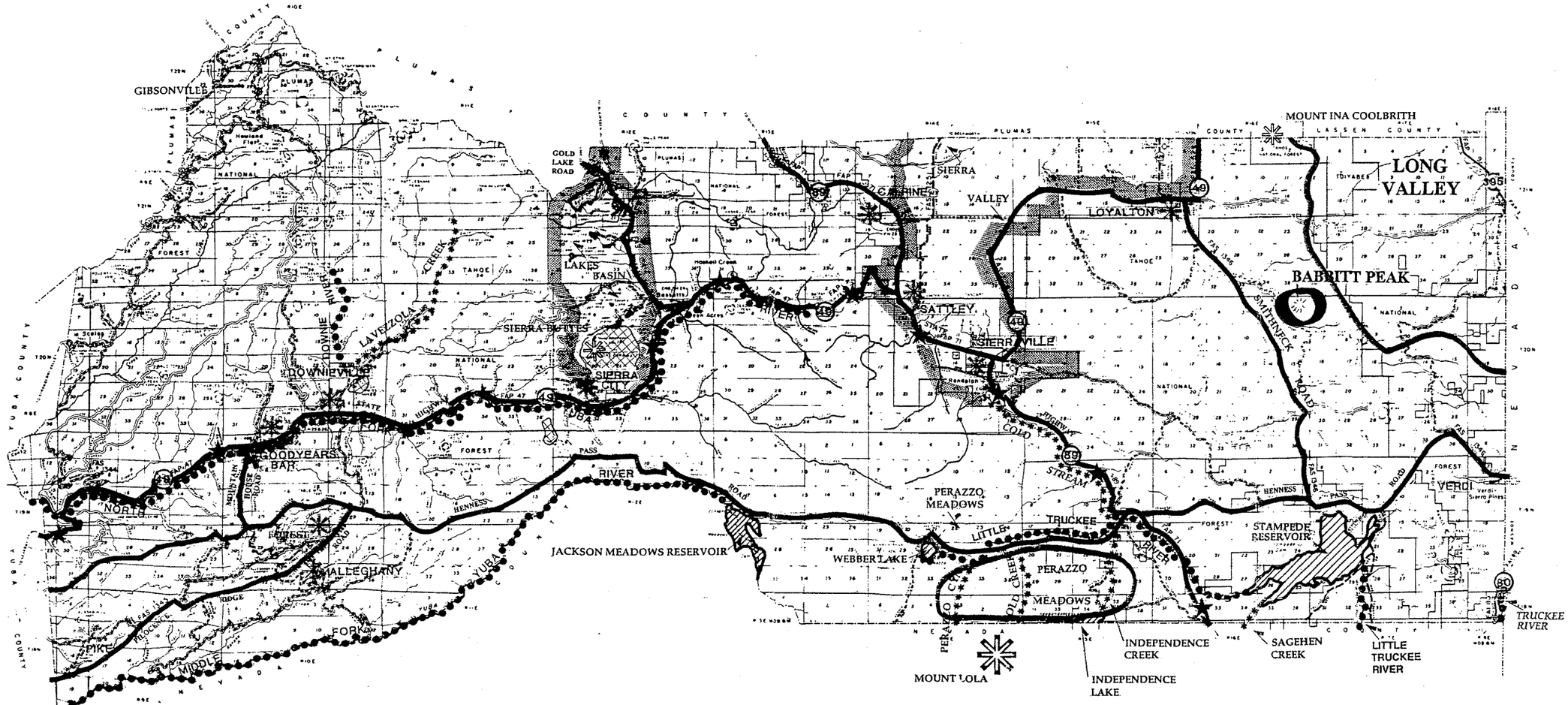


FIGURE 16-1
SIERRA COUNTY CRITICAL VIEWS MAP

SCALE IN MILES
0 1 2 3 4 5 6

SIERRA COUNTY GENERAL P·L·A·N

IMPORTANT SCENIC FEATURES

SCENIC ROADS AND HIGHWAYS
- INTERSTATE 80
- STATE HIGHWAY 49
- STATE HIGHWAY 89
- SMITHNECK ROAD
- HENNESS PASS ROAD
- PLIOCENE RIDGE ROAD
- MOUNTAIN HOUSE ROAD
- GOLD LAKE ROAD

USFS SCENIC BYWAY (*DONNER / YUBA BYWAY*)

LIVING HISTORIC COMMUNITIES
- FOREST
- ALLEGHANY
- DOWNIEVILLE
- CALPINE
- SATTLEY
- LOYALTON
- SIERRA CITY
- SIERRAVILLE
- BASSETTS

LAKES AND RESERVOIRS

NATURAL LANDMARKS

UNIQUE AREAS OF HIGH SCENIC VALUE

MAJOR SCENIC RIVERS

MAJOR SCENIC STREAMS

NOTE: ALL OF THE COUNTY STREAMS, LAKES, AND HISTORIC STRUCTURES ARE CONSIDERED UNIQUE VISUAL FEATURES

LAND/ SNOWSLIDE AREA

16-6

The rural, mountain setting and open Sierra Valley as a whole create the visual nature of the County. To preserve this essential aspect of the County the cornerstone of this plan is the goal of building on existing communities and to avoid sprawl by retaining large parcel sizes. The intent is to ensure the continued viability of resource production including agriculture, mining, and timber harvesting which further protect visually pleasing open space. In addition, there are numerous individual scenic features or areas of the County which deserve protection. These areas are listed in Table 16-2.

Visual Impact Concerns ~ Human activity can result in visual impacts in any number of ways. Potential impact issues of most concern to Sierra County are described below. However, in general, the rural visual quality of the County is of great value to County residents; this feeling was expressed throughout the General Plan workshops.

The Built Environment

Construction activities can result in visually obtrusive grading scars, tree loss, and structures not in keeping with surroundings. Certain aspects of the built environment such as signage and night lighting can be particularly obtrusive in a rural setting. Other concerns expressed during the General Plan workshops included the location of microwave towers and cloud seeding towers, power transmission lines and utility lines in general. The visual clutter that these improvements can create are of concern particularly within the viewshed of scenic corridors.

Road improvements can impact the aesthetics of the roadway. State highway standards, CDF road standards, and even local road standards are often counter to aesthetic goals. The Circulation Element creates standards for certain county roads of particular concern. County input is also needed when State Highway projects are proposed — this issue is also discussed further in the Circulation Element. Relative to CDF Fire-Safe road standards, avoidance of development in outlying areas which will require use of CDF standards is the only option to avoid visually obtrusive roadways.

The built environment can also help define the rural quality of Sierra County. Examples include the County's historic communities, the barns in Sierra Valley, and even structural remnants throughout the county which are reminders of a time past.

Table 16-2
SIERRA COUNTY SCENIC FEATURES DESERVING PROTECTION

Scenic Features/Areas	Discussion
Sierra Crest	
Lakes: Independence Lake Webber Lake Jackson Meadows Reservoir Stampede Reservoir Deadman Lake Coburn Lake	The County's lakes are each visually unique and of particular economic value in their unspoiled state because of their high visitor use. Of particular concern are protection of lakeshores and visual access to the lakes, and protection of the viewshed and ridgelines surrounding each lake to ensure an unspoiled mountain lake setting.
Living Historic Communities	The County's historic communities are discussed in the Cultural Resources Element but are also a key visual asset.
Sierra Valley and Sierra Valley barns	Protection of the open nature and traditional activities in the Sierra Valley is important visually as well as to the County's agricultural economy.
Sierra Buttes	The Sierra Buttes are the County's most recognizable calling card. Their visual value is in part related to their unspoiled slopes and foreground. Any visually apparent man made feature would disturb their value.
Mountain Meadows including Perazzo Meadow and Dog Valley	The County's mountain meadows are visually unique destination points. Any disturbance of their open nature would disrupt their visual value.
Rivers and Streams, including the North and Middle Forks of the Yuba River, the Downie River, the Little Truckee River, and the Truckee River	The County's rivers and streams are key visual assets. Protection of visual access and streamside vegetation are critical. The Forest Service is currently conducting Wild and Scenic River eligibility studies for the North Fork of the Yuba River, the Little Truckee River, Perazzo Canyon, and Independence Creek, Sagehen Creek, Cold Creek, and the Truckee River. All would qualify for Recreation/ Scenic status. None would qualify for wild status. (See Water Resources Element for additional discussion of the Wild and Scenic River process.)
Lakes Basin- Gold Lake Sardine Lake Salmon Lake	This visually unique area is one of the most heavily used areas in the County. The remote visual appearance of the area is important to its value but will be difficult to retain because of the high use it experiences.

Mining projects can result in earth disturbance during exploration and development phases which can be highly visible and out of character with surrounding views. This issue is discussed in the Mineral Management Element. Timber harvests can also cause visible scarring as a result of road construction and harvest activities. From a distance, extensive thinning (over 30%) can be visually obtrusive in areas of high viewer concern such as surrounding existing communities and in the viewsheds of scenic corridors. Close-in views of most timber harvest operations in these same areas, can also be obtrusive in the short-term because of the visibility of understory disturbance and slash operations. The Timber Management Element includes additional discussion of these issues as well as related policies.

Related Plans

The State of California Scenic Highway system includes one official State Scenic Highway (Highway 49 from the Yuba County line to the Yuba Pass summit) ridge-to-ridge and two candidate Scenic Highways – Highway 89 and the remainder of Highway 49 in the County.

The State Scenic Highway process involves State declaration of candidate highways. At a county's request, Caltrans then prepares special studies to determine the unique characteristics of the corridor. To achieve official Scenic Highway status, the County must adopt design guidelines intended to protect the character of the corridor. The official designation brings location on State Scenic Highway maps and route signage which are important visitor drawing cards.

National Forest Plans ~ The three National Forests within the County (Toiyabe, Plumas, and Tahoe) include visual protection policies and other actions which relate to treatment of scenic resources. Each of the plans includes Forest-wide objectives for visual quality as well as objectives for individual management units. The management units within Sierra County are mapped in the Figure 16-2. The Forest Plans also map Visual Quality Objectives (see Figures 16-3 through Figure 16-5) in the following categories:

Preservation (P) Only ecological change is allowed

Retention (R): People's activities are not to be evident to the casual forest visitor.

Partial Retention (PR): People's activities may be evident but must remain subordinate to the characteristic landscape.

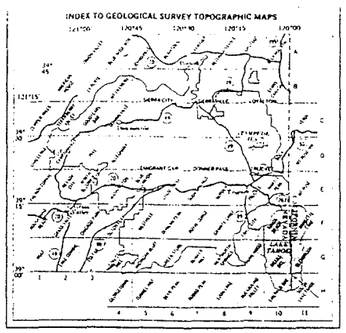
Modification (M): Activities may dominate the characteristic landscape but must, at the same time, utilize naturally established form, line, color, and texture. Activities should appear as a natural occurrence when viewed in the foreground or middleground.

Maximum Modification (MM): Activities may dominate the characteristic landscape but should appear as a natural occurrence when viewed as background. (Toiyabe National Forest Plan, p. k-2)

Most Forest areas on the Sierra County Critical Views Map are in the Retention category (the North Fork Yuba River corridor and the Lakes Basin, Jackson Meadows). However, the Forest objectives and County objectives may conflict along Henness Pass Road, Webber Lake, Lavezzola Creek, and the North Fork Yuba River Basin where Partial Retention and Modification are allowed. This is a particular concern in the North Fork Yuba River Basin where the ridge-to-ridge area is defined as the State Scenic Highway Corridor and a more restrictive combination of Retention and Partial Retention goal might be appropriate.

Assumptions

The visual quality of the County will continue to be a valuable resource and will not be significantly altered.





NORTH FORK OF AMERICAN WILD RIVER - West of the Forest Boundary, the Wild River includes both private lands and lands administered by the Bureau of Land Management. No vehicle use is permitted on the B.L.M. administered lands within the Wild River. These lands are shown on the Off Road Vehicle Travel Plan as Zone 6. For specific questions concerning this portion of the Wild River and other BLM lands, you should contact:

District Manager
U.S. Bureau of Land Management
63 Natoma Street
Folsom, CA 95630

Telephone 916 985-4474

Source: Tahoe National Forest Land & Resource Management Plan

SIERRA COUNTY GENERAL P·L·A·N

NATIONAL FOREST MANAGEMENT AREAS WITHIN SIERRA COUNTY

FIGURE 16-2

Tahoe National Forest

Symbol **Number & Name of Management Area**

001 Carman	008 Chapman	015 Harding	023 Pendola	032 Stampede-Boca
002 Ida	009 Lakes Basin	016 Babbitt	024 Oregon	033 Lola
003 Coolbrith	010 Cal Ida	018 Henness	025 Milton-Jackson	036 Sagehen Basin
004 Sunnyside	011 Smithneck	019 Eight-Nine	026 Galloway	038 Billy
005 Lavezzola	012 Antelope	020 Cornish	029 Pass	044 Castle
006 Canyon	013 Forty-Niner	021 Sardine-Worn	030 Ruby	109 Berry
007 Calpine	014 Devils Postpile	022 Goodyears	031 Kyburz	

Plumas National Forest

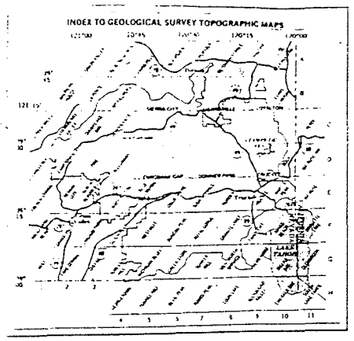
Symbol **Number & Name of Management Area**

15 Little Grass
16 Bear Trap
17 Poverty
35 Lakes Basin
39 Haskell

Toiyable National Forest

Symbol **Number & Name of Management Area**

1 Dog Valley
2 Carson Front





NORTH FORK OF AMERICAN WILD RIVER - West of the Forest Boundary, the Wild River includes both private lands and lands administered by the Bureau of Land Management. No vehicle use is permitted on the B.L.M. administered lands within the Wild River. These lands are shown on the Off Road Vehicle Travel Plan as Zone 6. For specific questions concerning this portion of the Wild River and other BLM lands, you should contact:

District Manager
U.S. Bureau of Land Management
63 Natoma Street
Folsom, CA 95630

Telephone 916 985-4474

PLUMAS NATIONAL FOREST

SMITH PEAK STATE GAME REFUGE

TOIYABE NATIONAL FOREST

Source: Tahoe National Forest Land & Resource Management Plan.

SIERRA COUNTY GENERAL P·L·A·N

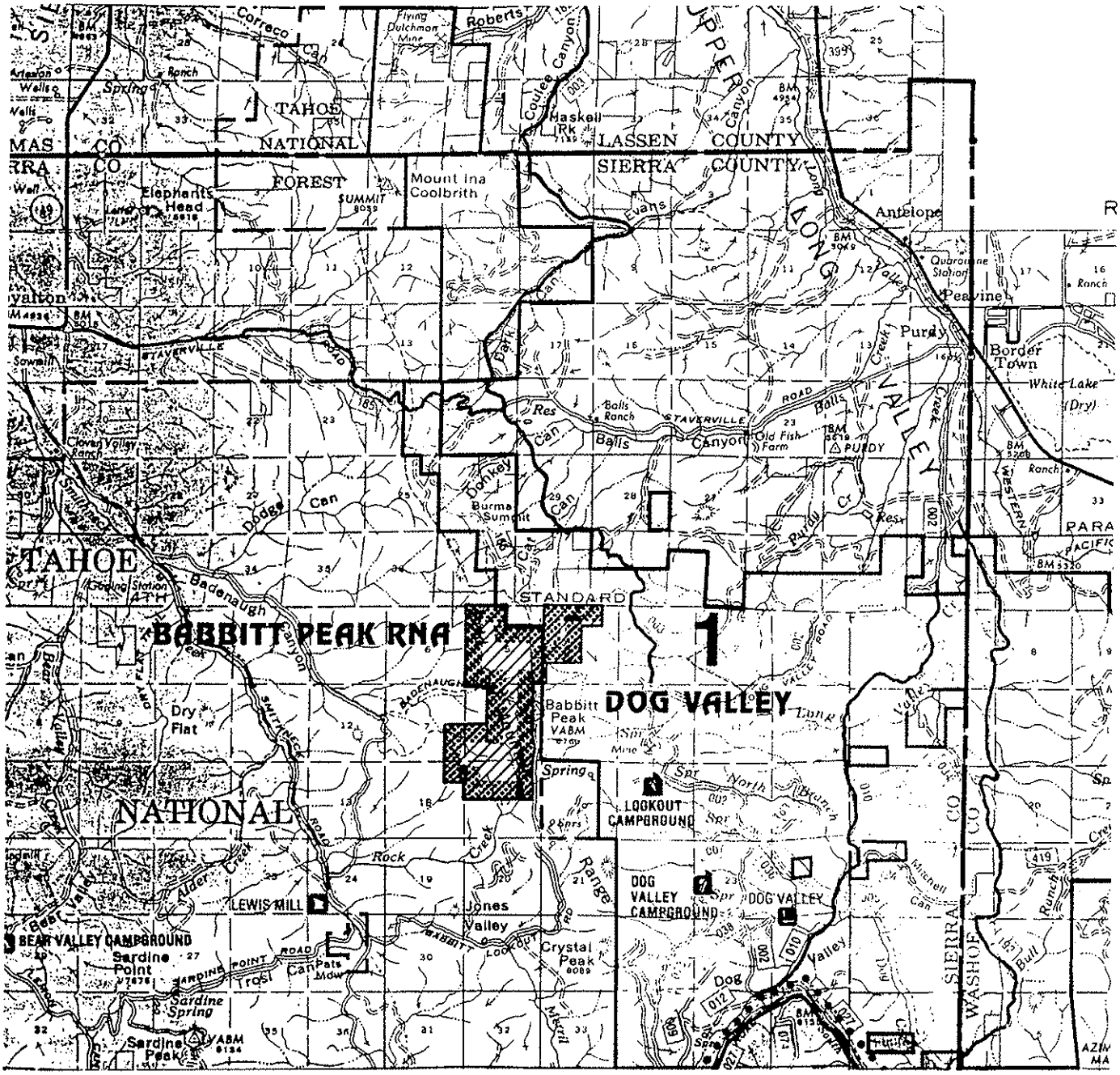
LEGEND – VISUAL QUALITY OBJECTIVE

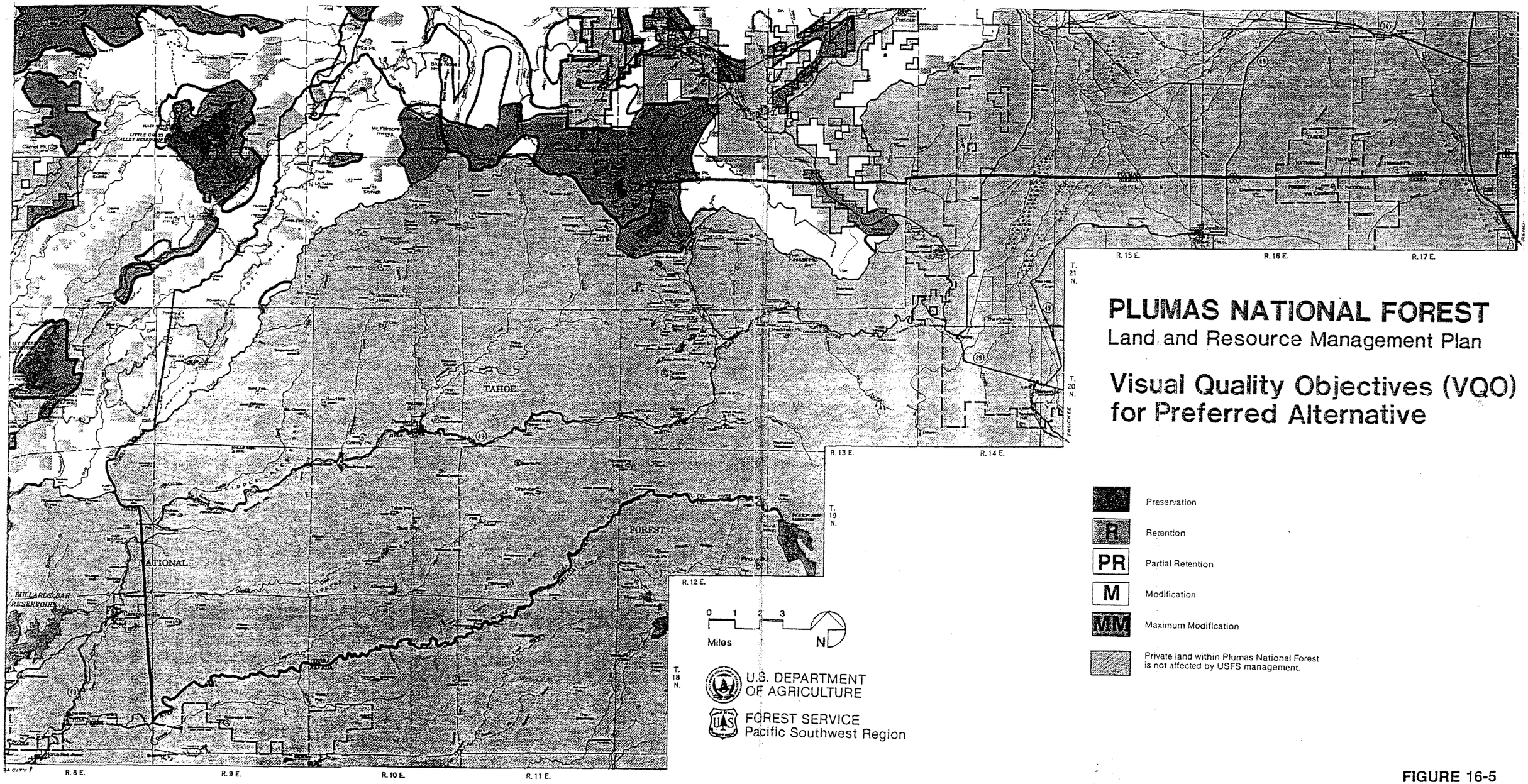
FIGURE 16-3

TAHOE N.F.

- Preservation
- Partial Retention
- Retention
- Modification

FIGURE 16-4
TOIYABE NATIONAL FOREST VISUAL QUALITY OBJECTIVES





PLUMAS NATIONAL FOREST

Land and Resource Management Plan

Visual Quality Objectives (VQO) for Preferred Alternative

- Preservation
- R — Retention
- PR — Partial Retention
- M — Modification
- MM — Maximum Modification
- Private land within Plumas National Forest is not affected by USFS management.

FIGURE 16-5
PLUMAS NATIONAL FOREST VISUAL QUALITY OBJECTIVES

Table 16-3
VISUAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
	Visual Goals										
	1. Protect and preserve important scenic resources in the County.										
	2. Protect visually sensitive areas by promoting and providing for aesthetic design in new development which reflects the customs and culture of the County.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Scenic Roads / Highways	1. Protect the visual quality of the County's scenic corridors (local and State).	1a. Recognize State Scenic Highways and create a County Scenic Highways/ Roadways system using a Scenic Corridor Overlay district.			✓						✓
		1b. Create Scenic Corridor Overlay zoning district of all proposed development consistent with this Element requiring conditional use permits.	✓	✓	✓			✓			
		1c. Develop Design Guidelines in all designated Scenic Corridors to ensure: – Design Review (architecture, lighting, and signage) – Site Plan Review–Grading Plan Review – Tree removal limits when a Timber Harvest Plan is not involved. Intent: The intent of these Design Guidelines should be to preserve the visual integrity of the corridors which may be defined by: – Landforms – Vegetation – Historic structures – Types of land uses – Open nature or sense of enclosure – Close-in, middle range, and distant views Through this process also encourage the use of open space and scenic easements and land conservation contracts. (Also see Cultural Resources Element – Implementation Measure 1e and Demolition Policy 9, Timber Management Policy 1, and Policy 7 in this Element.)	✓	✓	✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		1d. Specified Scenic Corridors: .1 Highway 49, Yuba Co. to Yuba Pass Summit: ridge to ridge .2 Highway 49, Yuba Summit to Plumas Co. line: 500 ft on either side of roadway centerline .3 Highway 89, Plumas Co. line to Nevada Co. line excluding Calpine and Sierraville: 500 ft on either side of roadway centerline .4 I-80: ridge to ridge .5 Gold Lake Road, Highway 49 to Plumas Co. line: ridge-to-ridge .6 Henness Pass Rd, entire length: 500 ft on either side of roadway centerline .7 Dog Valley Road: 300 ft on either side of roadway centerline .8 Smithneck Road, entire length: 300 ft on either side of roadway centerline, excluding boundaries of County Service Area 5, Zone 5A. .9 Mountain House Road, entire length: 300 ft on either side of roadway centerline .10 Pliocene Ridge Road: 300 ft on either side of roadway centerline (excluding communities)	✓	✓	✓		A[1]				✓
		1e. Encourage the USFS to revise Visual Quality Objectives in the County's Scenic Corridors to call for a combination of Retention and Partial Retention.	✓		✓						✓
		1f. Develop County Scenic Highway/Road signage.				PW[1]				✓	
		1g. Support highway litter control programs when proposed by groups and State/ federal agencies.				PW[1]					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	2	Limit encroachments onto scenic highways to maintain safety and quality of driving and viewing experience through scenic corridors.	2.	Develop a comprehensive encroachment permit process for County scenic highways and County scenic roads.	✓								✓
	3	Coordinate scenic highway systems between other jurisdictions including Tahoe, Plumas and Toiyabe National Forests, Plumas, Nevada and Yuba Counties, Sierra Planning Organization and the City of Loyalton.	3.	Request input from these agencies when Scenic Highways/Roads are proposed and likewise provide input consistent with this Element when projects or plans are proposed in these areas which could affect the County's Scenic Highway/Roads.									
	4	Seek official State Scenic Highway Status for all State highways and I-80 in the County (except in community areas).	4a.	See Implementation Measures 1b and 1c in this Element (Design Guidelines).									
			4b.	Apply to Caltrans for official status on all eligible State Scenic Highways.	✓							✓	
Road Construction	5	Consider scenic values as a component of roadway construction, reconstruction, and maintenance on State and County highways and roads, with or without Scenic designation status.	5a.	Annual review February 1, in advance of all major proposed road projects for consistency with this Element.	✓	✓							✓
			5b.	Annual report February 1 by Department of Public Works of past year's activities.				PW[1]					✓
			5c.	Input to Caltrans as projects are proposed consistent with this Element.	✓	✓		PW[1]					✓

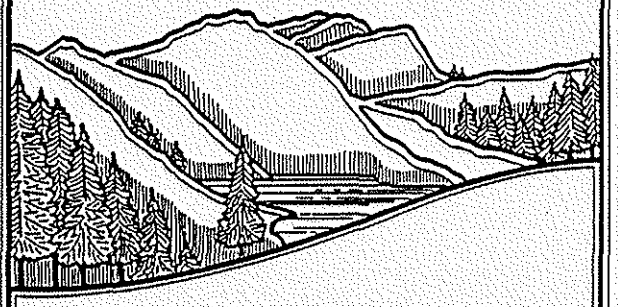
Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
The Built Environment	6	Strive for a built environment which reflects the County's rural and historic qualities.	6a.	Prepare Design Guidelines to be used in all Community Living Historic Areas, Scenic Corridor Overlay areas, and for all zoning categories to be used in review of discretionary and ministerial project permits. Guidelines should vary in detail based on level of concern for various areas and Zoning categories.	✓	✓	✓				✓		✓
			6b.	Prohibit billboard placement off-site by nce and develop reasonable standards for on-site signage.	✓		✓					✓	
			6c.	Consider development of lighting standards fo become part of design guidelines									
	7	Protect the visual integrity of the County's Living Historic Communities.	7a..	Consider development of lighting standards to become part of design guidelines.									
Site Features	8	Protect important scenic resources.	8a.	Limit land use densities where important scenic resources would benefit.	✓	✓	✓		A				✓
			8b.	Utilize the Open Space designation or Special Treatment Area Overlay to preserve visual resources which would be significantly impacted.	✓	✓	✓		A[1]				✓
			8c.	Prepare a Recreation Master Plan to determine appropriate land uses for the Lakes Basin.	✓	✓	✓				✓		
			8d.	Prohibit ridgeline intrusions by structures wherever possible; incorporate this requirement into Design Guidelines.	✓	✓						✓	
Natural Resources/ Resource Extraction	9	Promote the protection of the visual integrity of streams and rivers.	9a.	Designate these corridors Open Space outside Community Areas and Special Treatment Areas within Community Areas. (Also see Policy 24, Water Resources Element related to dams and improvements.)	✓	✓	✓		A				
			9b.	See also Plants and Wildlife Element.									

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	10	Limit visual impacts of resource extraction activities.	10.	See Mineral Management Element and Timber Management Element.									
Environmental Burns	11.	Limit visual impacts of environmental burning on federal lands.	11.	Submit comments to USFS discouraging control burns in visually sensitive areas.			✓						✓

Also see Energy Element Policy 26 related to Transmission Line placement.

[1] Upon Plan adoption.

AIR QUALITY ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

17. Air Quality Element

Introduction

An Air Quality Element is not explicitly required by State planning law. However, the Conservation Element requirements include a mandate to look at "other natural resources" which would include air quality:

> Government Code Section 65302(d): [The general plan shall include] a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

Element Goal

Maintain and protect high standards of air quality.

Background/Future Needs

Detailed information related the Air Quality Element is contained within the Background Report. Specific topics discussed include:

- Health Effects
- Air Quality Standards
- Monitoring Stations
- Existing Air Quality

Related Plans

Approximately three-quarters of the County is under the jurisdiction of the three national forests: Tahoe, Plumas, and Toiyabe. The majority of National Forests of Sierra County is in the Tahoe National Forest. The following excerpts are from each of the three National Forest "Land and Resource Management" Plans.

Tahoe National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals and issues:

Air Quality

1. Current Management Direction. The TNF manages all prescribed fire operations to prevent or minimize the penetration of smoke into urban or smoke-sensitive areas. Various forms of dust abatement are used on heavily traveled roads near residential and recreation areas.

2. Supply or Production Capability. The two TNFmanagement activities with potential to degrade air quality are (1) smoke from prescribed fires and (2) dust from road use. Most of the Forest is located within the Mountain Counties Air Basin, with a small portion of Yuba County within the Sacramento Valley Air Basin. Within these air basins, agricultural burning regulations are implemented by the County Air PollutionControl Officer. All Forest

burning projects follow these regulations and Forest Service Manual guidelines. One Clean Air Act Class I area is adjacent to the TNF, the Desolation Wilderness to the south of the TNF boundary. All areas within the Tahoe National Forest are classified as Class II, including the Granite Chief Wilderness.

3. Existing and Projected Demand. No quantifiable value is placed on air quality. The Federal Clean Air Act sets standards and guidelines for the attainment and maintenance of air quality.

4. Need or Opportunity to Change. Current management practices comply with Federal, State, and local air quality requirements.

Toiyabe National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals and issues:

Air Quality

1. Cooperate with air quality regulatory agencies to prevent deterioration of air quality through emission concentrations that would produce measurable adverse effects on vegetation, wildlife, soil, water, and visual quality within the Class I Area (i.e., Hoover Wilderness).

2. Fire management will include compliance with an approved state air quality implementation plan.

3. All contracts and special use permits for activities that might impact air quality will include clauses that require the contractor or permittee to meet state(s) and county(ies) air quality standards.

Plumas National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals:

a. Current Management. The PNF adheres to State and County standards for air resource management. The eastside is in Sierra, Plumas, and Lassen Counties, which allow prescribed burning operations almost unimpeded. Counties on the western slope, Butte and Yuba, have much more stringent rules because of adverse affects of smoke on the Sacramento Valley. Prescribed burning operations are timed to minimize smoke in sensitive areas. Dust abatement is used on heavily travelled roads and near recreational developments and residential areas.

b. Opportunities for Management Change. No change is needed from current management.

c. Supply. The air supply is degraded by two PNF sources; fire smoke and road dust. Fire smoke is from both wildfire and prescribed fire. Since major wildfires usually occur during high wind conditions, and prescribed fires are constrained to periods favoring smoke dispersal, consequent air quality loss is usually not substantial. Road dust emissions are relatively constant, and may be actually decreasing due to use of dust palliatives on most log haul routes. Air quality is also degraded within the populated mountain valleys due to wood heating and sawmill emissions during winter inversion conditions. Incoming air from the Sacramento Valley is occasionally moderately high in particulates (rice stubble smoke) or chemical pollutants, but in general quality of the air is high and is not significantly degraded by PNF activities.

d. Demand. Clean air is a State and National priority embodied in maximum allowable pollutant concentrations. Prevention of Significant Deterioration of cleaner air could become a constraint to use of prescribed fire if Class I areas were created to protect any new Wilderness areas. No external Class I areas are significantly affected by PNF activities.

Assumptions

1. Air quality is one of Sierra County's most important assets.

2. Transport of particulate and gaseous emissions from other jurisdictions will continue to have deleterious effects on the environment and infringe on local opportunities.

3. Reliance on woodstoves for heating by County residents will continue in the future.

Table 17-1
AIR QUALITY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its cultural, heritage, rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air water, and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
AIR QUALITY GOAL											
	1. Maintain and protect high standards of air quality.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Air Quality Violations and minimizing impacts on air quality.	1.	Implement standards which minimize air quality impacts resulting from developments	1.	Cooperate with the NSAQMD in review of development proposals.	✓			AQ					✓
	2.	Cooperate with state and regional agencies, including adjacent Counties to develop programs to reduce air quality impacts.	2.	Identify regional impacts and coordinate with appropriate agencies.		✓	✓						✓
	3.	Work toward reduction of air quality violations in the County.	3a.	Require Sierra Pacific Industries to fund the installation and maintenance of ambient background PM10 monitoring sites.			✓			✓			
			3b.	Notify and solicit comments from local and regional agencies of proposals that may affect regional air quality.	✓			AQ					✓
Forest Service Activities	4.	Encourage the Forest Service to mitigate air quality impacts of activities on federal lands.	4a.	Review timber harvest plans to ensure that dust control measures are incorporated into all plans.	✓			AQ					✓
			4b.	Request the Forest Service to discontinue the use of serpentine rock for road base due to its asbestos content.	✓			AQ					✓
			4c.	Request the APCD to encourage the Forest Service to follow APCD open burning requirements.	✓			AQ					✓
Smoke from Woodstoves	5.	Work toward minimizing emissions from residential fireplaces and woodstoves.	5a.	Require the use of EPA certified woodstoves in new residential construction.	✓			AQ					✓
			5b.	See Energy Element, Policies and Measures 30 and 31.	✓			AQ		✓			
			5c.	Require that all existing homes with non-EPA certified woodstoves be required to replace these units upon home sale.	✓								✓
			5d.	Cooperate with the AQMD in a woodstove replacement program.	✓			AQ					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Transport of Pollutants	6. Cooperate with other agencies to develop a consistent and effective approach to air quality planning.	6. Participate in the development of regional and county-wide clean air plans and incorporate the provisions of these plans into County planning and project review procedures. 6b. Oppose land use projects which serve to increase air quality degradation in Sierra County.	✓			AQ					✓

Attachments:

Resolutions effecting General Plan Amendments

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF)
APPROVING APPLICATION FOR)
GENERAL PLAN AMENDMENT) RESOLUTION 97- 143
ZONE AMENDMENT OF)
LEROY AND JOSIE SILVER)

BE IT RESOLVED, that the Board of Supervisors of the County of Sierra adopts the following findings:

PROJECT DESCRIPTION

1. The proposed project is a series of entitlements requested by Leroy and Josie Silver which includes the following:

   a. General Plan Amendment of ten (10) acres currently designated as "Recreation-10 Acre-PD" to "Residential 5-10 District".

   b. Zone Amendment of ten (10) acres currently designated as "A-1 - Agriculture" to "Rural Residential - Ten (10) Acre District".

   c. Tentative Parcel Map dividing a 10.39 acre parcel from a parcel of 366.25 acres.

   d. Determination of exemption of project under the California Environmental Quality Act as amended.

2. The proposed project is located north of and contiguous to Sierra Brooks Subdivision - Units 1 and 2A at 221 Antelope Valley Road in Section 19, T. 21 N., R. 16 E., MDB and M and identified as County Assessor Parcel 016-090-052-0.

PROJECT ADMINISTRATION

3. The Sierra County Planning Commission, on March 13, 1997, conducted a public hearing and rendered decisions on the applications.

4. The public hearing before the Sierra County Planning Commission were duly noticed, published, posted, and mailed as required by law.

5. The Sierra County Planning Commission, on March 13, 1997, recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment; Zone Amendment; Tentative Parcel Map; exemption under the California Environmental Quality Act; and, a finding of de minimis impact relative to State Department of Fish and Game fees.

15. Site is physically suitable for the proposed density of development.

    a. One residence exists on the proposed 10.30 acre parcel. The remaining property will be retained for recreational use.

    b. The close proximity to the Sierra Brooks subdivision makes the site a logical extension of the subdivision.

    c. The site is serviced by all utilities and roads.

16. Design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

    a. One residence has been in existence since 1994 without incident.

    b. The residence is located outside of the identified floodplain.

    c. The single family structure was unaffected by the Cottonwood fire or the 1997 floods.

17. Design of the subdivision or the type of improvements is not likely to cause serious health problems.

    a. One residential unit is serviced by an existing individually septic system and well. They have been in existence since the construction of the residence.

18. Design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. As a condition of approval, the County is requesting a irrevocable offer of dedication for a drainage easement of fifty (50) feet from each side of Smithneck Creek throughout the 10.39 acre parcel.

19. Subdivision map conforms to applicable County ordinances and State law. The applicant has requested a General Plan and Zone Amendment in order to facilitate the subdivision and conform with County Ordinances and State law.

20. Find that De Minimis findings can be made based on the analysis in the Sierra County General Plan Final Environmental Impact Report for the following reasons:

6. The Sierra County Board of Supervisors, on May 8, 1997, conducted a public hearing on the applications as recommended by the Sierra County Planning Commission.

7. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted and mailed as required by law.

8. The Sierra County Board of Supervisor, on May 8, 1997, developed an administrative record on the proceeding which consists of exhibits one (1) through six (6) (all being exhibits of County staff) and no other exhibits and/or testimony was taken into evidence. The Board of Supervisors directed staff to return to the Board of Supervisors with a resolution containing complete findings and conforming actions on the General Plan amendment, zone amendment, and tentative parcel map.

9. The General Plan Amendment for the 10.39 acre parcel to a land use designation of Residential 5-10 acres is appropriate for the subdivision because of its proximity to Sierra Brooks.

10. The proposed zoning amendment of RR-10 is consistent with the proposed General Plan amendment of Residential 5-10. This amended zoning is suitable and appropriate for the site because of the parcel size and the close proximity to the Sierra Brooks subdivision. The Sierra Brooks subdivision is zoned Rural Residential-1 acre (RR-1).

11. Sierra Brooks is a subdivision consisting of 389 residential parcels. The proposed parcel is unique in location and design . The residence and driveway encroaches onto Antelope Road, a primary north access to Sierra Brooks. The parcel is contiguous to Sierra Brooks and will be located within the Sierra Brooks Community Core.

12. The applicant is requesting a General Plan and zone amendment, therefore the subdivision, one approved, will be consistent with the General Plan as amended.

13. The design or improvement of proposed subdivision will be consistent with applicable general and specific plans once the General Plan amendment is approved.

14. Site is physically suitable for the type of development.

    a. The project site is sloped with Smithneck Creek traversing the northern portion of the property. A residence exists on the upper portion of the proposed 10.39 acre site. There is no further development proposed on the 10.39 acre parcel. The remaining 366.25 acres will be retained for recreational purposes.

a. The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code Section 711.4(b)(2)(B).

b. The proposed land use of the 10.39 acre division will not change from the present land use. It shall remain residential.

c. The residence has been in use since 1994 without incident.

d. The project California Environmental Quality Act document has been resolved in the Sierra County General Plan Final Environmental Impact Report.

NOW THEREFORE, BE IT RESOLVED that based upon the foregoing findings and upon the record of proceedings for the May 8, 1997 public hearing, the Board of Supervisors takes the following actions:

1. Approves the exemption from the California Environmental Quality Act and finding of Dei Minimis impact and directs staff to file a Notice of Determination; and,

2. Approves the General Plan Amendment from "Recreation - 10 Acre - PD" to "R 5-10" for 10.39 acres of land as described herein upon Exhibit A attached hereto and made a part hereof; and]

3. Approves the Zone Amendment from "Agriculture" to "Rural Residential 10 Acre District" for 10.39 acres of land as described herein upon Exhibit A attached hereto and is made a part hereof; and,

4. Staff is directed to properly cause the General Plan Amendment to be made effective and to prepare and submit a proposed ordinance for introduction and adoption which amends the zoning district affecting the 10.39 acre parcel.

5. Approves the tentative parcel map subject to conditions creating a 10.39 acre parcel as recommended by the Sierra County Planning Commission.

RESOLUTION 97- 143 , PAGE FIRE

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 15th day of July, 1997 by the following vote:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

RICHARD V. LUCHESSI, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

WILLIAM W. PANGMAN
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING A NEGATIVE DECLARATION, A GENERAL PLAN AMENDMENT, AND A ZONE AMENDMENT FOR BALLS RANCH OF WALIMA HOLDINGS CORPORATION	))))))	RESOLUTION NO. 97- 203

FACTUAL BACKGROUND:

A) An application for general plan amendment and zone amendment was submitted on March 10, 1997 affecting approximately 4580 acres of a 7800 acre land holding of Walima Holdings, Corporation otherwise known as Balls Ranch in Long Valley; and

B) The application filed with the County Planning Department proposes to amend the Sierra County General Plan for those portions of the 7800 land holding which are designated as "Recreation" in the General Plan by proposing a designation of "Forest" and to immediately rezone 4580 acres of the landholding from the current designation of "TPZ-Timberland Production Zone" to a proposed "General Forest" zoning district; and,

C) The application filed with the County Planning Department was determined "complete" on June 11, 1997; and,

D) A negative declaration was prepared for the proposed project, was submitted to the State Clearinghouse on August 18, 1997, and was the subject of two (2) public hearings before the Sierra County Planning Commission on September 18, 1997 and October 23, 1997; and,

E) The Sierra County Planning Commission also conducted public hearings over the proposed general plan amendment and zone amendment on September 18, 1997 and October 23, 1997, said hearings being duly noticed, mailed, and published as required by law; and,

F) The Sierra County Planning Commission on October 23, 1997 adopted its Resolution 97-9 which recommended approval to the Sierra County Board of Supervisors of the proposed negative declaration, the requested general plan amendment, and the requested zone amendment; and,

G) The Sierra County Board of Supervisors on November 4, 1997 conducted a public hearing on the proposed project and said hearing was duly noticed, mailed, and published as required by law.

NOW THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS MAKES THE FOLLOWING FINDINGS AND RESOLVES as follows:

1. Negative Declaration

1.1 FINDINGS

A) A public notice for the proposed Negative Declaration for the Balls Ranch General Plan Amendment/Zone Amendment was placed in the Mountain Messenger of August 7, 1997. The public review period extended through September 15, 1997, and;

B) The Negative Declaration was disseminated through the State Clearinghouse and no comments were received, and;

C) There is no substantial evidence of any potentially significant impacts to the environment.

1.2 DECISION

The negative declaration, recommended for approval by the Sierra County Planning Commission by its Resolution 97-9, is hereby found to be adequate with the intent and purpose of the California Environmental Quality Act and is approved.

2. General Plan

2.1 FINDINGS

A) The project site is a 7,800 acre land holding, Balls Ranch, located in the northeastern corner of Sierra County. The project site is accessed by U.S. Highway 395 to County Road 570 (Long Valley Road) to a private road traversing private lands held by other interests for approximately three (3) miles. The Balls Canyon property is isolated from the remainder of Sierra county by mountainous terrain, geographic isolation and few roads. The property is a combination of agriculture land, forested land and steep barren slopes at an elevation of 6200 feet and greater, and;

B) Property within the project area is designated Forest, Agriculture and

Recreation within the Sierra County General Plan. Zoning Districts within the project area are General Forest, Agriculture and Timberland Production Zone. Surrounding land uses consist of large forested open space areas and agriculture within the lower laying valley areas. Much of the forested areas are National Forest System Lands, and;

C) The project is a proposal to amend the General Plan for those portions of Balls Ranch which are designated Recreation to a Forest land use designation and to immediately rezone 4,580 acres from Timberland Production Zone district to General Forest district, and;

D) The proposed project is a General Plan Amendment and zone amendment which will not significantly change the land use or planning of the project site. The proposal to change those portions of the project site from the Recreation land use designation to a Forest designation will lessen the potential development impacts of the project area and will not significantly change the land use. Uses allowable within the Recreation land use designation include recreational structures totaling a maximum of 25,000 square feet. The Forest designation does not allow structures associated with recreational uses, and;

E) No development on the property beyond what is allowable within the General Forest zoning district and consistent with the Forest land use designation may occur without a Specific Area Plan as stated within the General Plan policies for the Balls Ranch area. The Forest land use designation does not allow increases in development potential beyond what would be allowed under the Timberland Production Zone; therefore, impacts from the removal of the property from the commercial timberland contractual restrictions within the Timberland Production Zone are less than significant, and;

2.2 DECISION

The proposed general plan amendment is approved as recommended by the Sierra County Planning Commission by its Resolution 97-9 and the County Planning Director is directed to file a Notice of Determination.

3. Zone Amendment

3.1 PRELIMINARY FINDINGS

A) Approximately 2,600 acres of the site were burned during the "Cottonwood Fire" in 1995. Recuperation of forested lands post-fire will be retarded due to soil types and sun exposure on steep slopes. A soil survey of the project site has been completed, and;

B) The project proponent has identified a 400 foot wide access corridor from Long Valley Road to the Balls Ranch area. This will eventually become the specific access to the property, and;

C) Immediate rezoning of the property from Timberland Production Zone to General Forest will not significantly alter the potential use of the land. Timber management is a permitted use in both zoning districts as well as the ability to construct one single family residence. The General Forest zoning district does list conditional uses which require the issuance of a special use permit and Planning Commission review, however those uses are not consistent with the General Plan land use designation of Forest and therefore could not be approved. There is no increase in permitted uses under the requested zoning General Forest, and;

D) The proposed project and its objectives is to remove large areas of land from the Timberland Production Zone (TPZ) which is a timber management zoning district under contract with the County and the State. The removal of the land from the TPZ district enables the property owner to evaluate other primary land uses other than timber management; however, the Forest land use designation requested by the project proponent does not increase the land use options above the uses allowed within the Timberland Production Zone and there will be no impacts to biological resources from the project proposal, and;

E) The project does not have the potential to achieve short-term to the disadvantage of long-term environmental goals. The removal of property from the Timberland Production Zone to a General Forest zoning district within the Forest designation of the General Plan will not allow a major change in land use. The Sierra County General Plan sets out specific language regarding the removal of the subject property from Timberland Production Zone to Forest land use district and restrict any future land use impacts to those allowed in the Forest designation. Any other projects or physical changes would be subject to a specific plan requirement and an

environmental impact report as is outlined in detail in the Sierra County General Plan, and;

F) It is stated in Policy R on page 1-56, "Due to the unique location of Balls Ranch, it is important that recreational land use potentials within Balls Ranch be addressed on a comprehensive basis through a specific plan (emphasis added). The County recognizes that Balls Ranch is in a unique location, and;

G) Although there is no land use change in the requested re-zoning, the County gets considerably more tax revenue than before. Only an appraisal by the Assessor's office can compute that in the future, but it will be significant. The zone change will in no way prevent Walima in continuing to harvest timber in a prudent and sensitive way according to CDF guidelines, and;

H) A one-time Tax Recoupment Fee will be assessed, and will be due to the County. This also may be a fairly substantial amount.

I) The zoning change allows Sierra County and Walima Holdings the opportunity to invest the time and money to study the whole area for the feasibility of a recreational land use. At the present time, nothing can be done to the land except grow and cut down trees, and;

J) The proposed zoning change cures the problem of the present zoning inconsistency created by the SPA-DR overlay, and;

K) The proposed zone change is in the Public Interest, because it makes zoning consistent with the Policies and Implementations of the General Plan (see pages 1-18, 1-35, 1-56, 1-57, 1-71, 1-72, 1-82, 4-10, and pages 2 - 8 in the "Summary of Changes Which Occurred to the Draft EIR"). Without the removal of TPZ, these policies and implementations will be blocked and frustrated, and;

L) If, and only if, after appropriate study, it is determined that the creation of a Destination Resort is appropriate, and said Resort is created, it will generate, upon completion, substantial tax revenue to the County, and;

M) If a Destination Resort is created, there would be a great deal of new employment in the area, both in construction, and in follow-on operations.

All this will benefit the County without the TPZ removal no one will ever know what the real prospects are.

N) In addition to the requested re-zoning, Walima is also requesting a General Plan amendment which will restrict even more than presently Walima's land use, and gives even more control of the site to the County, and;

3.2 ULTIMATE FINDINGS

A) The zone amendment from Timberland Production Zone to General Forest is consistent with the Sierra County General Plan. The project proposal, including the General Plan amendment, is a procedure which is clearly outlined as an option under the Long Valley, Balls Ranch policies and implementation measures found on pages 1-56 and 1-57 of the Sierra County General Plan, and;

B) Immediate rezoning of the project site is not inconsistent with exempting from taxation immature forest trees planted on lands not previously bearing merchantable timber of planted or of natural growth on lands from which the merchantable original growth timber stand to the extent of 70 percent of all trees over 16 inches in diameter has been removed (subdivision (j) of Section 3 Article XIII of the Constitution). Stocked and non-stocked timberland comprises 2,895 acres of the 4,580 acres proposed for immediate rezoning. The immediate rezoning will not effect tax exemptions on existing immature trees within the project site and harvesting of timber may continue under the General Forest zoning district in the same manner as in the Timberland Production Zone district, and;

C) Based on Preliminary Findings A through N, the Sierra County Board of Supervisor's finds that the immediate rezoning of the project site from Timberland Production Zone to General Forest is in the public interest.

3.3 DECISION:

A) The proposed zone amendment/immediate rezoning is tentatively approved pursuant to Government Code, Section 51133, as recommended by the Sierra County Planning Commission by its Resolution 97-9 and the County Counsel is directed to prepare an ordinance for introduction and adoption contingent upon the State of California, Board of Forestry affirming

the requested conversion and immediate rezoning from "TPZ-Timberland Production Zone"; and,

B) The County Planning Director is directed to forward to the State of California, Board of Forestry, documentation of the tentative approval of the Board of Supervisors and all supporting information as is required by the State Board of Forestry, and to file a Notice of Determination.

ADOPTED by the Board of Supervisors of Sierra County on the 4th day of November, 1997, by the following vote:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSENT: None
ABSTAIN: None

COUNTY OF SIERRA

RICHARD V. LUCHESSI
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM.

WILLIAM W. PANGMAN
COUNTY COUNSEL

L163SC49.RES

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF)
APPROVING GENERAL PLAN) RESOLUTION 98 - 055
AMENDMENT, ZONE)
AMENDMENT, AND NEGATIVE)
DECLARATION FOR THE LOUIS)
AND MARY WELSH PROJECT)

FACTUAL BACKGROUND

1. The proposed project (hereinafter "the project") is an application a General Plan Amendment and Zone Amendment. The General Plan designation would change from Rural 5-10 acres to Rural 2-5 acres. The Zoning designation would change from Agricultural (A-1) to Rural Residential 2.5 (RR-2.5).

2. The project site, APN 012-180-014-0, is located at 221 Meadow View Rd. within the southern edge of the Calpine Community Core. This is in Section 20, Township 21 North, Range 14 East, MDB&M.

3. Negative Declaration No. 1079 was prepared for the project in compliance with the California Environmental Quality Act.

4. The Sierra County Planning Commission on February 19, 1998, conducted a public hearing and rendered a decision on the project recommending approval subject to conditions and based upon findings of fact.

5. The public hearing before the Sierra County Planning Commission was duly noticed, published, posted, and mailed as required by law.

6. The Sierra County Planning Commission on February 19, 1998, recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment, Zone Amendment, and Negative Declaration for the project.

7. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted and mailed as required by law.

NOW THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF SIERRA makes the following findings and resolves as follows:

1. Negative Declaration

1.1 FINDINGS

A) Public notice for the proposed Negative Declaration for the

Welsh General Plan and Zone Amendment was placed in the Mountain Messenger of January 15, 1998, and extended through February 15, 1998.

B) There are no significant environmental impacts from the General Plan Amendment and Zone Amendment.

C) Adopt a finding of De Minimus impact based on the analysis in the Negative Declaration for the following reasons:

1) The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code section 711.49(b)(2)(B).

2) The project is within the urban core and the area has been analyzed in the Sierra County General Plan Final Environmental Impact Report.

1.2 DECISION

Negative Declaration No. 1079, recommended for approval by the Sierra County Planning Commission by Resolution 98-01, is hereby found to be adequate with the intent and purpose of the California Environmental Quality Act and is approved.

2. General Plan Amendment/Zone Amendment

2.1 FINDINGS

A. The subject site is a 5 acre parcel. There is an existing single family home on the subject property. The proposed General Plan and Zoning Amendment would create the potential for one additional parcel. The (RR- 2.5) zoning designation on a 5 acre parcel allows for one subdivision of the property creating two 2.5 acre parcels.

B. The project site in question is a 5 acre parcel and the current General Plan Zoning designation is Rural 5-10. The zoning is Agricultural (A-1).

C. The applicant proposes to change the General Plan designation from Rural 5-10 acres to Rural 2-5 acres. The Zoning designation would change from Agricultural to Rural Residential 2.5. This General Plan and Zoning Amendment is consistent with the urban core designation within the General Plan and the project is therefore found consistent with the Sierra County General Plan.

D. The project site is located within the southern edge of the Calpine Community Core as shown in the Sierra County General Plan.

E. The General Plan land use designations for the surrounding uses are as follows:

North: Rural 5-10
South: Open Space
East: Rural 2-5
West: Rural 5-10

F. A General Plan and Zoning Amendment is not exempt from CEQA under Article 19. Negative Declaration No. 1079 has been prepared for this project and is incorporated by reference.

G. The property is currently serviced by a well for domestic water, a septic tank for refuse, and electric power.

H. The property is accessed off Meadow View Rd, a private road which receives no snow removal or public road maintenance services. There is an existing road maintenance agreement (private) between benefitting parcels for periodic road maintenance.

2.2 ULTIMATE FINDINGS

A. The General Plan and Zone Amendment is consistent with the Sierra County General Plan. The proposed project is within the Calpine Community Core. The Sierra County General Plan requires that urban development is located within the Community Core areas.

2.3 DECISION

A. The proposed General Plan and Zone Amendment are approved as recommended by the Sierra County Planning Commission by its Resolution 98-1 and as approved by the Board of Supervisors subject to the following condition:

FINAL CONDITIONS OF APPROVAL - GENERAL PLAN AND ZONE AMENDMENT

1. The applicant shall pay a $25.00 filing fee for administrative costs associated with the Fish and Game fees on the Negative Declaration. The check shall be made out to Sierra County Clerk-Recorder. This fee will be paid within 15 days of Board of Supervisor approval.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 7th day of April, 1998 by the following vote:

AYES:	Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES:	None
ABSTAINED:	None
ABSENT:	None

COUNTY OF SIERRA

PATRICIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF)
APPROVING GENERAL PLAN) RESOLUTION 98 - 167
AMENDMENT FOR THE)
FOREST LAND USE DESIGNATION)
MAXIMUM BUILDING COVERAGE)

FACTUAL BACKGROUND

1. The General Plan is required to address building and intensity standards for each land use designation.

2. The Forest Land Use designation maximum building coverage: .0014% and the example of 10,000 square feet/160 acre are inconsistent.

3. The Sierra County Planning Commission on June 25, 1998, conducted a public hearing and rendered a decision on the Forest Land Use designation recommending approval of the General Plan amendment to the Board of Supervisors.

4. The public hearing before the Sierra County Planning Commission was duly noticed, published, posted, and mailed as required by law.

5. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted and mailed as required by law.

WHEREAS: The General Plan is required to address building and intensity standards for each land use designation

WHEREAS: The Sierra County Board of Supervisors found that the Maximum Building Coverage: .0014% and the example of 10,000 square feet/160 acres are inconsistent and more restrictive than was intended.

WHEREAS: It was not the intent of the Board of Supervisors in approving the policies of the General Plan to preclude reasonable development on any parcel within the Forest land use designation.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

1. The Board of Supervisors adopt the following amendment to the General Plan Forest Land Use designation maximum building coverage standard:

Forest 14. **Density/Intensity Standards**

Maximum Building Lot Coverage

Less than 1 acre	2400 square feet
01 to 10 acres	3500 square feet
10 to 15 acres	3700 square feet
15 to 20 acres	3900 square feet
20 to 25 acres	4100 square feet
25 to 30 acres	4300 square feet
30 to 35 acres	4500 square feet
35 to 40 acres	4700 square feet
40 to 45 acres	4900 square feet
45 to 50 acres	5100 square feet
50 to 55 acres	5300 square feet
55 to 60 acres	5500 square feet
60 to 65 acres	5700 square feet
65 to 70 acres	5900 square feet
70 to 75 acres	6100 square feet
75 to 80 acres	6300 square feet

Maximum Building Lot Coverage for Parcels greater than 80 acres

.2% (Example 6969.6 sq ft/ 80 acres)
(13939.2 sq ft/ 160 acres)

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 1st day of September, 1998 by the following vote:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

RESOLUTION OF INTENT TO)
AMEND THE COUNTY GENERAL)
PLAN LANGUAGE ON VOTING)
PATTERNS)

RESOLUTION 98-190

WHEREAS, the County General Plan on Page 1-24 describes the effect of voting patterns due to certain growth scenarios and the Board of Supervisors wishes to receive a report from the Planning Commission on the appropriateness of this section to remain in the County General Plan.

NOW, THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS RESOLVES that it directs the Sierra County Planning Commission to review the content of Page 1-24 of the County General Plan and to submit its report and recommendation on the appropriateness of retaining this language in the County General Plan.

Adopted by the Board of Supervisors on the 6 th day of October, 1998 by the following vote:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSTAIN: None
ABSENT: None

Patricia Whitley

PATRICIA WHITLEY
Chairman, Board of Supervisors

ATTEST:

Mary J. Jungi

MARY J. JUNGI
Clerk of the Board

APPROVED AS TO FORM:

J. Curtis

JAMES CURTIS
County Counsel

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF INITIATING A GENERAL PLAN AMENDMENT FOR THE FOREST LAND USE DESIGNATION MAXIMUM BUILDING COVERAGE	)))))	**RESOLUTION 99 – 015**

WHEREAS: The General Plan is required to address building and intensity standards for each land use designation

WHEREAS: The Sierra County Board of Supervisors found that the Maximum Building Coverage for the Forest land use designation is more restrictive than was intended.

WHEREAS: It was not the intent of the Board of Supervisors in approving the policies of the General Plan to preclude reasonable development on any parcel within the Forest land use designation.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT: It directs the Sierra County Planning Commission to review the current Forest land use designation and increase the Maximum Building Lot Coverage.

Adopted by the Board of Supervisors on the 2nd day of February, 1999 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAIN: None
ABSENT: None

Bill Nunes

BILL NUNES
Chairman, Board of Supervisors

ATTEST:

Mary J. Jungi

MARY J. JUNGI
Clerk of the Board

APPROVED AS TO FORM:

J. Curtis

JAMES CURTIS
County Councel

RESOLUTION NO. 99 - 035

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING GENERAL PLAN AMENDMENT
ZONE AMENDMENT, PARTIAL WILLIAMSON ACT CANCELLATION
AND TENTATIVE MAP OF AMODEI RANCH

WHEREAS, John Amodei et. al., have requested approval by the County of the following entitlements for property located south of West Willow Street in Sierraville which is commonly identified as Sierra County Assessors Parcel Number 013-110-121-0, all of which are collectively referred to herein as the "Project":

1. General Plan Amendment of 188.8 acres currently designated as "Planned Development Rural 5-10" within the Community Core to "Rural 20-40" within the Community Influence Area.

2. Immediate Williamson Act Cancellation of 188.8 acres south of West Willow Street, a portion of Land Conservation Act Contract 78-7.

3. Rezoning of 188.8 acres currently designated as "A-1 Agriculture and GF General Forest" to "Open Space 20".

4. Tentative Map dividing 188.8 acres into eight 23.51 acre parcels.

5. Negative Declaration for the project; and

WHEREAS, the Sierra County Planning Commission, on November 12, 1998 and January 14, 1999, conducted duly noticed public hearings and rendered decisions on the applications (Planning Department File No. 1117) and recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment; Williamson Act Cancellation; Zone Amendment; Tentative Map and Negative Declaration consistent with the recommendation contained within Staff Recommendation No. 772; and

WHEREAS, on February 16, 1999, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended by the Sierra County Planning Commission at which time the Board directed staff to return to the Board with a resolution containing complete findings and conforming actions on the General Plan amendment, Williamson Act Cancellation, zone amendment and tentative map.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the February 16, 1999 public hearing, the Board of Supervisors hereby adopts the following findings of facts:

1. The County satisfied all statuary and local ordinance requirements concerning public notice of the environmental process. The process culminated in a proposed mitigated Negative declaration. In processing the initial study for the Amodei Ranch project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated.

2. The project is consistent with the Sierra County General Plan, for the following reasons:

    a. The project proposal includes a request for a General Plan amendment that lessens the development density on the project site and includes the property in the Community Influence Area instead of the Community Core for the community of Sierraville. The land use designation and subdivision proposed maintain protection of the resources, Valley Floor and streams, in accordance with the policies of the General Plan. The property is located on the edge of the area defined as the Community Core and is consistent with the purpose and intent of the Community Influence areas of the Sierra County General Plan.

    b. West Willow Street provides access to the project site. West Willow Street has been identified as a "local road" in the Sierra County General Plan that is paved and the road is maintained by the County. The project proposal is consistent with the policies set forth for the use of Local roads within the Sierra County General Plan.

3. The requested rezoning to an Open Space 20 acre minimum (OS – 20) district is compatible with the General Plan designation request of Rural 20 – 40. The proposed subdivision is consistent with the requested zoning district. Each of the proposed parcels are 23.51 acres or greater in size and are proposed for residential use.

4. The requested Williamson Act Cancellation is consistent with Government Code Section 51282:

   a. A notice of nonrenewal for the 188.8 acre portion of Land Conservation Act Contract 78-7 south of West Willow Street was served pursuant to §51245 on February 25, 1997. The remaining 234.2 acre portion of the contract north of West Willow Street shall not be effected.

   b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use. The subject property is unique from agricultural properties in the near vicinity. The property consists of a large meadow area and gently sloped-forested land. Residential properties are located immediately adjacent to the parcel and unlike other properties under Williamson Act Contract the parcel has suitable areas for individual septic systems. This cancellation does not affect the Sierra Valley "floor" nor effect the use of the remainder of the property which will not be removed from the Land Conservation Act Contract.

   c. The cancellation is for an alternative use that is consistent with the County General Plan. The applicant is requesting a general plan designation that would allow a lesser density of development on the project site than currently exists. The new general plan designation will allow a subdivision of the property that consists of large acreage lots which is sensitive to the constraints identified within the general plan: Valley Floor, streams and aesthetics.

   d. The cancellation will not result in discontiguous patterns of development of proximate noncontracted land. The project site is located adjacent to residential properties and noncontracted land. The development of this property is a natural expansion of the community of Sierraville along a paved, dead-end, County maintained road. The location of the property is outside of the Sierra Valley "floor".

5. There is no proximate noncontracted land which is both available and suitable for the subdivision and subsequent development of this property. Other noncontracted lands do not have the accessibility, are further constrained by slopes or wet meadows and are not in the immediate proximity of the community of Sierraville.

6. The design of the proposed subdivision is consistent with the proposed land use designation of the general plan. The subdivider proposes eight (8) 23 acre or greater parcels consistent with the low density 20 acre minimum land use designation. Each parcel will have access to a road improved to the PRC 4290 standards and has adequate domestic water supply and sewage disposal. The design of the subdivision will protect the two streams on the property from encroachment by structures.

7. The site is physically suitable for the proposed density of development. The project site consists of an open meadow area near West Willow Street with gently sloping forested areas. There are no steep slopes. Suitable septic system sites have been located on the proposed parcels and individual wells are proposed and feasible. The areas identified as wet areas and stream zones can be avoided due to the large parcel sizes proposed and mitigation.

8. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed parcel sizes are large and designed to allow avoidance of impact on wet areas and stream zones.

9. The design of the subdivision is not likely to cause serious health problems. Individual septic sites have been identified on seven of the proposed parcels and a parcel merger has been proposed as mitigation for the parcel located in the wet meadow area. The quality and quality of the water on the project site is adequate for individual wells.

10. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The public road adjacent to the property will not be impeded by the project. A road that provides access to private property and National Forest System Lands will be acknowledged on an additional information map.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the February 16, 1999 public hearing, the Board of Supervisors takes the following actions:

1. Approves the Negative Declaration and direct staff to file a Notice of Determination; and,

2. Approves the General Plan amendment from "Planned Development Rural 5-10" to "Rural 20-40" for 188.8 acres of land as described herein upon Exhibit A attached hereto and is made a part hereof; and,

3. Approves the immediate Williamson Act Cancellation for the 188.8 acre portion south of West Willow Street of Land Conservation Act Contract 78-7 approved on January 17, 1978 between John Amodei and Sierra County. The approval of the immediate cancellation does not effect the remainder of the property north of West Willow Street under Land Conservation Act Contract 78-7 between Lucy Anderson and Sierra County; and,

4. Approves the Zone Amendment from the "Agriculture/General Forest" district to the "Open Space 20 acre minimum" district for 188.8 acres of land as described herein upon Exhibit A attached hereto and is made a part hereof; and,

5. Approves the tentative map subject to the following conditions creating eight 23.51 acre parcels as recommended by the Sierra County Planning Commission:

   a. Subdivider shall conform to all requirements of the County Treasurer-Tax Collector for the appropriate payment of taxes and liens due on the property prior to recordation of the Final Map.

   b. The design of the subdivision shall meet minimum CDF Fire Planning Guidelines (Public resources Code 4290) and administrative regulation developed therefrom. The subdivider shall provide an emergency water source and distribution system consistent with the requirements of PRC 4290. Amodei Ranch Road shall be constructed to the requirements of PRC 4290 and County standards: eighteen (18) foot surface with three (3) foot shoulders and the structural section based upon a soil and engineering analysis submitted as part of improvement plans. Lot 3 shall be merged with the one acre parcel contiguous to Lot 3 and south of West Willow Street identified as Sierra County Assessor's Parcel Number 013-110-063-0.

   c. The subdivider shall have prepared an additional information map to be recorded simultaneously with the Final map showing the area of inundation during the wet season as delineated by an engineer registered in the State of California and the existing private road, Old Webber Lake Road, as it crosses Lot 4, Lot 6 and Lot 7. The additional information map shall note that grading, drainage and driveway plans must be submitted to and approved by the County, that driveway construction shall comply with Public Resources Code 4290 and that specific erosion control measures must be adhered to during construction. The additional information map shall show Amodei Ranch Road as a common private access road.

   d. Subdivider shall provide Covenants, Conditions, and Restrictions to be recorded simultaneously with the Final Map which include provisions for:

      1 Specific erosion control measures for individual lot development.

      2 Prohibition of open burning

      3 Requirement for a conventional heating device, other than wood burning stove, with sufficient capacity to heat all areas of the home.

      4 Prohibition against flood lighting.

5 Other mitigation measures of the approved Negative Declaration.

6 Road maintenance agreement for Amodei Ranch Road.

e. The proposed Covenants, Conditions and Restrictions shall be approved in form by the Director of Planning and County Counsel prior to recordation of the final map.

f. All new utilities shall be provided by underground service through the entire project including, but not limited to, power, telephone, cable television.

Prior to recordation of the final map, the subdivider shall submit subdivision improvement and drainage plans prepared by an engineer registered in the State of California for road construction, surface and subsurface drainage improvements, fire protection improvements, specific erosion control measures, road improvements and area subject to inundation that will be employed during the construction of improvements.

g. Soils testing for groundwater depth shall be conducted in the late spring where determined necessary by the Sierra County health Department prior to Final Map approval.

h. The applicant shall provide the County with an estimate of cost for the required improvements, including those specified in conditions No.s 2, 3 , 8 and 10. The estimate shall be prepared by an engineer registered in the State of California and submitted for approval by the County Planning Director. Upon approval of the estimate the subdivider shall provide performance security in a form acceptable to the County in the amount approved for the work required under the above identified conditions. A subdivision agreement shall be executed between the subdivider and the Board of Supervisors for performance of required conditions.

i. The applicant shall provide street signs in a form acceptable to the County. The street signs shall be in place prior to recordation of the final map.

j. No construction of any improvements may commence until plans have been approved by the County Planning Director and County Engineer. The subdivider shall either complete all required construction or enter into a subdivision improvement agreement and post security with the County of Sierra, prior to filing of the final map, agreeing to complete the required construction within 12 months after filing of the final map.

k. Public utility and drainage easements shall be provided along lot frontages and side yards as required by the County Planning Director.

1. The subdivider shall pay the California Fish and Game fee of $1250.00 and $25.00 filing fee pursuant to AB3158 within five (5) days of the adoption of the Negative Declaration.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 2nd day of March, 1999 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

EXHIBIT A

Order No.: 104516 - CF

DESCRIPTION

All that real property situated in the unincorporated area of the County of Sierra, State of California, more particularly described as follows:

Parcel 2, as shown upon the parcel map for Amodei Ranch, recorded December 3, 1991, in Book 9 of Maps and Surveys, Pages 54 and 55, Official Records.

APN: 013-110-121

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING A GENERAL PLAN AMENDMENT FOR THE FOREST LAND USE DESIGNATION MAXIMUM BUILDING COVERAGE, THE BORDERTOWN PROJECT, AND CLARIFICATION OF LANGUAGE REGARDING VOTING PATTERNS	)))))))	**RESOLUTION 99 - 085**

THE SIERRA COUNTY BOARD OF SUPERVISORS RESOLVES THAT the Sierra County General Plan dated October 1996 is hereby amended based upon the following recitals on factual background:

1. FACTUAL BACKGROUND – FOREST LAND USE DESIGNATION

A. The General Plan is required to address building and intensity standards for each land use designation.

B. The Forest Land Use designation maximum building coverage is more restrictive than was intended for parcels less than 20 acres in size.

C. The Sierra County Planning Commission on March 18, 1999, conducted a public meeting and rendered a decision on the Forest Land Use designation recommending approval of the General Plan amendment to the Board of Supervisors.

D. The public hearing before the Sierra County Planning Commission was duly noticed, published, posted, and mailed as required by law.

E. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted and mailed as required by law.

WHEREAS: The General Plan is required to address building and intensity standards for each land use designation.

WHEREAS: The Sierra County Board of Supervisors found that the Maximum Building Coverage is more restrictive than was intended for parcels less than 20 acres in size.

WHEREAS: It was not the intent of the Board of Supervisors in approving the policies of the General Plan to preclude reasonable development on parcels within the Forest Land Use designation.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

A. The Board of Supervisors adopt the following amendment to the General Plan Forest Land Use designation maximum building coverage standard:

Forest 14. **Density/Intensity Standards**

Maximum Building Lot Coverage

Less than 1 acre	2400 square feet
01 to < 10 acres	8000 square feet
10 to < 40 acres	14000 square feet
40 acres and up	28000 square feet

2. FACTUAL BACKGROUND – BORDERTOWN

A. The proposed project is an application for a General Plan Amendment, a Zone Amendment, a Tentative Parcel Map, and a Boundary Line Adjustment. The project site is located east of the Union Railroad right-of-way in Section 19, Township 21 N, Range 18 E, MDB&M, adjacent to the Bordertown Club.

B. The General Plan designation will be amended from Agriculture to Visitor Commercial for a one acre portion of the 251.06 acre parcel identified as APN 021-080-008-0.

C. The Zoning designation will be amended from Agriculture (A-1) District to Commercial Residential (CR) District for the entire project site (5.58 acres) identified as APN's 012-080-015-0 (4.58 acres) and 021-080-008-0 (1 acre portion of a 251.06 acre parcel).

D. The Tentative Parcel Map will create a one (1) acre parcel and the Boundary Line Adjustment will add one (1) acre of land to an adjoining parcel.

E. Negative Declaration No. 1116 was prepared for the project in compliance with the California Environmental Quality Act.

F. The Sierra County Planning Commission on March 18, 1999 recommended approval to the Sierra County Board of Supervisors for the General Plan Amendment, Zone Amendment, Tentative Parcel Map, and Boundary Line Adjustment.

G. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted, and mailed as required by law.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

A. The Findings of Fact as outlined in Board of Supervisors Exhibit 1, pages 67 through 69 are adopted and are consistent with the General Plan.

B. The General Plan designation shall be amended from Agriculture to Visitor Commercial for a one acre portion of the 251.06 acre parcel identified as APN 021-080-008-0, and as represented in Board of Supervisor Exhibit 1, page 53.

3. **FACTUAL BACKGROUND** – VOTING PATTERNS

A. The General Plan land use element, page 1-24 addresses voting patterns and the potential political shifts created by population increases.

B. The Sierra County Planning Commission recommended that no change in the County General Plan be made and this public hearing before the Planning Commission was duly noticed, published, posted, and mailed as required by law and was held on April 15, 1999.

C. The public hearing before the Board of Supervisors for May 18, 1999 was duly noticed, published, posted, and mailed as required by law.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

A. The language of the Sierra County General Plan, page 1-24 shall be amended by deleting it and placing it in it's entirety in Volume 1 of the background document for the Sierra County General Plan dated October 1996.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 18th day of May, 1999 by the following vote:

AYES:	Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES:	None
ABSTAINED:	None
ABSENT:	None

COUNTY OF SIERRA

BILL NUNES, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING A GENERAL PLAN AMENDMENT ADDING LANGUAGE ADDRESSING HISTORIC USES	))))	RESOLUTION 99- 147

WHEREAS, THE SIERRA COUNTY BOARD OF SUPERVISORS RESOLVES THAT the Sierra County General Plan dated October 1996 is hereby amended based upon the following recitals of factual background:

1. That there are historical, legal non-conforming uses of property in the County of such that the continued use will benefit the public and private property owner.

2. These non-conforming uses should be allowed to continue with minor amendments until the use is abandoned or the property owner otherwise determines that the continuation of the use is no longer desired.

3. Project History

   a. On July 8, 1999, the Planning Commission referred the concept of a Historical Use Zone to the Board of Supervisors for review and direction.

   b. The Board on August 3, 1999 reviewed a draft General Plan amendment and zone amendment for the Historical Use Zone and directed the Planning Commission to hold a public hearing and forward its report and recommendation on the proposal.

   c. The Planning Commission held a public hearing duly noticed, published, posted and mailed as required by law on August 19, 1999. The Planning Commission continued the public hearing to September 16, 1999 in Downieville. The Planning Commission recommended the Board approve the General Plan amendment and zone amendment by its Resolution 99-09.

   d. The public hearing of October 5, 1999 before the Board of Supervisors was duly noticed, published, posted and mailed as required by law.

4. The General Plan amendment is subject to an exemption under the California Environmental Quality Act as amended, Sections 15301 and 15303.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT the general Plan is hereby amended to include an historical use policy within the Land Use element which reads as follows:

> In areas outside of the Community Core and Community Influence boundaries as shown in the General Plan, existing and active legal non-conforming land uses shall be allowed to continue with minor adjustments. Minor adjustments shall mean that the land use may be reconfigured so long as there is no significant increase in the density or intensity of the use and the use is not significantly expanded beyond the preexisting footprint. For the purpose of applying this policy to residential type uses, an increase in density shall mean

the number of units shall not be increased and an increase in intensity shall mean that the area devoted to the use is not significantly expanded.

This policy shall be implemented by adoption of a historical use ("HUZ") overlay zoning district which shall require a use permit for minor adjustment to existing and active legal non-conforming land uses within the HUZ zone. The discontinuation of the land use for a period of more than 365 consecutive days shall be deemed to be abandonment of the land use, which shall no longer be deemed to be active, so as to quality for minor adjustments pursuant to this policy.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 5th day of October 1999 by the following vote:

AYES:	Supervisors Gutman, Huebner, Nunes and Mitchell
NOES:	None
ABSTAINED:	None
ABSENT:	None

COUNTY OF SIERRA

Bill Nunes

BILL NUNES, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

Mary J. Jungi

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

J. Curtis

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF)
APPROVING APPLICATION FOR)
GENERAL PLAN AMENDMENT FOR)
SIERRA VALLEY RANCH)

RESOLUTION 99 – 181

WHEREAS:

1. The project site, Assessor Parcel Number 016-020-048-0, is located along the Plumas/Sierra County lines, along Beckwith Road (A24). The property is 500.64 acres and the area involved in the General Plan Amendment is 10 acres located between Beckwith Road and the Union Pacific Railroad tracks.

2. The General Plan land-use designation for the property, APN 016-020-048, is Agricultural. Ten acres of the property located between Beckwith Road (A24) and the Union Pacific Railroad tracks is designated Industrial. The General Plan Amendment is for the 10-acres of property located between Beckwith Road and the Union Pacific Railroad tracks and designated Industrial to be designated as Agricultural Land-Use District.

   The project site is not located within the General Plan community influence area or community core area for Loyalton.

3. The entire property has a zoning designation of (A-1) Agriculture. The existing zoning district for the property between Beckwith Road and the Union Pacific Railroad tracks is inconsistent with the current General Plan land-use designation of Industrial. The approval of the requested General Plan Amendment will afford consistency between the County General Plan and County Zoning.

4. The applicants are requesting the General Plan Amendment in order to enter into a Williamson Act Contract. The current land-use designation of Industrial prohibits a Williamson Act contract from being executed. A Williamson Act contract can only be entered into under an Agricultural/Open Space land-use designation.

5. The Sierra County General Plan recognizes the Sierra Valley floor as an area of high agricultural importance. Supporting goals and policies in the Agricultural Element of the General Plan include the maintenance of large parcel sizes and the prevention of the development of non-agricultural uses. The land use designation amendment from Industrial to Agricultural is consistent with the Sierra County General Plan goal to maintain the open, agricultural nature of the Sierra Valley floor.

6. Find that the analysis within Negative Declaration 1162 is consistent with the intent of CEQA for this project.

7. A De Minimus Finding is found based upon the analysis in Negative Declaration 1162 and for the following reasons:

   a) The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code Section 711.49(b)(2)(B).

   b) The General Plan Amendment will not alter the way the land has historically been

used. The use of the property as open space/pastureland will not impact any wildlife.

8. A $25.00 filing fee is required for the recording of Negative Declaration 1162

9. The project was duly noticed and published for the September 16, 1999 Planning Commission meeting and the December 7, 1999 Board of Supervisors meeting as required by law.

NOW THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF SIERRA resolves as follows:

1. The Sierra County General Plan recognizes the Sierra Valley floor as an area of high agricultural importance. Supporting goals and policies in the Agricultural Element include the maintenance of large parcel sizes and the prevention of the development of non-agricultural uses. The land use designation amendment from Industrial to Agricultural is consistent with the Sierra County General Plan goal to maintain the open, agricultural nature of the Sierra Valley floor.

2. The analysis within Negative Declaration 1162 is consistent with the intent of CEQA for this project, and is the appropriate level of CEQA review.

3. The Board of Supervisors approves the General Plan Amendment on parcel 016-020-048-0 from Industrial to Agricultural Land-Use District.

The foregoing resolution was duly passed and adopted at the continued regular meeting of the Sierra County Board of Supervisors held on December 7th, 1999 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Whitley
NOES: Superbisor Mitchell
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNCEL

RESOLUTION NO. 2000 - 022

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING KAUFMAN NEGATIVE DECLARATION
GENERAL PLAN
AND ZONE AMENDMENT AND
TENTATIVE PARCEL MAP

WHEREAS, Charles and Elizabeth Kaufman, have requested approval by the County of the following entitlements for property located at the northeast corner of State Highway 89 and Calpine Road in Calpine identified as Sierra County Assessor's Parcel Number 012-180-003-0 (53.70-acres) referred to herein as the "Project":

1. General Plan amendment and zone amendment to facilitate a subdivision of the property by tentative parcel map.

2. A de minimus finding based upon the analysis in the certified negative declaration.

WHEREAS, the Sierra County Planning Commission, on October 21, 1999, conducted a duly noticed public hearing and rendered decisions on the above components of the application for General Plan Amendment, Zone Amendment and Tentative Parcel Map (Planning Department File No. 1161) and recommended approval to the Sierra County Board of Supervisors.

WHEREAS, on February 1, 2000, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the application as recommended by the Sierra County Planning Commission and must now adopt a resolution containing findings and confirming actions on the General Plan Amendment and Tentative Parcel Map and make a de minimus finding.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the February 1, 2000 public hearing, the Board of Supervisors hereby adopts the following findings of facts:

1. The County satisfied all statuary and local ordinance requirements concerning public notice of the environmental process. The process culminated in a proposed mitigated Negative declaration. In processing the initial study for the Kaufman project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated. The project is consistent with the Sierra County General Plan. The General Plan land use designation on the project site is amended as part of the application approval. The land use designation is Rural 5-10 and recognized as being included in the Community Core of Calpine.

2. The property is 53.70 acres and situated between a 4960 and 4925 foot elevation. The northern portion of the property is a low-lying wet meadow and the southern portion of the property is higher in elevation and where the building sites are located. The property is forested and by appearance is above the Sierra Valley floor. The low-lying meadow area will remain open and clear of improvements.

3. The property contains several structures that are all located on the southwest portion of the property. There is an existing residence that has not been completed, a caretakers unit over a garage, and a stable for horses. The structures are served by approved septic systems and a well for water. The applicants have five horses on the property.

4. The property is located immediately adjacent to the Calpine Community Core Area. The project site is surrounded by the following various land uses. The property to the north, APN 012-090-099-0, is 465 acres and managed by the U.S. Forest Service. This public land is designated Forest within the Sierra County General Plan. The property to the east, APN 012-090-008-0, is 312.13 acres and privately owned. The property is currently under a Williamson Act contract and is designated Agricultural within the General Plan. There are two properties located to the south. The first property, APN 012-090-071-0, is a 455.1-acre private property that has a General Plan land-use designation of Agricultural. The second property, APN 012-180-007-0, is a 9.70-acre property and has a General Plan land-use designation of Multiple Unit Residential. This property is located within the Calpine Community Core area. State Route 89 borders the property to the west and beyond that are properties designated Rural 2 to 5.

FINDINGS IN SUPPORT OF GENERAL PLAN AMENDMENT

1. The project site is located immediately adjacent to the Calpine Community Core area. The property to the north, east, and south are large acreage lands that are not adjacent to the Calpine Community Core and not suitable to be included within the Calpine Community Core area. This property is suitable to be included within the Calpine Core area because of its location.

2. The Sierra County General Plan identifies the property as being located within the Sierra Valley floor because it is below the 5,000-foot elevation. After several site visits, the property is visibly above the Sierra Valley floor. The property gradually slopes to the northeast, with the highest point on the property being the southwest corner. The property is forested and upon visual inspection would indicate that the property is not the Sierra Valley floor.

3. The property will be consistent with the General Plan land-use designation of Rural 10. The Rural 10 land-use designation allows for one residence with accessory structures per 10 acres.

4. The Rural 10 land-use designation is consistent with being located within the Calpine Community Core area designation.

5. A majority of the property surrounding Calpine to the south is low-lying wet meadows. These properties would be difficult to subdivide because of septic limitations. The proposed parcel can support septic systems and provides Calpine with an alternative growth area.

FINDINGS IN SUPPORT OF ZON E AMENDMENT

1. The property is currently zoned Agriculture and the applicants are proposing to amend this designation to Rural Residential 10. The Rural Residential 10 zoning district is consistent with the General Plan land-use designation of Rural 10.

2. The Rural Residential zoning district allows for single-family homes with accessory buildings and uses, and guesthouses. This zoning district allows for one single-family residence per 10 acres. The boarding and raising of horses are a conditional use within this zoning district.

3. The Planning Department is currently working on updating the Rural Residential zoning districts in relation to whether non-domestic animals are a permitted or conditional use.

4. The property will be designated Rural Residential 10X. The X designation will not allow for the further subdivision of the property. The X designation is currently being worked on by the Planning Department.

FINDINGS IN SUPPORT OF NEGATIVE DECLARATION

1. A public notice for the proposed Negative Declaration for the Kaufman General Plan Amendment, Zone Amendment, and Tentative Parcel Map was placed in the Mountain Messenger of September 16, 1999. The public review period extended to October 16, 1999

2. Declare the Negative Declaration to be adequate with the intent and purpose of CEQA.

3. A De Minimus Finding is found based upon the analysis in the Negative Declaration and for the following reasons:

   a) The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code Section 711.49(b)(2)(B).

   b) The evidence in the record and public testimony indicate that there will not be impacts to fish and wildlife.

   c) The meadow area will remain open and clear of improvements.

   wildlife or their habitat. The proposed parcels are located between a railroad right-of-way and County Road 1066.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the February 1, 2000 public hearing, the Board of Supervisors takes the following actions:

1. Approves the Negative Declaration and direct staff to file a Notice of Determination; and,

2. Approves the General Plan amendment from "Agriculture" to "Rural 5-10" for 53.70 acres of land as described herein upon Exhibit A attached hereto and is made a part hereof; and,

3. Approves the zone amendment from Agriculture to Rural residential 5-acre minimum (RR5).

4. Approves the tentative parcel map subject to the following conditions as recommended by the Sierra County Planning Commission:

a. Subdivider shall conform to all requirements of the County Treasurer-Tax Collector for the appropriate payment of taxes and liens due on the property prior to recordation of the Parcel Map.

b) The design of the subdivision shall meet minimum CDF Fire Planning Guidelines (Public Resources Code 4290) and administrative regulation developed there from. The subdivider shall provide an emergency water source and distribution system consistent with the requirements of PRC 4290. This shall include a 2,500-gallon storage tank on each newly created parcel.

c) The subdivider shall have prepared an additional information map to be recorded simultaneously with the Parcel Map showing the watercourse that traverses this property, the low lying meadow area, and designate a 100.00 foot set-back from the high water line of the meadow as a building and leachfield exclusion area as delineated by an engineer registered in the State of California. The location of the Western Pacific Railroad tracks for the Calpine branch will be noted on the Additional Information Map for historical purposes. The Additional Information Map will also indicate the proposed building areas, the septic approval areas, and areas restricted from building.

d) Subdivider shall provide Covenants, Conditions, and Restrictions to be recorded simultaneously with the Parcel Map which include provisions for:

   a. Specific erosion control measures for individual lot development.
   b. Requirement for a conventional heating device, other than wood burning stove, with sufficient capacity to heat all areas of the home.
   c. Prohibition against flood lighting.
   d. No grading, fill activities, or building construction will be allowed within 100 feet of the high water line of the meadow. The meadow areas will be left as open space and unimproved.
   e. Trees within the property setbacks will not be removed unless dead or dying, removed for access reasons, or fire protection to maintain visual screening.
   f. Other mitigation measures of the approved Negative Declaration.

The proposed Covenants, Conditions and Restrictions shall be approved in form by the Director of Planning and County Counsel prior to recordation of the Parcel Map.

e) All new utilities shall be provided by underground service through the entire project including, but not limited to, power, telephone, cable television.

f) Each new proposed lot shall be required to have a paved encroachment and required drainage facilities/culvert as required by the Sierra County Public Works Department.

g) The applicant shall provide the County with an estimate of cost for the required improvements, including those specified in conditions No.s 2 and 6. The estimate shall be prepared by an engineer registered in the State of California and submitted for approval by the County Planning Director. Upon approval of the estimate the subdivider shall provide performance security in a form acceptable to the County in the amount approved for the work required under the above identified conditions. A subdivision agreement shall be executed between the subdivider and the Board of Supervisors for performance of required conditions.

h) No construction of any improvements may commence until plans have been approved by the County Planning Director and County Engineer. The subdivider shall either complete all required construction or enter into a subdivision improvement agreement and post security with the County of Sierra, prior to filing of the final map, agreeing to complete the required construction within 12 months after filing of the final map.

i) The Parcel Map shall show all easements that affect this property.

j) The Parcel Map shall dedicate a 100.00-foot right-of-way to the County for Calpine Road and a 10.00 foot Public Utility Easement along the north side of the 100.00-foot Calpine Road right-of-way.

k) Public utility and drainage easements shall be provided along lot frontages and side yards as required by the County Planning Director and shall be offered for dedication to the County.

l) The subdivider shall pay a $25.00 filing fee within five (5) days of the adoption of Negative Declaration 1161.

m) The X overlay zoning district will be created and be effective prior to the Parcel Map being recorded.

n) The Rural Residential 10 zoning district will be amended to allow for a limited number of non-domestic animals as a permitted use prior to the Parcel Map being recorded.

o) Percolation tests will be completed to the satisfaction of the Sierra County Health Department prior to the recordation of the Parcel Map.

Resolution 2000-022
February 1, 2000

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 1st day of February 2000 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell, Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

BROOKS MITCHELL, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO. 2002 - 069

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING A GENERAL PLAN AMENDMENT AND ZONE AMENDMENT
FOR THE BATCHELLER PROPERTY

WHEREAS, Don and Cheryl Batcheller, applicants and landowners, have requested approval by the County for an immediate rezone from Timberland Production Zone of the property identified as Sierra County Assessor's Parcel Numbers 004-060-016-0 and 004-060-017-0; and,

WHEREAS, the Sierra County Planning Commission, on March 7, 2002, conducted a duly noticed public hearing and rendered decisions on the application for immediate rezone (Planning Department File No.1254) requesting the property be rezoned to Residential One Family and determined that based on the evidence of flooding on the property, parcel configuration and location that a Rural Residential 5 acre minimum zone district and Rural 5 General Plan designation would be more appropriate and recommended approval to the Sierra County Board of Supervisors; and,

WHEREAS, on May 7, 2002, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the application, as recommended for approval by the Sierra County Planning Commission and determined that the zone amendment and General Plan amendment were consistent with the policies set forth in the Sierra County General Plan and Zoning Code.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the May 7, 2002 public hearing, the Board of Supervisors hereby makes the following findings and resolves as follows:

FINDINGS REGARDING CEQA IN SUPPORT OF THE BATCHELLER PROJECT:

1. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process during the development of the General Plan Environmental Impact Report and identifying the previous document as the appropriate environmental analysis for the Batcheller project.

2. In recognizing the General Plan Environmental Impact Report as the appropriate CEQA document the County finds that:

RESOLUTION NO. 02-069

a. The General Plan amendment from Rural 1/2 to Rural 5 and the rezone from Timberland Production Zone and General Forest to Rural Residential 5 acre minimum does not conflict with the timber resources of the property because most of the property is located within the flood plain of the North Yuba River and is not available for timber removal.

b. The rezone of the property to Rural Residential 5 acre minimum continues the protection of the river resource through regulation of setbacks and uses.

PROJECT DESCRIPTION AND FINDINGS IN SUPPORT OF APPROVAL

1. The applicant requested a zone amendment on a 5.73 acre parcel from the Timberland Production Zone on the 5.43 acre portion and from General Forest on the 0.3-acre portion to a Residential zoning district.

2. The General Plan designation of Rural ½ was found to be inappropriate for the property based on the evidence of flooding during the 1997 storm event. Due to the existing parcel size, configuration and river constraints and use of the property a General Plan designation of Rural 5 has been determined as the more appropriate designation.

3. A single-family residence and garage are located on the portion of the property that is currently zoned General Forest. A travel trailer and storage structures under special use permit are located east of the permanent structures on that portion of the property that is zoned Timberland Production Zone. Access to the residential structures is directly from State Highway 49.

4. The property is located between the North Yuba River and State Highway 49. Most of the 5.73-acre property is situated within the 100-year flood plain of the North Yuba River. The property proposed for rezone is not timber producing land.

5. The immediate rezone of the property from Timberland Production Zone to Rural Residential 5 acre minimum is in the public interest. The boundaries of the Community of Indian Valley as represented in the General Plan were determined based on the existing uses and potential uses. The North Yuba River was an outstanding physical feature that provides a definitive boundary between resource based activities on the south, forested side of the river and the community associated with the Highway 49 corridor. It is in the public interest to maintain clear boundaries between development and resource extraction/recreation activities. The river channel also provides a natural buffer zone that helps to alleviate conflicts between uses.

RESOLUTION NO. 02-069

5. The immediate rezoning does not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space use of other land within the vicinity of the project site. The subject property is isolated from other properties in the immediate area by two buffer zones: State Highway 49 and the North Yuba River. These two buffer zones provide boundaries to any expansion of residential activities or conflict between residential activities and resource based uses.

6. The soils, slopes and watershed conditions are suitable for the use proposed by the applicant. The applicant is proposing residential use of the property. There is an existing residence and garage on the project site that are situated outside of the 100-year floodplain. The proposed zoning district, Rural Residential 5 acre minimum, allows the existing use of the property but no further division that may encourage encroaching into areas unsuitable for development.

7. The immediate rezone is not inconsistent with subsection (j), Section 3, Article XIII of the Constitution. The property is not and will not become a viable timber stand nurturing mature trees. The property is mostly barren river channel with a portion established as a residential site and no special exemptions for property valuation are warranted.

8. De Minimus findings are made based on the analysis in the Final EIR for the following reasons:

   a) The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code Section 711.4(b) (2) (B).
   b) Most of the property is located within the flood plain of the North Yuba River and will not be disturbed. Uses on the property will not change.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the May 7, 2002 public hearing, the Board of Supervisors takes the following actions:

1. Certifies the Sierra County General Plan Environmental Impact Report as the appropriate environmental document for the Batcheller project under CEQA and directs the Notice of Determination to be filed with the County Recorder and State Clearinghouse; and,

2. Approves the proposed General Plan amendment from Rural ½ to Rural 5 as recommended by the Sierra County Planning Commission by its Resolution 2002 – 5.

3. Tentatively approves the proposed zone amendment/immediate rezone of the project site pursuant to Government Code, Section 51133, as recommended by the Sierra County Planning Commission by its Resolution 2002 – 5 and the County Counsel is

RESOLUTION NO. 02-069

directed to prepare an ordinance for introduction and adoption contingent upon the State of California, Board of Forestry affirming the requested conversion and immediate rezoning from "TPZ – Timberland Production Zone", and,

4. Upon receipt of approval by the State Board of Forestry the Planning Department shall schedule the adoption of the proposed zoning ordinance before this Board and shall upon its adoption, record any required certificates acknowledging the cancellation of Timberland Production Zone.

5. The Planning Director is directed to forward to the State of California, Board of Forestry, documentation of the tentative approval of the Board of Supervisors and all supporting information as is required by the Sate Board of Forestry, and to file a Notice of Determination.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 21th day of May 2002 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PETER HUEBNER, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO. 02 - 088

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVAL OF THE
GOODYEARS BAR GENERAL PLAN AMENDMENT

WHEREAS, on April 2, 2002 the Sierra County Board of Supervisors directed by Resolution 02-045 the Planning Commission to hold a public hearing to consider a General Plan amendment for the areas in Goodyears Bar identified as the Goodyears Bar Townsite Expansion property; and,

WHEREAS, the Planning Commission on May 30, 2002 conducted a duly noticed public hearing and rendered a decision on the Goodyears Bar General Plan amendment from Rural 5 acre minimum, Public Services and Industrial to Forest; and,

WHEREAS, the Sierra County Board of Supervisors on June 18, 2002 conducted a duly noticed public hearing and rendered a decision after consideration of the Planning Commission recommendation and all public testimony on the Goodyears Bar General Plan amendment,

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings from the June 18, 2002, public hearing, the Board of Supervisors takes the following actions:

1. Finds that a Categorical Exemption Section 15307, Class 7 is appropriate under the California Environmental Quality Act.

2. Approves the General Plan amendment of the Goodyears Bar Townsite Expansion property as identified in Exhibit B, to Forest land use designation.

ADOPTED BY THE Sierra County Board of Supervisors, on the 18th day of June, 2002 by the following vote:

AYES: Supervisor Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PETER W. HUEBNER, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

SIERRA COUNTY

Department of Planning and Building Inspection
P.O. Box 530
Downieville, California 95936
530-289-3251
Fax 530-289-3620

Tim H. Beals
Director

May 27, 2002

TO: Members of the Planning Commission
County Counsel
FR: Planning Staff
RE: Staff Report and Recommendation
Goodyear's Bar Townsite

The County of Sierra, United States Forest Service, and the community of Goodyears Bar have been actively involved in a long-standing effort to expand the community of Goodyears Bar. This process was originally undertaken in 1975 when a more consistent land ownership pattern was desired and the owners of improvements authorized under special use permits sought to patent or privatize the lands reasonably associated with the improvements (see map attached as exhibit 1). Over the past two years, significant progress has occurred and the general plan amendment before the Planning Commission will be an important step to the conclusion of this process.

PROJECT HISTORY

The townsite expansion process commenced in 1975 and this earlier history is of little present value other than to confirm the length of time that has been involved in this proposal. There have been a number of institutional changes that have occurred along the process and it would be most beneficial to focus on the recent history (past three years).

The current history of this process involves a group of potential landowners who have formed a loosely knit group to share costs and to facilitate the completion of the townsite expansion. The County has been an active participant and the United States Forest Service has provided significant time in administering the land adjustment and acquisition process. Up and until 2001, the County and the landowners were proceeding with a sale of land under the terms of the Forest Service Townsite Act. The group retained the services of a professional appraiser, initiated interior and exterior property surveys, and took on a process which was to be completed at the end of calendar year 2001 with the purchase/conveyance of property to the rightful claimants. The process came to a sudden termination in February 2001 when the Forest Service which had been guiding the process, suddenly determined that the Forest Service Townsite process was inappropriate and the proceeding would have to be processed as a land exchange under the General Exchange Act (see letter attached as exhibit 2). This became a most-troubling aspect of the process since it was the Forest Service who recommended the Forest Service Townsite Act as a vehicle to accomplish the project. A formal application was made by the County Board of Supervisors in 1987 under the Forest Service Townsite

Act as recommended by the Forest Service and this process had been used as the methodology up and until February 2001. This change in process required revisions to the appraisal, appraisal assumptions, conveyance options, and a host of complications that would ultimately constrain the completion of the townsite expansion (see exhibits 3 and 4 attached). The appraisal created some concern among the property owners.

The County in 1996 adopted its General Plan and the land use designations applied to the Goodyears Bar community were consistent with the intended designations determined to be necessary under the Forest Service Townsite Act. The general plan map included lands which were private and also included lands which were proposed to be privatized through the Townsite Act process. Hearings were conducted in September of 2000 to conform the property zoning with the newly adopted general plan land use designations. The actual rezoning did not occur as the hearings were continued to allow response to a number of citizen questions. When the February 2001 change in position was transmitted to the County by the Forest Service, the hearings were never completed.

The County has now been processing the townsite expansion under the General Exchange Act since mid-2001 and it has been determined that the 1996 General Plan land use designations are no longer needed. Therefore, the Sierra County Board of Supervisors on April 2, 2002 adopted its Resolution 02-045 directing the preparation of a general plan amendment to return all existing federal land to its pre-Townsite Act land use designation of "Forest".

PLANNING ANALYSIS AND FINDINGS

The transfer of property proposed to facilitate the townsite expansion will be accomplished in large acreage amounts to enable the County to convey property to existing private landowners for the purpose of a merger (County, Rasimus, Hogan, Vlamis, Rollins, Sloan, Butz). This will avoid any confusion over the conveyance creating a new building site or cause any cumulative or growth inducing impacts. The property conveyed by the United States to the County will only be conveyed to private parties by the County to add acreage to an existing parcel which is already improved with residential structures. The one exception to this would be the County acquisition for its Road Department maintenance yard as there are no residential uses in existence.

The potential for development of the property being conveyed is highly unlikely due to existing zoning constraints as well as existing environmental constraints as is evidenced by the County Health Department letter dated March 18, 2002 (attached as exhibit 5). All property owners have existing private parcels to enable merger of the newly acquired lands and the County will have executed prior to any conveyance, an agreement memorializing the requirement for merger. There are three exceptions to the land ownership/merger issue and these three (Kenny, Berndt, Nightingale) will be treated as conveyances of stand-alone parcels.

The land use designation of "Forest" is the most restrictive land use designation other than "Open Space". This designation limits development to a single family residence,

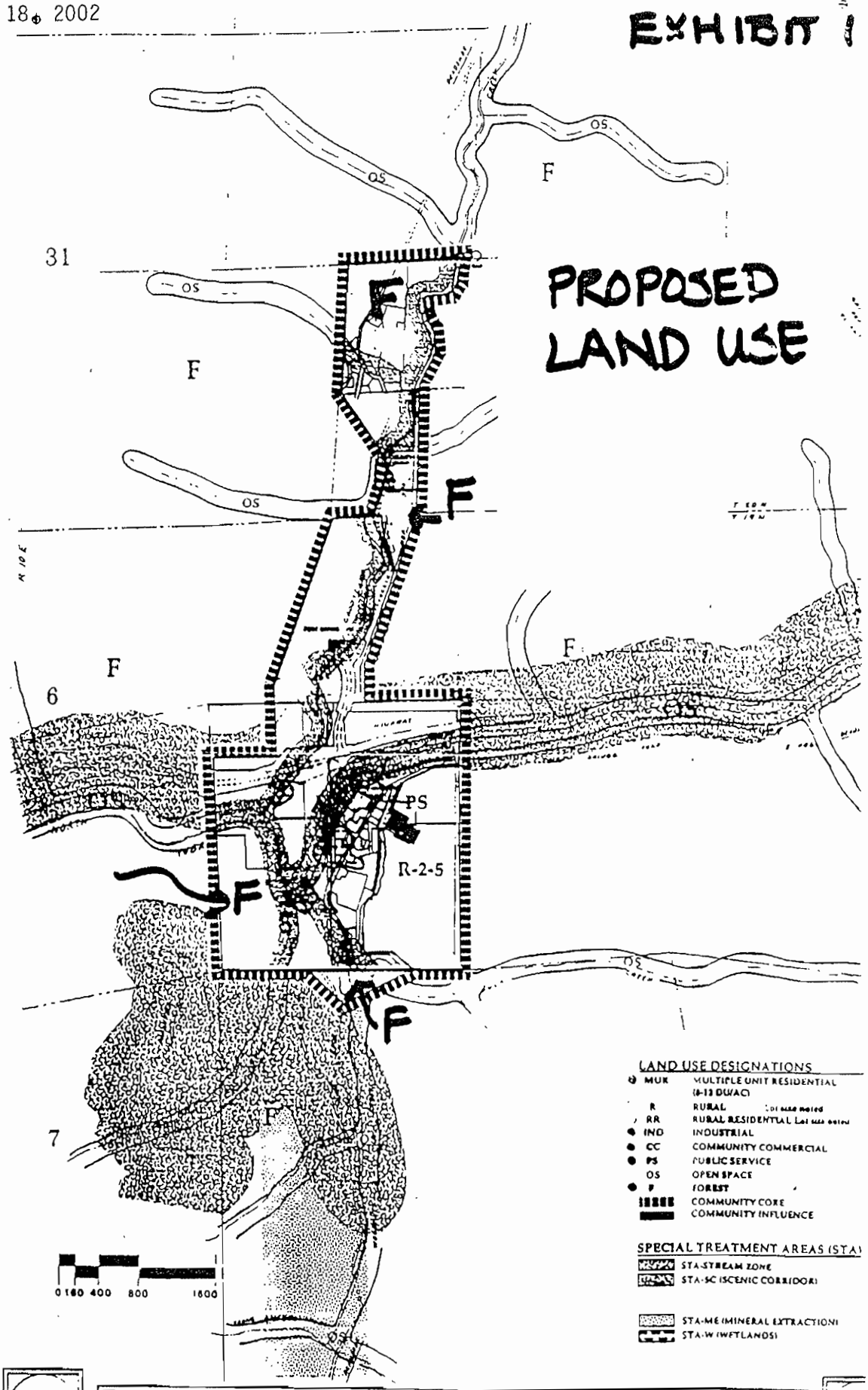
forestry, and agricultural uses. The fact that land conveyed from the government to private parties will be merged to existing private parcels, there is no growth potential. This process is necessarily a method of providing ownership of lands underneath and surrounding existing improvements that have been the subject of term special use permits administered by the Forest Service. The Forest Service wishes to terminate their respective involvement in permit administration and the private improvement owners share a common interest in owning land underneath their respective improvements.

The project is categorically exempt from the California Environmental Quality Act as a Class 7 exemption, Section 15307 of the State EIR Guidelines.

RECOMMENDATION

It is recommended that the Planning Commission upon completion of the public hearing, transmit a report and recommendation to the Board of Supervisors for approval of a general plan amendment of the Goodyears Bar community as is evidenced by the map attached as exhibit 1. The proposed general plan land use designation would be "Forest" and by adoption of the attached resolution (exhibit 6), the Commission is transmitting its recommendation.

EXHIBIT 1



SIERRA COUNTY GENERAL PLAN

Figure 1-8
TOWNSITE OF
GOODYEARS BAR
SIERRA COUNTY, CALIFORNIA

EXHIBIT B

RESOLUTION NO. 2003 - 126

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA
IN THE MATTER OF
APPROVAL OF A TEXT AMENDMENT
IN THE MULTIPLE UNIT RESIDENTIAL LAND USE DESIGNATION
OF THE GENERAL PLAN

WHEREAS, the Sierra County General Plan contains a land use designation of Multiple Unit Residential (MUR) the purpose of which is to provide for medium density residential areas and to create conditions for this type of housing in particular to meet the needs of elderly households and low, very low and moderate income households?

WHEREAS, the Multiple Unit Residential (MUR) land use designation enumerates allowed and conditionally allowed uses that include single family homes, duplexes and mobile home parks, but do not include other multiple attached units or residential care facilities.

WHEREAS, in consideration of the intent of the Multiple Unit Residential (MUR) land use designation to provide medium density residential areas for the needs of the elderly and low to very low income households, the multiple attached unit and residential care facilities uses are consistent and feasible under the existing standards for housing intensity standards within the current provisions of the General Plan and should therefore be included.

WHEREAS, the Sierra County Planning Commission, on May 22, 2003, conducted a duly noticed public hearing and rendered decision on the adequacy of the Final EIR for the General Plan as the appropriate environmental document for the General Plan amendment.

WHEREAS, the Sierra County Planning Commission adopted Resolution No. 03 making a recommendation to the Board of Supervisors on the General Plan amendment and environmental document.

WHEREAS, the Sierra County Board of Supervisors , on June 17, 2003, conducted a duly noticed public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY upon the record of proceedings from the May 22, 2003 public hearing before the Planning Commission and June 17, 2003 public hearing before the Board, the Sierra County Board of Supervisors:

RESOLUTION NO.- 2003- 126

1. Certifies the Final Sierra County General Plan 2012 Environmental Impact Report as the appropriate CEQA document for the General Plan amendment to the Multiple Unit Residential (MUR).

2. Approves the General Plan text amendment to the Multiple Unit Residential (MUR) land use designation to include within the conditionally allowed uses "multiple attached units and residential care facilities".

ADOPTED BY THE Sierra County Board of Supervisors the 17th day of June, 2003 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell & Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM

JAMES CURTIS
COUNTY COUNSEL

RESOLUTION NO. 2003 - 152

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION AMENDING
THE SIERRA COUNTY GENERAL PLAN

FACTUAL BACKGROUND

1. The Sierra County General Plan Land-Use Element designates the property identified as Assessor Parcel Number 016-090-024-0 as Industrial. The zoning district is Agricultural.

2. A certain 3.88 acre portion of that property is the subject of a boundary line adjustment.

3. The subject area has been irrigated with effluent from the Sierra Pacific Industries' (SPI) cogeneration plant. The area was found to be overloaded with process wastewater in March of 2001; therefore, SPI was prohibited from continuing irrigation practices on it. To remedy the situation, SPI entered into an agreement with the neighboring landowners, to allow irrigation of the neighboring agricultural land with the effluent. After extensive review, SPI and the neighbors were granted Special Use Permit # 1279. The Special Use Permit allows SPI to pump reclaimed effluent from the cogeneration facility storage pond supplemented with surface water from Smithneck Creek to the adjacent agricultural property for irrigation. Historically, the 3.88 acre area owned and irrigated by SPI has been cultivated by the neighbors. After receiving approval of the Special Use Permit, the neighbors and SPI applied for a Lot Line Adjustment to conform the lot lines to the actual areas of occupation and historical use. The lot line adjustment will result in conveying acreage that is currently farmed by the neighbors to the neighbors in exchange for the land owned by the neighbors and used by SPI as a road. The lot line adjustment was approved subject to the condition that the General Plan land use designation for the 3.88 acre area be changed from Industrial/Planned Development to Agricultural making it consistent with the current and proposed use and the current zoning. The Agricultural designation will also prevent the area from being used for Industrial development that may conflict with the intended agricultural activities.

4. The surrounding properties have a General Plan land-use designation of Agricultural, Forest, and Open Space. Only the SPI Mill Site has an Industrial/Planned Development designation. A General Plan land-use designation of Agricultural will be consistent with the surrounding land use.

5. The Sierra County General Plan recognizes the Sierra Valley floor as an area of high agricultural importance. Supporting goals and policies in the Agricultural Element include the maintenance of large parcel sizes and the prevention of the development of non-agricultural uses.

6. The land use designation change from Industrial to Agriculture is consistent with the Sierra County General Plan goal to maintain the open, agricultural nature of the Sierra Valley floor.

7. Amendment of the General Plan designation from Industrial/Planned Development to Agricultural will make the zoning district, General Plan designation and use consistent.

8. Amending the General Plan will protect the public interest in assuring that the land will be used as intended for agricultural activities and subdivision creating a small parcel zoned Industrial will not occur without review. Without the General Plan amendment, a Zone amendment changing the zoning from Agricultural to Industrial could permit the development of an Industrial use and the possibility of a subdivision creating a two (2) acre parcel with an industrial use. The General Plan intended that this area outside of the community core and outside of the community influence consist of large parcels suitable to agriculture and planned industrial development. A two (2) acre parcel sandwiched between the two larger parcels may subvert the orderly and consistent planning envisioned for the area.

9. Amendment of the General Plan designation from Industrial/Planned Development to Agricultural will help assure that no conflicting use with the intended agricultural use approved in the Special Use Permit may occur.

WHEREAS: It is a goal in the General Plan to maintain large parcel sizes and prevent the development of non-agricultural uses on the Sierra Valley floor.

WHEREAS: The Board of Supervisors recognizes the importance of maintaining the agricultural nature of the Sierra Valley floor and that the Industrial land use designation is not consistent with the open agricultural use.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

1. The Sierra County Board of Supervisors amends the Sierra County General Plan land use map to change the Industrial designation on a certain 3,88 acre portion of parcel 016-090-024-0 to Agriculture.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 5th day of August, 2003 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES CURTIS
COUNTY COUNSEL

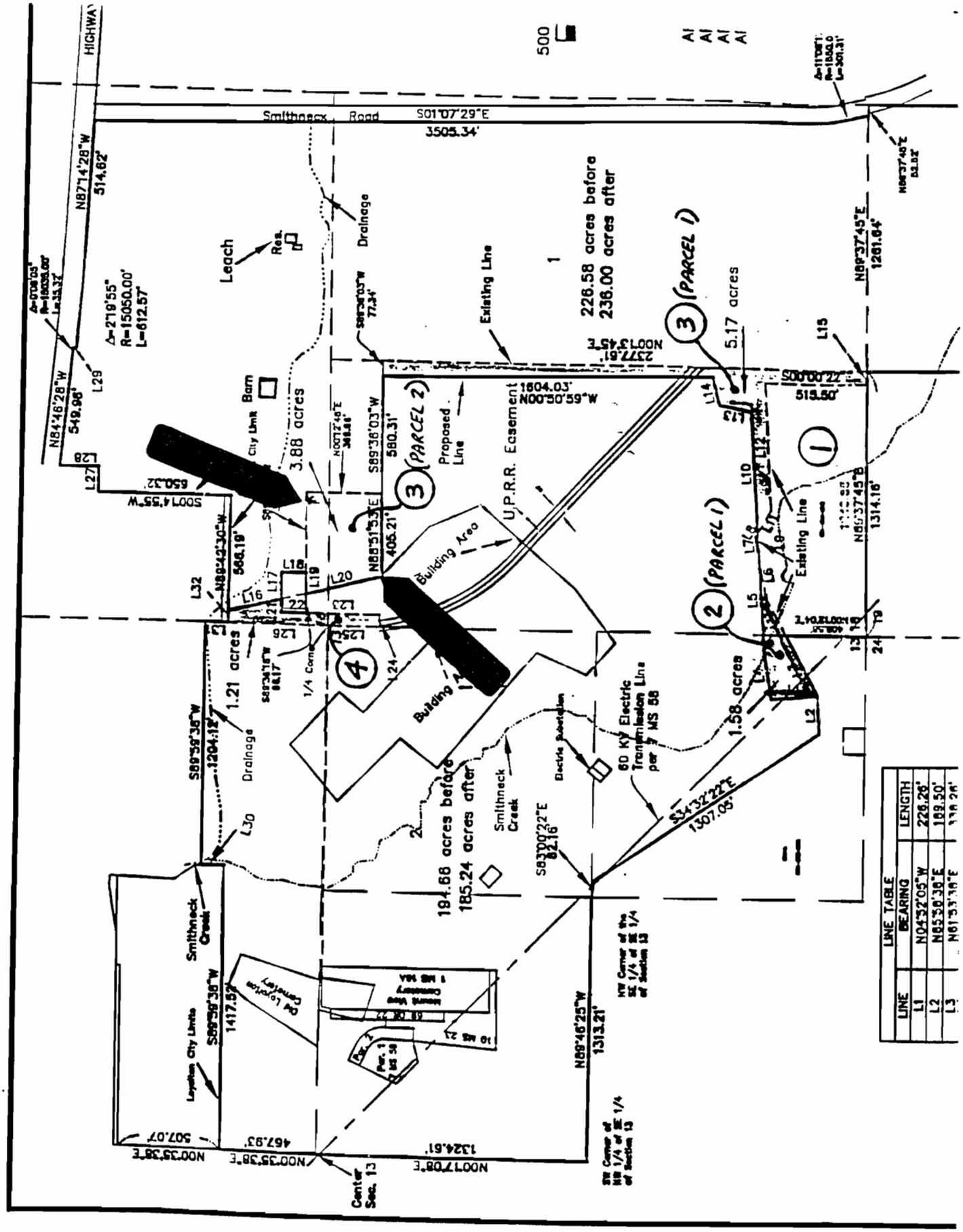

Smithneck Road
S01°07'29"E
3505.34'
N87°14'28"W
514.62'
Leach
Res.
Drainage
Barn
City Limit
3.88 acres
Existing Line
226.58 acres before
236.00 acres after
(PARCEL 1)
5.17 acres
(PARCEL 2)
(PARCEL 3)
Proposed Line
U.P.R.R. Easement
Building Area
1.21 acres
1.58 acres
194.68 acres before
185.24 acres after
Smithneck Creek
60 KV Electric Transmission Line per 7 MS 58
Electric Substation
Loyalton City Limits
Cemetery
Center Sec. 13
NW Corner of the SE 1/4 of SE 1/4 of Section 13
SW Corner of NE 1/4 of SE 1/4 of Section 13
LINE TABLE
LINE
BEARING
LENGTH
L1
N04°32'05"W
226.26'
L2
N85°38'36"E
189.50'
L3
N61°33'16"E

Exhibit B

RESOLUTION NO. 2003 - 208

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING THE THIRD QUARTER
GENERAL PLAN AMENDMENT

WHEREAS, the Board of Supervisors has the authority under Government Code §65358(b) to amend the County General Plan four times within one calendar year and more than one change can be made at a time and is considered a single amendment to the General Plan; and

WHEREAS, the Board of Supervisors is considering the following four changes within this amendment to the General Plan:

1. Amendment to the land use designation on the Gardners Point/Pioneer Pit property identified as APN 001-030-024 from General Forest Special Treatment Area – Mineral Extraction to Open Space.
2. Amendment to the land use designation on the Sierra City Visitors Center property identified as APN 009-101-014 from Community Commercial to Public Service.
3. Amendment to the policy language within the Industrial land use designation to allow specific uses within an implementing zone district.

WHEREAS, the Sierra County Planning Commission, on October 23, 2003, conducted a duly noticed public hearing for each General Plan amendment proposed and rendered decisions on the applications for Gardners Point/Pioneer Pit property (Planning Department File No.1343), Sierra City Visitors Center property (Planning Department File No. 1349) and policy language within the Industrial land use designation (a component of Planning Department File No. 1344 – Loyalton Business Park) and recommended approval to the Sierra County Board of Supervisors; and

WHEREAS, the applications for General Plan Amendment under consideration were referred to the appropriate agencies listed under Government Code § 65352 for consideration and comment; and

Resolution No. 2003- 208

WHEREAS, on November 18, 2003 the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended for approval by the Sierra County Planning Commission and determined that the General Plan amendments were appropriate and internally consistent; and

WHEREAS, the Sierra County Board of Supervisors must now adopt a resolution containing findings and confirming actions on the General Plan Amendments and appropriate California Environmental Quality Act (CEQA) documents.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the November 18, 2003 public hearing, the Board of Supervisors hereby adopts the following findings of fact for each of the actions proposed:

1. Amendment to the land use designation on the Gardners Point/Pioneer Pit property identified as APN 001-030-024 from General Forest Special Treatment Area – Mineral Extraction to Open Space.

    a. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process. The project is Categorically Exempt from CEQA under Section 15308, Class 8 – Actions by Regulatory Agencies for the Protection of the Environment.

2. Amendment to the land use designation on the Sierra City Visitors Center property identified as APN 009-101-014 from Community Commercial to Public Service.

    a. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process. The project is Categorically Exempt from CEQA under Section 15303, Class 3 – the action will result in the conformity of a small structure under construction with the General Plan land use designation.

3. Amendment to the policy language within the Industrial land use designation to allow specific uses within an implementing zone district.

a. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process. The process culminated in a Negative Declaration (Negative Declaration No. 1344). In processing the initial study for the Industrial policy language project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the November 18th, 2003 public hearing, the Board of Supervisors takes the following actions:

1. Certifies that a Categorical Exemption under Section 15308, Class 8 is appropriate for the Gardners Point/Pioneer Pit General Plan amendment under CEQA.

2. Certifies that a Categorical Exemption under Section 15303, Class 3 is appropriate for the Sierra City Visitors Center General Plan Amendment under CEQA.

3. Approves Negative Declaration 1344 and Mitigation Monitoring program for the Industrial land use policy language General Plan amendment and directs staff to file a Notice of Determination; and,

4. Approves the amendment to the land use designation on the Gardners Point/Pioneer Pit property identified as APN 001-030-024 from General Forest Special Treatment Area – Mineral Extraction to Open Space.

5 Approves the amendment to the land use designation on the Sierra City Visitors Center property identified as APN 009-101-014 from Community Commercial to Public Service.

6. Approves the amendment to the policy language within the Industrial land use designation to list the specific uses attached as Exhibit A as permitted uses within an implementing zone district.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 18th day of November, 2003 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRCIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

Exhibit A

DESCRIPTION

All that real property situate in the County of Sierra, State of California, described as follows:

PARCEL NO. 1:

Challenge and Comet Placer Mining Claims, being Mineral Survey No. 4215, embracing portions of Sections 13 and 18, Township 21 North, Range 9 East, M.D.M., and of Section 18, Township North, Range 10 East, M.D.M., as the same is described in that certain patent granted to John J. Johnson, et al, by the United States and recorded July 18, 1911, in Book 23 of Deeds, at Page 26 thereof, Sierra County Records.

EXCEPTING THEREFROM that portion described as follows:

Beginning at a point in the center of County Road from which Cor No. 1 of Mineral Survey 4215 bears, North 71° 01' 00" West 695.0 feet; thence from point of beginning along the centerline of sai County Road the following four (4) courses: (1) South 60° 00' East 165.00 feet, (2) South 28° 00' 00" East 120.00 feet, (3) 00° 00' 00" East 50.00 feet, and (4) South 44° 46' 00" West 35. feet to a 1/2 inch steel rebar; thence leaving centerline of Cou Road, South 56° 55' 45" East 175.67 feet to a 1/2 inch steel reb in rock mound; thence South 64° 21' 50" East 653.49 feet; thence North 18° 59' 00" East 311.09 feet to the Northerly boundary of Mineral Survey 4215; thence along said Northerly boundary North 01' 00" West 1070.00 feet to point of beginning.

PARCEL NO. 2:

Pioneer Placer Claim, Mineral Entry No. 29, being Lot 37, embrac a portion of Township 21 North, Range 9 East, M.D.M., and more p cularly described in that certain U.S. Patent issued to Pioneer Company, recorded April 1, 1881, in Book "U" of Deeds, at Page 5 thereof, Sierra County Records.

EXPRESSLY EXCEPTING AND EXCLUDING all that portion of the ground hereinbefore described, embraced in mining claims, or Survey Nos 3235 and 3620.

NOTES FOR INFORMATION:

Unless shown in the body of this preliminary report, there appear of record no transfers or agreements to transfer the land described herein recorded during the period of six months prior to the date of this report, except as follows:

NONE

RESOLUTION NO. 2003 - 219

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING THE FOURTH QUARTER
GENERAL PLAN AMENDMENT

WHEREAS, the Board of Supervisors has the authority under Government Code §65358(b) to amend the County General Plan four times within one calendar year and more than one change can be made at a time and is considered a single amendment to the General Plan; and

WHEREAS, the Board of Supervisors is considering the following change within this amendment to the General Plan:

1. Amendment to the land use designation on the Maddalena property identified as APN 015-010-032-0 from Rural Residential ½-1 to Agriculture.

WHEREAS, the Sierra County Planning Commission, on October 23, 2003, conducted a duly noticed public hearing for the General Plan amendment proposed and rendered a decision on the application and recommended approval to the Sierra County Board of Supervisors; and

WHEREAS, the applications for General Plan Amendment under consideration were referred to the appropriate agencies listed under Government Code § 65352 for consideration and comment; and

WHEREAS, on November 18, 2003 and December 2, 2003 the Sierra County Board of Supervisors conducted duly noticed public hearings on the application as recommended for approval by the Sierra County Planning Commission and determined that the General Plan amendment was appropriate and internally consistent; and

WHEREAS, the Sierra County Board of Supervisors must now adopt a resolution containing findings and confirming actions on the General Plan Amendment and appropriate California Environmental Quality Act (CEQA) document.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the November 18, 2003 AND December 2, 2003 public hearing, the Board of Supervisors hereby adopts the following findings of fact for the action proposed:

1 Amendment to the land use designation on the Maddalena property identified as APN 015-010-032-0 from Rural Residential ½-1 to Agriculture.

RESOLUTION NO. 2003- 219

a. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process. The project is Categorically Exempt from CEQA under Section 15317, Class 17 – the action will result in the creation of an agricultural preserve.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the November 18th, 2003 and December 3, 2003 public hearing, the Board of Supervisors takes the following actions:

1. Certifies that a Categorical Exemption under Section 15317, Class 17 is the appropriate for the Maddalena General Plan amendment under CEQA.

2. Approves the amendment to the land use designation on the Maddalena property identified as APN 015-010-032 from Rural Residential ½ - 1 to Agriculture.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 2nd day of December, 2003 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes and Whitley
NOES: Supervisor Mitchell
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRCIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO. 2004 - 110

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING ZONE AMENDMENT AND
GENERAL PLAN AMENDMENT FOR PARKER

WHEREAS, Tom Parker, has requested approval by the County of the following entitlements for property located at 47 Old Truckee Road in Sierraville, which is commonly identified as Sierra County Assessors Parcel Numbers 013-110-087 and 018-050-002, which are referred to herein as the "Project":

1. Immediate rezone of a 1.65 acre parcel from "General Forest" and "Timberland Production Zone" to "Rural Residential 5 Acre District" and a General Plan Amendment from "Recreation" to "Rural 5"

2. Negative Declaration for the project; and

WHEREAS, the Sierra County Planning Commission, on June 30, 2004 conducted a duly noticed public hearing and rendered decisions on the application (Planning Department File No. 1356) and recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment, Zone Amendment and Negative Declaration; and consistent with the recommendation contained within Staff Recommendation No. 973; and

WHEREAS, on July 20, 2004, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended by the Sierra County Planning Commission at which time the Board directed staff to return to the Board with a resolution containing complete findings and conforming actions on the General Plan Amendment and Zone Amendment

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that based upon the record of proceedings for the July 20, 2004 public hearing, the Board of Supervisors hereby adopts the following findings of facts:

1. The County satisfied all statuary and local ordinance requirements concerning public notice of the environmental process. The process culminated in a proposed Negative Declaration. In processing the initial study for the Tom Parker project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated.

2. In recognizing the Negative Declaration as the appropriate CEQA document the County finds that:

   a. The immediate rezone from Timberland Production Zone and General Forest to Rural Residential 5 acre minimum does not conflict with the timber resources of the property because the 1.65 acre parcel is predominantly a residential site.

3. The project is consistent with the Sierra County General Plan, for the following reasons:

   a The immediate rezone does not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space use of other land within the vicinity of the project site.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the July 20, 2004 public hearing, the Board of Supervisors takes the following actions:

1. Approves the Negative Declaration and directs staff to file a Notice of Determination; and,

   a. Other mitigation measures of the approved Negative Declaration.

2. Approves the Zone Amendment from "Timberland Production Zone" and "General Forest" to "Rural Residential 5 acre and;

   Approves the General Plan Amendment from "Recreation" to "Rural 5" described herein upon Exhibit A attached hereto and is made a part hereof.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 20th day of July, 2004 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

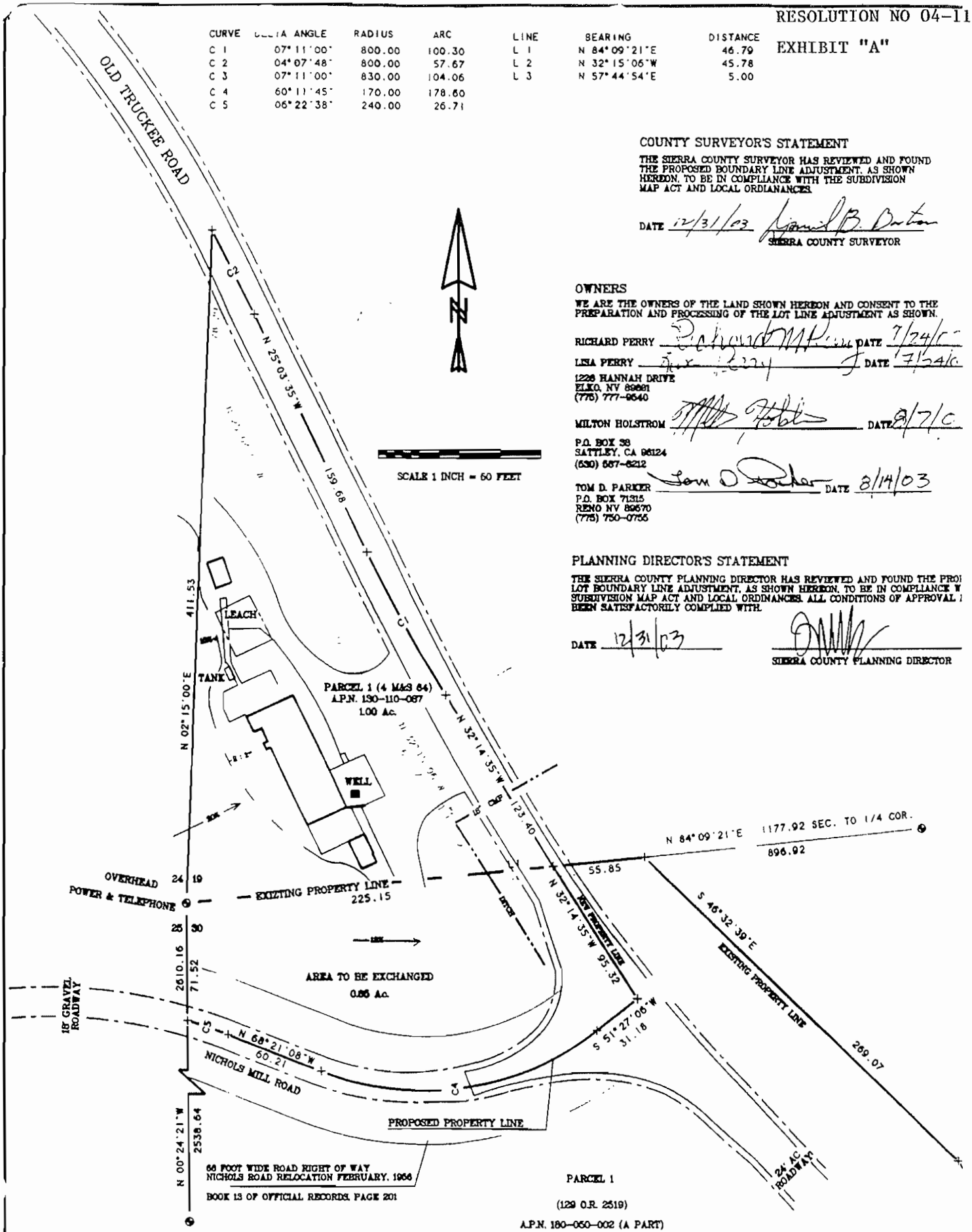
JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO 04-11(

EXHIBIT "A"

CURVE	DELTA ANGLE	RADIUS	ARC
C 1	07°11'00"	800.00	100.30
C 2	04°07'48"	800.00	57.67
C 3	07°11'00"	830.00	104.06
C 4	60°11'45"	170.00	178.60
C 5	06°22'38"	240.00	26.71

LINE	BEARING	DISTANCE
L 1	N 84°09'21"E	46.79
L 2	N 32°15'06"W	45.78
L 3	N 57°44'54"E	5.00



PARCEL 1

(129 O.R. 2519)

A.P.N. 130-050-002 (A PART)

105.76 Ac. (EXISTING)
105.01 Ac. (PROPOSED)

COUNTY SURVEYOR'S STATEMENT

THE SIERRA COUNTY SURVEYOR HAS REVIEWED AND FOUND THE PROPOSED BOUNDARY LINE ADJUSTMENT, AS SHOWN HEREON, TO BE IN COMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

DATE 12/31/03 Gerald B. Burton
SIERRA COUNTY SURVEYOR

OWNERS

WE ARE THE OWNERS OF THE LAND SHOWN HEREON AND CONSENT TO THE PREPARATION AND PROCESSING OF THE LOT LINE ADJUSTMENT AS SHOWN.

RICHARD PERRY [signature] DATE 7/24/0

LISA PERRY [signature] DATE 7/24/0

1228 HANNAH DRIVE
ELKO, NV 89801
(775) 777-9640

MILTON HOLSTROM [signature] DATE 8/7/0

P.O. BOX 38
SATTLEY, CA 96124
(530) 567-6212

TOM D. PARKER [signature] DATE 8/14/03
P.O. BOX 71315
RENO NV 89570
(775) 750-0755

PLANNING DIRECTOR'S STATEMENT

THE SIERRA COUNTY PLANNING DIRECTOR HAS REVIEWED AND FOUND THE PROI LOT BOUNDARY LINE ADJUSTMENT, AS SHOWN HEREON, TO BE IN COMPLIANCE W SUBDIVISION MAP ACT AND LOCAL ORDINANCES. ALL CONDITIONS OF APPROVAL I BEEN SATISFACTORILY COMPLIED WITH.

DATE 12/31/03 [signature]
SIERRA COUNTY PLANNING DIRECTOR

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING A GENERAL PLAN AMENDMENT, ZONE AMENDMENT
AND A SPECIAL USE PERMIT FOR THE
SIERRA COUNTY SHERIFF SUBSTATION

RESOLUTION NO. 2005- 113

WHEREAS, the Board of Supervisors initiated a General Plan Amendment from Rural Residential to Public Service to facilitate the construction of a Sheriff Substation, a zone amendment from Agricultural to Public Service District, and a Special Use Permit; and

WHEREAS, a public hearing was duly noticed and held on July 19, 2005 and all interested persons were heard and a record of proceedings was developed; and

WHEREAS, the legal parcel identified as Assessor Parcel Number 017-110-003 is located outside of the city limits of Loyalton; and

WHEREAS, a Negative Declaration was previously adopted by the Board of Supervisors for this project; and

WHEREAS, the project is required to meet the following conditions:

1. The approval of the components of this project is contingent on the compliance with all conditions imposed through the project approval process. Any deviation in compliance with the conditions as set forth will void the approval of the project proposal and be a cause for revocation.

2. The applicant is responsible for providing evidence to the Planning Department and responsible agencies of compliance with all conditions of approval imposed upon the project by the Planning Commission/ Board of Supervisors.

3. The project shall be conditioned upon conformance with the approved Negative Declaration and Mitigation Monitoring Plan and all permit requirements of any federal, state, or local agencies with jurisdiction over any aspect of the project.

4. The project proponent shall provide architectural and landscaping plans for review and approval by the Planning Department prior to issuance of a building permit. The landscaping plans shall include a twenty (20) foot landscaped buffer between improvements and State Highway 49.

5. Sidewalks shall be constructed along State Route 49 consistent with sidewalks provided within the City Limits to the west. Sidewalk construction plans shall be submitted to the County Engineer for review and approval and the sidewalks as well as the commercial approach from State Route 49 shall be based upon an encroachment permit issued by the Department of Transportation (Caltrans).

6. The project site is not located within an organized fire protection district and as a result, the project will be required to conform to any requirements of the City of Loyalton Fire Department. The project shall conform to the Loyalton Fire Department requirements, including a sprinkler system and a tank for additional storage capacity which shall be designed and implemented within the structure and on-site if it is found through an evaluation conducted by an engineer certified in the State of California that fire flows on the project site are not sufficient to satisfy the local and/or State requirements for the public service facility. This analysis and the finding shall be provided in written form to the Planning Department prior to issuance of any building permit.

7. Directed lighting or illumination related to the Sheriff's Substation structure shall be provided in a manner that does not allow lighting to glare onto State Highway 49 potentially creating a hazard to motorists. Lighting shall be based upon a plan, submitted to the Planning Department for approval which incorporates this requirement as well as impacts to surrounding properties. The project proponent shall submit an outdoor lighting plan for review and approval by the Planning Department prior to the issuance of the building permit.

8. A qualified archaeologist shall be present on site during all ground disturbance activity associated with the construction and improvements for the Sheriff's Substation. This person shall be employed by the County and the Planning Department shall direct this individual to oversee site disturbances and grading activities.

9. Engineering plans for the construction of the sheriff's substation shall be submitted as a component of the building permit and shall include information requirements contained in condition #5 above as necessary. These plans shall include a structural soils report, erosion control and drainage plan, and re-vegetation plan.

10. A will serve letter from the City of Loyalton for sewer and water connections shall be provided to the Planning Department prior to the issuance of a building permit.

11. All new utilities shall be provided by underground service through the entire project area, including, but not limited to, power, telephone and cable television.

NOW THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS RESOLVES AS FOLLOWS:

The Sierra County Board of Supervisors hereby approves a General Plan amendment on the Sierra County Sheriff's Substation project site from Rural Residential to Public Service District, a zone amendment from a Agricultural District to Public Service District and a Special Use Permit.

The foregoing resolution was duly passed and adopted at the regular meeting of the Sierra County Board of Supervisors held on August 2, 2005 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes and Mitchell
NOES: None
ABSENT: Supervisor Whitley
ABSTAINED None

COUNTY OF SIERRA

BROOKS MITCHELL, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION 2006- 138

RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN TO ADOPT THE 2006 UPDATE TO THE SIERRA COUNTY HOUSING ELEMENT AND CERTIFYING THE NEGATIVE DECLARATION

WHEREAS, The State of California requires counties to update the Housing Element every five (5) years; and

WHEREAS, the Sierra County Planning Department has prepared a comprehensive update to the Housing Element as a component of the Sierra County General Plan and has prepared a negative declaration in accordance with the provisions of the California Environmental Quality Act; and

WHEREAS, on June 15, 2006, the Sierra County Planning Commission held a duly noticed public hearing on the proposed Housing Element Update and the accompanying negative declaration and recommended to the Sierra County Board of Supervisors approval of the Housing Element Update and the negative declaration; and

WHEREAS, on July 5, 2006 the Sierra County Board of Supervisors held a duly notice public hearing on the proposed Housing Element Update and the accompanying negative declaration.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors hereby adopts the 2006 Housing Element Update as presented to the Board at the July 5, 2006, public hearing and certifies that the accompanying negative declaration has been prepared in accordance with the provisions of the California Environmental Quality Act and has been read and considered by the Board.

BE IT FURTHER RESOLVED, that the Board directs the Planning Department to file a Notice of Determination, in accordance with the provisions of state law.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 5th day of September, 2006 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Whitley
NOES: None
ABSTAIN: None
ABSENT: Supervisor Mitchell

COUNTY OF SIERRA

ARNOLD GUTMAN
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2006 - 181

RESOLUTION APPROVING THE (1) SUBDIVISION MAPS; (2) GENERAL PLAN AMENDMENT; (3) ZONE AMENDMENT; (4) MITIGATED NEGATIVE DECLARATION; (5) MITIGATION MONITORING PLAN; AND, (6) FINDINGS SUPPORTING APPROVAL OF THE AMODEI / ANDERSON PROJECT

WHEREAS, public hearings were conducted on September 19, 2006 and October 10, 2006 on the applications of Frank Amodei and Lucy Anderson to subdivide the respective properties identified as APN's 013-110-130 and 013-110-131, into a total of seven (7) parcels; requesting an amendment to the County General Plan to designate the property as being within the Community Core" and to change the land use designation from Residential 20-40 to Residential 5-10 ; rezoning the properties from Open Space Residential -20 Acre District to Rural Resiential-5 Acre District; and adoption of a mitigated negative declaration and mitigation monitoring plan; and,

WHEREAS, at the conclusion of the public hearing on October 10, 2006, the Board of Supervisors adopted a motion of intent to approve the subject applications and directed staff to prepare findings and documents pertaining to the approval of the applications.

NOW THEREFORE BE IT RESOLVED THAT, the Board of Supervisors hereby adopts and approves of the Amodei and Anderson applications, as follows:

1. Approves the findings attached hereto as Exhibit A and incorporated herein.

2. Adopts mitigated negative declaration and mitigation monitoring plan. Attached as Exhibit B & C respectively and incorporated herein.

The Board determines that the revisions made to the negative declaration as a result of the September 19, 2006 and October 10, 2006 public hearings are not substantial revisions nor, or any changes determined to be the basis for a need to re-circulate the proposed mitigated negative declaration nor is there any other basis in the record for further public review based on the following findings:

a) Revision to the project were added in response to comments on the projects effects identified in the proposed mitigated negative declaration which are not new avoidable significant effects; and,

b) Measures or conditions of project approval were added after circulation of the proposed mitigated negative declaration which do not create significant effects and are not necessary to mitigate an avoidable significant effect; and,

c) New information was added to the negative declaration which merely clarifies, amplifies or makes insignificant modification to the proposed mitigated negative declaration.

3. Approves the General Plan Amendment from Residential 20-40 to Residential 5-10 and inclusion of the subject parcels into the "Community Core" of Sierraville as shown on the County General Plan map at page 1-49.

4 Approves the Zone Amendment of the properties from Open Space Residential - 20 Acre District to Rural Residential-5 Acre District. The respective properties are to be rezoned by the adoption of an ordinance of the Board of Supervisors.

5 Approves the Tentative Maps for the Amodei/Anderson projects, subject to the following conditions as depicted in Exhibit D attached hereto and incorporated herein.

ADOPTED by the Board of Supervisors of the County of Sierra on the 21st day of November, 2006 by the following vote:

AYES: Supervisors Gutman, Huebner, Mitchell, Nunes, Whitley
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

ARNOLD GUTMAN
CHAIRMAN, BOARD OF SUPERVISORS

APPROVED AS TO FORM:

MARY J. JUNGI
CLERK OF THE BOARD

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO. 2006-181
EXHIBIT "A"

AMODEI/ANDERSON PROJECT
FINDINGS OF FACT

1) The administrative record of the proceedings before the Sierra County Planning Commission and the record of proceedings before the Sierra County Board of Supervisors for its public hearings of September 7, 2004, October 5, 2004, September 19, 2006, and October 10, 2006 make specific findings related to County General Plan conformance, Zoning consistency, adequacy of the mitigated negative declaration and CEQA compliance, consistency with the findings required of the Subdivision Map Act and these findings are adequate and are incorporated herein.

Evidence: Exhibits 1 through 32 and exhibits F and H of the Board of Supervisors record of proceeding contains a factual basis for conclusions, findings, and recommendations resulting in a decision to approve the proposed project.

2) The proposed project is consistent with the County General Plan and the approval of the general plan amendment will not be inconsistent with the goals and polices as expressed in the County General Plan and Final EIR adopted for the General Plan.

Evidence: The land use designation of R-5 to 10 and the density proposed as well as the inclusion of the proposed project area into the "community core" area of Sierraville was approved as part of the 1996 County General Plan and Final EIR. Subsequent actions removed this designation at the request of the landowner and the designation as originally designated in the County General Plan has now been restored with the approval of this project. The anticipated densities of the 1996 General Plan and the Final EIR for the County General Plan determined a potential buildout of the Amodei Ranch from 18 to 36 residential units and the approval of this project when added to the already-approved densities for the Amodei Ranch Estates subdivision have not exceeded this original density. The property, prior to filing of project applications, was located within the "community influence" area of Sierraville which confirms the intent to have this property develop and become a functioning part of the community of Sierraville. See page 1-49 of County General Plan. See staff report within exhibit 9 commencing at page 236. See approved mitigated negative declaration-Pages 1 – 58 as shown in County exhibit 9. See general plan goals (page ii, page iii, page 1-26, and page 1-51) to confirm that the project and County General Plan are consistent as the references cited show that it is fundamental general plan policy and goal to direct development toward those areas which are already developed where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land use sought by the County as stated in the cited pages of the County General Plan is a system of distinct and cohesive rural clusters.

3) The project will not cause a significant effect upon the environment because revisions made to or agreed to by the project applicant and/or mitigation measures are being required of the project. A mitigated negative declaration was prepared for the proposed project and there is no substantial evidence in the record that a significant effect will result or that a fair argument or reasonable argument has been made that a significant effect will occur. Independently prepared reports, under contract to the County, were prepared and made a part of the mitigated negative declaration in the areas of groundwater supply evaluation, cultural resources evaluation, biological resources evaluation, fire suppression, and soils/septic suitability. No significant effects were identified in these reports.

Evidence: The mitigated negative declaration (see exhibit 9) along with summaries of the professional reports prepared under contract with the County (see exhibit 9) was submitted to the State Clearinghouse (see exhibit 9) and no state agency submitted comments through the Clearinghouse process. Only one state agency commented outside of the clearinghouse process (see exhibit 12) and the comment was only a request for clarification of existing information from the County Health Department. All comments received on the mitigated negative declaration were responded to (see exhibits 29, 30, 31 including all attachments and exhibit H) and there were no expert opinions supported by facts that gave rise to a significant effect or fair argument of a significant effect and comments received were either arguments, speculation, or unsubstantiated opinions that lacked credibility or a factual basis to the project. Mitigation measures contained in the approved mitigation monitoring plan (see exhibit B and C, herein) as well as project conditions (see exhibit D, herein and County Exhibit 9) of approval have resolved any and all questions and have confirmed that a significant effect does not exist nor is there a fair argument of a significant effect.

4) There were two minor amendments to the mitigated negative declaration as a result of the September 19, 2006 and October 10, 2006 public hearings and both amendments simply increased mitigation for structural setbacks from irrigation channels (mitigation measures 2 and 8). These are not considered substantial revisions and they are not a basis to re-circulate the mitigated negative declaration for additional public review and comment.

Evidence: The stated revisions were added in response to comments on the project effects and specifically to clarify the effect of mitigation measures already proposed on streams and irrigation channels existing on the property. The amendments are not proposed for any new avoidable impacts, they do not create significant effects and are not necessary to mitigate an avoidable significant effect; and the amendments were added to clarify and make insignificant modification to already existing proposed mitigation measures.

5) The Board of Supervisors has adopted a County Code amendment to provide enforcement of mitigation measures and to provide enforcement of notes appearing on additional information maps.

Evidence: The Board of Supervisors agenda/meeting minutes for November 7, 2006 confirm the introduction of an ordinance making the stated changes to the County Code and the agenda/meeting minutes for November 21, 2006 confirm the final adoption of Ordinance 983 making stated changes to the County Code.

6) The Board of Supervisors has assured that cultural resources have been evaluated, analyzed, and protected through mitigation measures and through conditions of approval.

Evidence: Exhibits 29, 30, and 31 and testimony of Planning Director to Darrel Cruise (Washoe Tribe) on October 10, 2006. The County commissioned a cultural resource survey from Peak and Associates, the findings of which are contained in the mitigated negative declaration (see exhibit 9). No significant cultural sites were discovered. Mitigation measure 5.2 affords protection of cultural resources discovered during any construction and conditions of approval (see exhibit D herein) also are in place to provide this assurance. The project is pre SB 18 which imposes requirements on local agencies (the County as an example) for tribal consultation on specific categories of land use project. However and regardless of the pre-SB 18 status, the Native American Heritage Commission list of tribal contacts for Sierra County was used and all tribal contacts were consulted by letter dated July 6, 2006. No responses were received.

7) The Board of Supervisors finds that a groundwater supply evaluation has been prepared under contract to the County by Plumas-Geohydrology (Dr. Burkhard Bohm) and the conclusions of the report confirm that adequate groundwater is available to serve the proposed project; there will be no impacts to the Sierra Valley groundwater basin; the report meets or exceeds the requirement of the Sierra Valley Groundwater Management District; The Southwest portion of Sierra Valley Basin is not in a condition of overdraft.

Evidence: Plumas Geohydrology report (exhibit 9); Plumas Geohydrology letter of response to comments (exhibit 27); Letter from Sierra Valley Groundwater Management District (Exhibits 21 and 24); mitigated negative declaration (exhibit 9); telephone conference with Dr. Ken Schmidt dated October 10, 2006; staff responses to comments (exhibit 29, 30, and 31); and comments of County Planning Director on October 10, 2006.

8) The Board of Supervisors finds that the letters submitted by Steven Bond regarding water supply, water use, and groundwater conditions in Sierra Valley are merely arguments, speculation, and unsubstantiated opinions and are not expert opinions supported by facts related to the Sierra Valley; are not supported by any existing studies or analyses; are not credible nor factual in the evaluation of the proposed project.

Evidence: Same as evidence for finding 7. Additionally, the Bohm study (exhibit 9) and Bohm letter in response to comments (exhibit 27) are site-specific to Sierra Valley and the proposed project. The groundwater supply evaluation was prepared under the direction of the County and the Sierra Valley Groundwater Management District, including the scope of the study, the methodology of the study, and in the findings contained in the study and was approved by the Groundwater Management District

(exhibits 21 and 24) Board as well as the District's contract groundwater hydrologist, Dr. Ken Schmidt. Testimony of Groundwater Management District Board of Director Mitchell (ten year Board member on District Board) at the October 10, 2006 Board of Supervisors meeting confirmed results of groundwater monitoring wells in SW Sierra Valley showing no evidence of overdraft. Telephone call of October 10, 2006 between County Planning Director and Dr. Ken Schmidt (Sierra Valley Groundwater Management District) confirms that the Sierra Valley is not in overdraft with exception of sub-basin located in northeast portion of Sierra Valley where water supply is totally dependent upon wells while the SW portion of the valley is largely dependent on surface water. Testimony of Sierra Brooks Water System General Manager on October 10, 2006 confirms that Sierra Brooks is a dense, urban type development of 400 one-half acre lots all with lawn and landscaping; confirming that extreme water abuse is occurring; confirming that there are no water meters installed at Sierra Brooks; and, to compare the water use figures of Sierra Brooks as equivalent or expected from the Amodei/Anderson project is not realistic.

9) The Board finds that three articles submitted by HSRA (exhibits PD 24, PD 25, and PD 26) are not relevant nor specific to Sierra Valley or even to Sierra County. The articles have no direct factual foundation to the proposed project and there is no evidence or comparable information that is credible to the proposed project.

10) The Board received several letters of comment on the proposed project and the proposed mitigated negative declaration and finds that responses entered into evidence from the County Planning Director and read into the hearing record on October 10, 2006 are adequate and are adopted by this Board.

Evidence: Exhibits 29, 30, and 31 with attachments as entered into the hearing record of October 10, 2006.

11) The Board on October 10, 2006 received a one page letter from HSRA dated October 10, 2006. The individual comment and the County response and finding follow:

a) Comment: The groundwater resource evaluation for the project fails to meet the contract requirements approved by the Board of Supervisors on November 2, 2004. Response and Finding: No evidence provided to support contention and it is merely opinion and speculation without credible evidence. The report and scope of work conforms to the requirements of the Sierra County Code, Chapter 23 and the scope of work, contract requirements, and final product were approved by the Sierra Valley Groundwater Management District.

b) Comment: The evaluation does not consider cumulative impacts. Response and Finding: The evaluation incorporates cumulative impacts and is site-specific to the proposed project. The study and findings were reviewed and approved by the Sierra Valley Groundwater Management District (Exhibit 21 and 24). The comment fails to provide any evidence, facts, or credible information.

c) Comment: There are multiple residential projects in Plumas County and the cumulative impacts from the Plumas County developments are not addressed. Response and Finding: There is no evidence to support this contention and the scope of comment is beyond any control of the Board of Supervisors. The "regional" agency, representing interests in Plumas and Sierra Counties, the form of the Sierra Valley Groundwater Management District has approved the groundwater supply evaluation and the proposed project. (exhibit 21 and 24).

d) Comment: The various development projects impact quantity of water and the rate of depletion. Response and Finding: This is a mere comment with no supporting evidence or credible information from which to make a factual analysis and determination.

e) Comment: The residential development is within a recharge area. Finding and Response: The Bohm report (exhibit 9) and the Bohm letter (exhibit 27) clarify that the proposed project is not located with a recharge area of Sierra Valley. Same response as (d) above.

f) Comment: Residential development on alluvial fans will have significant effects on water quality. Response and Finding: This is a mere comment with no supporting evidence or credible information from which to make a factual analysis and determination. Same response as (d) and (e) above.

g) Comment: The groundwater basin is in overdraft. Response and Finding: This is not true for the portion of the Sierra Valley Basin where the project is located and there is no evidence provided to confirm this statement. On the contrary, the comment is a mischaracterization of the status of the Sierra Valley basin as the condition of "overdraft" only applies to portions of the extreme northeastern portion of the Sierra Valley around Vinton, Chilcoot, and north of Loyalton. This area depends on use of well water whereas the SW portion of Sierra Valley (some 15 miles away) depends on surface water and there are no conditions of overdraft. See findings provided in # 7 and #8 above and herein.

h) Comment: During overdraft, water users overlying the basin will be required to suspend use of water. Response and Finding: See response and finding (g) above. Also, single family residential wells are exempt from this activity within the boundaries of the Sierra Valley Groundwater Management District boundary. This condition will not be imposed by the District on single family homes (reference-Senate Bill 1391 statutes of 1980 codified in the Water Code and rules and regulations of the District).

i) Comment: Allocations during overdraft may be granted depending on proportion of overlying acreage. Response and Finding: Same as (h) above.

j) Comment: The Sierra County General Plan mandates creation of the Sierra Valley Basin STA. Response and Finding: This is not a "mandate" but rather an implementation measure outlined in the County General Plan (General Plan-Page 10-8).

k) Comment: County Code Section 23.16.002 (f) (5) requires domestic water supply to meet minimum state standards. Response and Finding: This

subsection of the County Code is an improvement standard that is operative after subdivision map approval and is used to evaluate any improvements and related improvement plans. Any improvements related to domestic water if reviewed by the County will meet this requirement. It is not relevant to identify this requirement at this stage and there is no evidence provided to suggest that there is any violation of any state water standard.

l) Comment: County Code requires a 100 foot setback from a stream for any construction and this should be required for irrigation ditches. Response and Finding: Irrigation ditches are not defined in the County zoning code nor is there any requirement, direct or indirect, to require any setback from an irrigation ditch or channel. However, the applicant agreed to a mitigation measure requiring a 100 foot setback from top of bank for the one main north-south irrigation channel and a 50 foot setback from top of bank for the irrigation cross ditches.

12) The DWR Bulletin 118 is not applicable to conditions in Sierra Valley as the definition of Sierra Valley being a basin subject to conditions of overdraft existed prior to the passage of Senate Bill 1391 in 1980. Since 1980, the Sierra Valley Groundwater Management District, with technical assistance from DWR, has established effective groundwater management policies and has a computer modeling process for the Sierra Valley. The District publishes annual reports and all of this management activity supercedes the findings of DWR Bulletin 118.

13) The findings required for consideration under the Subdivision Map Act have been addressed in staff report 973 as amended (exhibit 9-Pages 236 to 246) and the Board adopts these findings of fact supporting approval of the subdivision maps.

14) The Board finds that the proposed project fully complies with the Sierra County General Plan, Sierra County Zoning Code, Subdivision Map Act, and California Environmental Quality Act. The Board further finds that it has conducted public hearings in September 7 and October 5, 2004 and September 19 and October 10, 2006, all of which were duly and properly noticed as required by law. Any and all oral and or written testimony was received and accepted by the Board of Supervisors and a complete record of proceedings has been created for the proceeding before the Board of Supervisors. All comments whether written or oral have been responded to and are contained within the administrative record of proceedings. See administrative record, see exhibits 29, 30, 31 and findings stated herein.

EX A

Mitigated Negative Declaration
Initial Environmental Study

Project Title:	**Amodei/Anderson Project**
Lead Agency Name and Address:	Sierra County Planning Department P.O. Box 530 Downieville, CA 95936
Project Location:	The project area is located on the south side of West Willow Street in the southwest portion of Sierraville, accessed via the Amodei Ranch Road (private) located in Sections 14 and 23, T 20 N, R 14 E, MDB and M and in USGS Sattley 71/2 minute quadrangle, 1973. See location maps, pages 7 and 8.
Assessor's Parcel Number:	013-110-130 and 013-110-131
Project Sponsor's Name and Address:	Landowner/Applicant Ms. Lucy Anderson 4440 Babich Avenue Sacramento, California 95822 Mr. Frank Amodei Post Office Box 103 Calpine, California 96124 Engineer Hamby Surveying Post Office Box 1209 Portola, California 96122
General Plan Designation(s):	Rural 20-40
Specific Plan Designation(s):	N/A
Zoning:	Open Space Residential 20 Acre District
Contact Person:	Tim Beals, Planning Director
Phone Number:	(530) 289-3251
Date Prepared	August 9, 2006

Project Description

The Amodei/Anderson project consists of 1) two (2) tentative map applications that propose to divide two (2) 23.51 acre parcels of the former Amodei Ranch Subdivision into a total of seven (7) parcels; and, 2) a general plan amendment to place the two parent parcels within the Community Core of Sierraville and to amend the land use designation of both parcels from R 20-40 to R 5-10; and, 3) a zone amendment changing the existing zoning designation of the two parent parcels from "Open Space Residential-20 Acre District" to "Rural Residential-5 Acre District".

Exhibit B

The project site is accessed from West Willow Street (County maintained highway) to Amodei Ranch Road (private). All proposed lots will be accessed by privately maintained roads.

The proposed water system will consist of individual wells for each parcel with appurtenant fire protection water as required.

Proposed sewage disposal will be onsite septic tanks at each home with the septic tank effluent piped with gravity flow to individual leach fields.

The project will establish areas restricted from building and these areas will be subject to deed restrictions and an additional information map will locate these same restricted areas. This will preserve natural undisturbed areas on each lot, conserve wildlife habitat, and protect any required cultural and/or biological resources.

Project Administrative Background

The initial project application was filed with the County in late 2003 and a negative declaration was determined to be appropriate in early 2004 after County staff commenced environmental review of the proposed project. The preparation of the negative declaration commenced and it was proposed to include a cultural resources and biological resources assessment. This administrative determination to require these studies and made by the Planning Director was the subject of an appeal filed by the applicant and the subject of an appeal hearing on April 20, 2004 before the Board of Supervisors. The Board of Supervisors upheld the appeal of the applicant and determined that a cultural resources and biological resources assessment would not be required.

A negative declaration was prepared and submitted for public review and for review by State agencies through the State Clearinghouse in May 2004. The State Clearinghouse review concluded on June 21, 2004 and provided no comments (SCL # 2004052106). All comments received by the County during this review as well as those submitted by the State Clearinghouse have been considered in the preparation of this revised mitigated negative declaration.

The Sierra County Planning Commission on June 30, 2004 and July 29, 2004 conducted public hearings on the proposed project and on July 29, 2004 it adopted a mitigated negative declaration, mitigation monitoring plan, recommended approval to the Board of Supervisors of a general plan amendment and a zone amendment, and conditionally approved a tentative subdivision map. The Planning Commission created an administrative record of proceedings that consisted of a 109 page staff report (Staff Report # 974) and 40 additional pages of exhibits received into evidence.

The decision of the Planning Commission to conditionally approve the tentative subdivision map was the subject of an appeal filed on August 9, 2004 by the Sierra County Environmental Defense Project. Thus, the Board of Supervisors scheduled a public hearing on the appeal over the conditional approval of the subdivision map at the same time as it scheduled the public hearing to receive and consider the report and recommendation of the Planning Commission on the general plan amendment and zone amendment. This "combined" public hearing was conducted on September 7, 2004 and continued to October 5, 2004.

The "combined" public hearings before the Board of Supervisors generated a record consisting of 149 pages comprising the Planning Commission hearing record of proceedings for its June 30, 2004 and July 29, 2004 public hearings; 14 additional pages (pages 150-163) comprised of Planning Commission meeting minutes of the meetings of June 30, 2004 and July 29, 2004; 5 additional pages (pages 164-168) comprised of additional correspondence received subsequent to the Planning Commission hearings; and, 5 additional pages (pages 169-174) comprised of the notice of appeal and public hearing notices for the Board of Supervisors public hearing of September 7, 2004.

The Board of Supervisors conducted its September 7, 2004 public hearing and received into evidence, 8 exhibits from staff, 4 exhibits from the public, and 5 exhibits from the appellant. After several hours of

Exhibit B

Environmental Setting and Surrounding Land Uses

The project site is slightly sloped uplands above the Sierra Valley floor in the southwestern portion of Sierra Valley on a north-sloping alluvial fan between 5040 and 5170 foot elevation. The site is within the upper headwaters of the Feather River and contains one spring-fed perennial watercourse and one seasonal watercourse/irrigation channel, both contributing to irrigation practices on the subject property and agricultural uses to the north in greater Sierra Valley. There are also smaller irrigation ditches on the subject properties that were more recently constructed (1999-2000) to direct irrigation flows to various agricultural parcels. Water diversion #155 (adjudicated by the Sierra Valley Decree) in Section 26 located one mile south of the subject properties is a man-made diversion that historically has provided irrigation water to the Amodei ditch which traverses the eastern-most boundary of the subject properties. Water in the Amodei ditch is seasonal (irrigation and during rain events) and remains dry during a majority of a given year. The site is a mixture of sagebrush and montane coniferous forest with a very small area comprising a montane meadow community. Topography of the project area consists of gentle or slight elevation differences from north to south and site elevations are approximately 5120 feet above mean sea level (MSL) throughout all of the property.

The property to the north is open land designated for a residence and three individual single family homes exist to the immediate north along West Willow Street. The property to the immediate south consists of two (2) vacant parcels consisting of 23.51 acres while property further south consists of grazing and timber lands. Property to the west is residential to the northwest and agricultural to the southwest and property to the east is a combination of vacant parcels and developed parcels containing single family residences.

There are no existing structures on the subject property with the exception of fences, a portion of Amodei Ranch Road (private), irrigation channels, and a domestic water well developed in 2005.

The proposed project will be served by the following:

Water:	Individual private wells
Sewage:	Individual septic tanks with a leach field system
Power:	Plumas-Sierra Rural Electric Cooperative
Fire Protection:	Sierra County Fire Protection District No. 1 California Department of Forestry and Fire Protection
Police Protection:	Sierra County Sheriff
School District:	Sierra Plumas Joint Unified School District
Road Maintenance/ Snow Removal:	Private

Exhibit B

The table below indicates land use designations and uses for the parcels directly adjoining the project site:

	Existing Use	General Plan	Zoning
SUBJECT SITE	*VACANT*	*R 20-40 Community Influence*	*Open Space-Twenty Acre District*
North	Agriculture-Residential Vacant Residential	R 5-10 Residential Community Core	"OS-20 District" and "PD-SP District"-Residential
South	Vacant Residential	R 20-40 Community Influence	"OS-20 District"
East	Agriculture and Vacant and Residential	Forest and R 5-10 Community Core	"General Forest" and "PD-SP District"
West	Agriculture and Vacant and Residential	Agriculture and R 5-10 Community Core	"A-1 District" (Agriculture) and "PD-SP District"

Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):

Sierra Valley Groundwater Management District
Sierra County Health Department
California Department of Forestry and Fire Protection
California Department of Water Resources (Potential)

Other Project Assumptions

The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to: Sierra County General Plan; Sierra County Standards for Improvements; the California Building Code; the Subdivision Map Act; the State Health and Safety Code; and the State Public Resources Code.

Exhibit-13

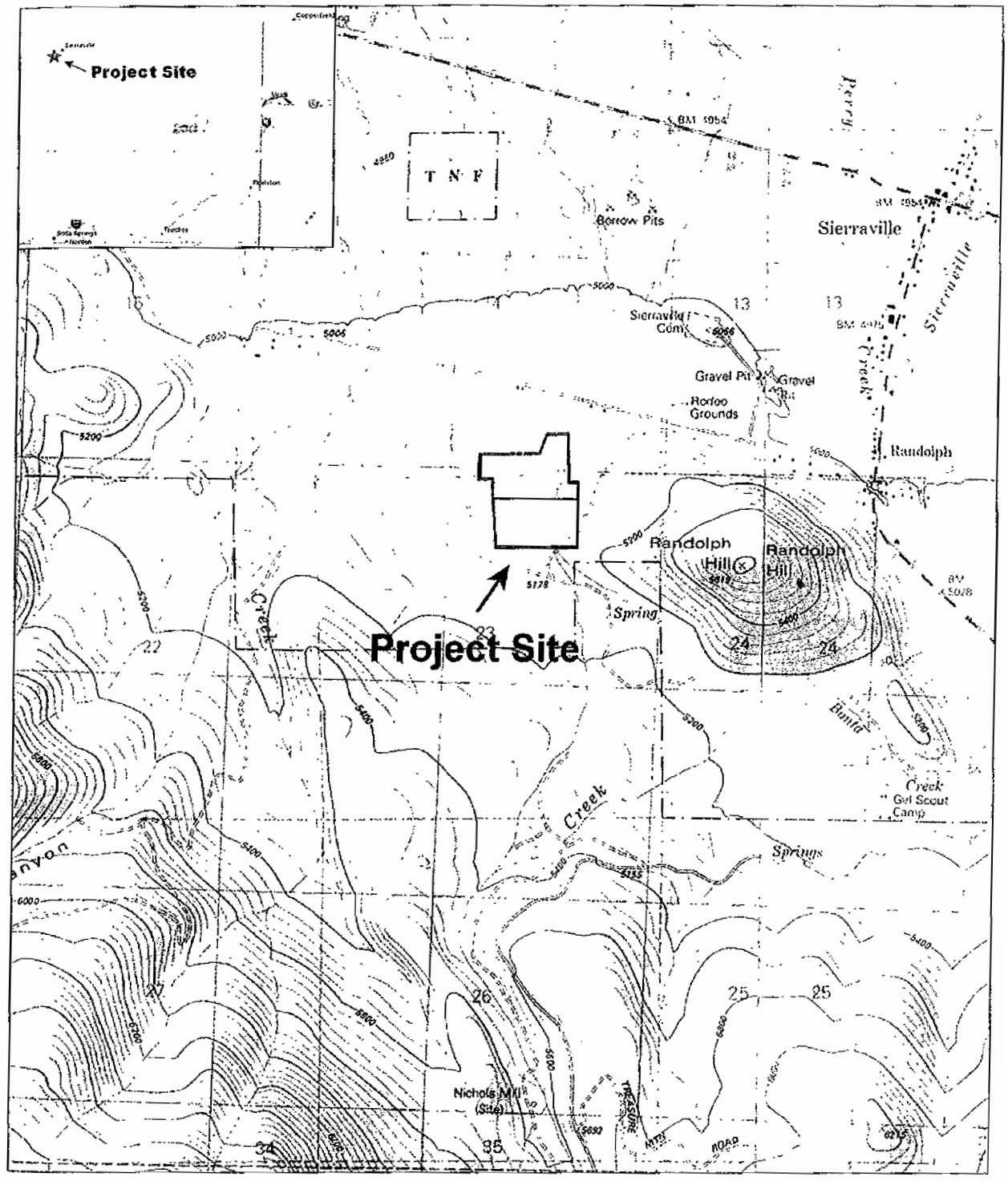


Figure 1

SITE & VICINITY MAP

Amodei Ranch

Sierra County, California

Exhibit B

Amodei / Anderson Subdivision Project

Tentative Map

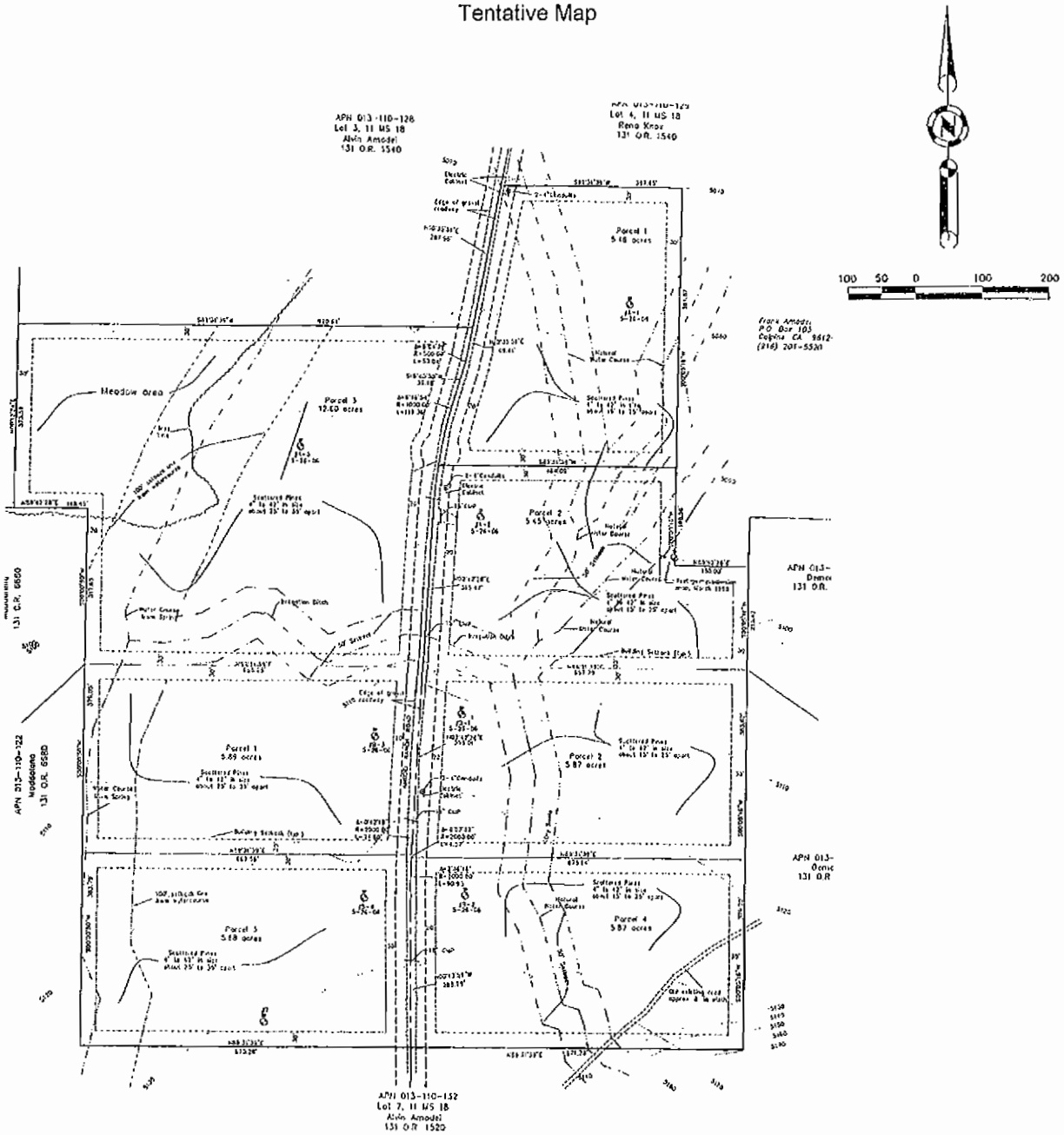


Fig. 2—Project Map

Exhibit B

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Each factor that is checked would involve at least one impact that is "Potentially Significant Unless Mitigation is Incorporated" as indicated by the checklists on the following pages. No factors have been noted to have an expected "Potentially Significant Impact" after application of mitigation measures.

☒ Aesthetics	☒ Agricultural Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology / Soils
☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☒ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On behalf of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent, and/or mitigation measures are being added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature _____ Date _____

Tim H. Beals
Planner's Printed name

Planning Department
For County of Sierra

Exhibit B

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Amodei/ Anderson project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level. Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Overview:

The proposed project is located along the southern upland fringe of the Sierra Valley. As identified in the Sierra County General Plan, Sierra Valley is, in a visual context, located in an extremely sensitive area that is visible from State Route 49 and 89 as well as several Sierra County highways. The pastoral views of Sierra Valley can be seen from great distances and from many vantage points. The project site is in the upper fringes of Sierra Valley, well screened from views and with vegetation on the site consisting mostly of sage and related shrubs with some conifer trees, the site is virtually out of view from most vantage points surrounding Sierra Valley.

Discussion:

a) **Potentially Significant Unless Mitigation Incorporated.** The project is located in the upland fringes of Sierra Valley. The *Sierra County General Plan* identifies Sierra Valley as an area of high scenic value however, the proposed project is virtually out of view due to location in the upland reaches of Sierra Valley and due to the existence of natural screening. Project design features have been proposed that would reduce and/or eliminate visual impacts. With incorporation of mitigation measure **MM 1.1**, described below, the proposed project impacts to scenic vistas will be less than significant.

b) **Less Than Significant Impact**. The proposed project is designed to utilize existing graded roadways and structure placement will be restricted to areas outside of important biological areas so as to reduce impacts to scenic resources. With the incorporation of **MM 1.1** the impacts to scenic resources will be less than significant.

c,d) **Less Than Significant Impact.** The property currently has mature conifer trees on-site. The removal of trees will be kept to a minimum as identified in **MM 1.1**. The project area is also surrounded by large acreage properties with natural screening from the adjacent residential property to the west and north. Because of the mature vegetation, the light or glare created by seven additional residential structures will not significantly affect day or nighttime views in the area. With implementation of mitigation measure **MM 1.1**, including the provision to not allow exterior lights to directly intrude beyond property lines, any impacts will be less than significant.

Mitigation Measures:

MM 1.1 (Aesthetics)

- Utility lines (power, telephone, cable television) shall be underground.
- Building shall be restricted to the building sites identified on the subdivision map.

Exhibit B

- Trees will not be removed unless dead or dying or for fire protection.
- Homes constructed shall be restricted to coloring to blend in with the setting and no reflective roofing will be permitted.
- Any exterior lighting shall be attached to the homes or garages and directed downward to light the site and avoid off-site night lighting and to avoid illumination off of the property.
- Water tanks for fire protection shall be placed below grade (buried).

Timing/Implementation: During grading, site improvement and construction of buildings.

Enforcement/Monitoring: County of Sierra Planning Department and project CC&Rs

Conclusion:

With incorporation of **MM 1.1**, the impacts of the proposed project to scenic vistas will be less than significant.

Exhibit B

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	**AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☒	☐	☐

Overview:

The project site is located in upland terrain with historic uses including timber management and/or agricultural use. The property is not identified as prime farmland, unique farmland, or farmland of Statewide importance on the official California Important Farmlands Map maintained by the State Department of Conservation. The property is not zoned for agricultural uses nor is the general plan land use designation agricultural. The subject properties contain a spring-fed perennial water course and one seasonal watercourse-irrigation channel that is commonly referred to as the "Amodei Ditch" (see **fig. 4**—"Water Course Classifications Map" following page 31) that originates one mile to the south in Section 26 and at a diversion commonly referred to as "diversion #155" as identified in the Sierra Valley Decree (surface water adjudication). This channel carries water during irrigation season and is dry a majority of a given year. The irrigation capacity of the Amodei Ditch is represented on the August 1937 document "Report on Water Supply and Use of Water" for the Feather River (Sierra Valley) Adjudication as 2.50 cfs. Two cross-constructed irrigation ditches recently constructed by Mr. Buck Amodei in 1999-2000 also distribute irrigation water to agricultural uses to the north. Theses channels were walked and inspected in two field reviews conducted by County staff, the groundwater and soils consultant (Plumas Geo-Hydrology), the County Health Department, and members of the Amodei Family on September 30, 2004 and October 18, 2004. This inspection verified the seasonal nature of the irrigation operations as well as the relative size of the irrigation channels (approximately three feet wide by two feet in depth).

Discussion/Conclusion:

a,b) **No Impact**. The project site is within the Sierraville "community influence area" proposing residential use on the two 23.51 acre parcels. The proposed project would place the property within the "community core area" and increase density of residential development. However, there would continue to be no impact on agricultural resources as the property is designated for residential use in both the County General Plan and County zoning code. This property is not identified on the California Resources Agency (Department of Conservation) Important Farmland Map as being Prime Farmland or Farmland of Statewide Importance. The property is not under any Land Conservation Contract although property to the more distant west (Maddalena) is covered under such a contract.

Exhibit B

The proposed project is located above the Sierra Valley floor and within community expansion boundaries ("community influence areas") of Sierraville. The proposed project is not on lands under a Land Conservation Contract. The proposed project will not conflict with zoning or Williamson Act contract on the adjacent properties.

c) **Potentially Significant Unless Mitigation Incorporated.** The project site contains the Amodei ditch which is historic irrigation channel conveying water from diversion #155 within the Sierra Valley Decree to agricultural uses to the north. Two cross ditches also convey irrigation water to agricultural parcels located tot eh north and one natural stream course provides water to adjacent and downstream agricultural lands. The operation of these historic irrigation ditches and irrigation practices are under the control and supervision of the Sierra Valley Watermaster serving to enforce the Sierra Valley Decree (surface waters only). With incorporation of **MM 2.1**, the impacts to irrigation channels and practices will be less than significant.

Mitigation Measures:

MM 2.1 (Agricultural Resources)

- The existing perennial watercourse and the existing seasonal watercourse/irrigation channel (commonly referred to as "The Amodei Ditch") as well as recently excavated cross-irrigation channel/s shall be identified on an additional information map and recorded simultaneously with the final map; setbacks for any buildings and the septic tank/leach field shall be 100 feet as measured from the top of bank of the existing perennial watercourse, and 100 feet from the top of bank of the irrigation channel ("The Amodei Ditch") running in approximately north-south alignment, and fifty (50) feet from the top of bank of any existing cross-irrigation ditches.
- Property owners in the development and use of the parcels shall comply with the requirements of the Sierra Valley Watermaster and the Sierra Valley Decree.

Timing/Implementation: During grading, site improvement, and construction of buildings.

Enforcement/Monitoring: County of Sierra, Planning Department and project CCR's.

Conclusion:

With incorporation of **MM 2.1**, the impacts of the proposed project to agricultural resources will be less than significant.

Exhibit B

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Overview:

Topography and wind flow patterns contribute to the good air quality in Sierra Valley. The project area is located within the Mountain Counties Air Basin. The Northern Sierra Air Quality Management District enforces air quality standards and requirements within Sierra County. An air quality monitoring station is located at the Truckee Fire Station, approximately 30 miles to the south of the project area and at Loyalton, 15 miles to the east. Ozone, PM10 and PM2.5 data are collected at these monitoring stations. Sierra County is in attainment of state and national air quality standards for nitrogen dioxide and sulfur dioxide. The County is in non-attainment for state PM10 standards and is unclassified for PM2.5, Ozone and Carbon Monoxide.

The access road to serve the seven new home sites already exists and this will reduce the amount of dust that would result from grading access roads to the proposed lots.

Discussion:

a) **Less than Significant Impact**. The creation of five new (seven total) parcels and seven residences consistent with the *Sierra County General Plan* will not conflict or obstruct the implementation of an air quality plan.

b) **Potentially Significant Unless Mitigation Incorporated**. Sierra County is currently in non-attainment for State PM10 Standards. New construction or residence would contribute to the degradation of the air quality. With the incorporation of mitigation measure **MM 3.1**, described below, the construction and occupancy of seven new homes will not substantially contribute to an existing or projected air quality violation.

c) **Potentially Significant Unless Mitigation Incorporated**. Sierra County is currently in non-attainment for State PM10 standards. New construction of residences would contribute to existing conditions. With incorporation of mitigation measures **MM 3.1 and MM 3.2**, described below, the construction and occupancy of seven new houses will not substantially contribute to an existing or

Exhibit B

projected air quality violation or result in a cumulatively considerable net increase of any criteria pollutant.

d) **Less than Significant Impact.** The air pollutants generated by the proposed project would be primarily dust and particulate matter during construction, as described above. With mitigation measure **MM 3.2**, described below, this impact is considered less than significant because potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to the same groups. No known sensitive receptors exist in the project vicinity.

e) **No Impact.** Single family residential use is not known to create objectionable odors that would affect a substantial number of people. The odors associated with the construction and use of a residence will not affect surrounding property owners.

Mitigation Measures:

MM 3.1 (Air Quality)

- Residential construction must have alternative heat sources besides wood that could heat the entire structure, and all woodstoves shall comply with the guidelines of the U.S. Environmental Protection Agency (EPA).

Timing/Implementation: Building Permit
Enforcement/Monitoring: County of Sierra Planning Department and project CC&Rs

MM 3.2 (Air Quality)

Depending on weather conditions, the County shall incorporate into the project and require that the contractor comply with the following dust control measures as needed to control fugitive dust.

- All active unpaved construction areas shall be watered at least twice daily as needed to control fugitive dusts.
- Soil stabilizers shall be applied to inactive construction areas, as needed.
- All unpaved access roads and staging areas at construction sites shall have soil stabilizers applied, or have water applied at least twice daily.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Exposed stockpiles of soil and other backfill material shall be enclosed or covered, be watered twice daily, or have soil binders added as needed.
- All trucks hauling soil and other loose material on public streets shall be covered or have at least two feet of freeboard.
- If visible soil material is carried onto adjacent public roads, such streets shall be swept with water sweepers.
- Dust-producing activities shall be suspended when high winds create construction-induced visible dust plumes moving beyond the project site in spite of dust control measures.

Timing/Implementation: During construction activities.
Enforcement/Monitoring: County of Sierra Planning Department, Northern Sierra Air Quality Management District, and project CCR's.

Conclusion:

With implementation of mitigation measures **MM 3.1** and **MM 3.2**, potential impacts related to air quality will be reduced to levels that are less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☒	☐	☐

Overview:

A "Biological and Resource Assessment for the Amodei Ranch Subdivision" was completed for the proposed project in August 2005 by North Fork Associates. This assessment identifies and describes the biological communities present on the project site; records plant and animal species observed on the project site; evaluates and identifies sensitive resources and special-status plant and animal species that could be affected by project activities; and, provides conclusions and recommendations. Waters of the United States were assessed but not formally delineated. Wetlands and potential wetlands were identified and mapped in detail and to scale (see **fig. 3**—"Wetland Assessment Map" on the following page). The project area has two drainages: a natural spring-fed perennial watercourse, and a seasonal watercourse/irrigation channel along with recently constructed and minor irrigation channels. No special status plants or animals have been identified within the project area. Many of the special status species would be located within the wetland portion of the project site. No further surveys are recommended nor required for the dry, upland portions of the property. Some species of animals that could occur on site and that were not readily identified during the survey are discussed in detail within the report to provide measures to minimize impacts to these species. These species that are migratory and/or which do not occupy specific sites year after year are recommended to be surveyed just prior to (within 30 days of construction disturbance) any proposed construction and if determined to be present, adherence to field

Exhibit B

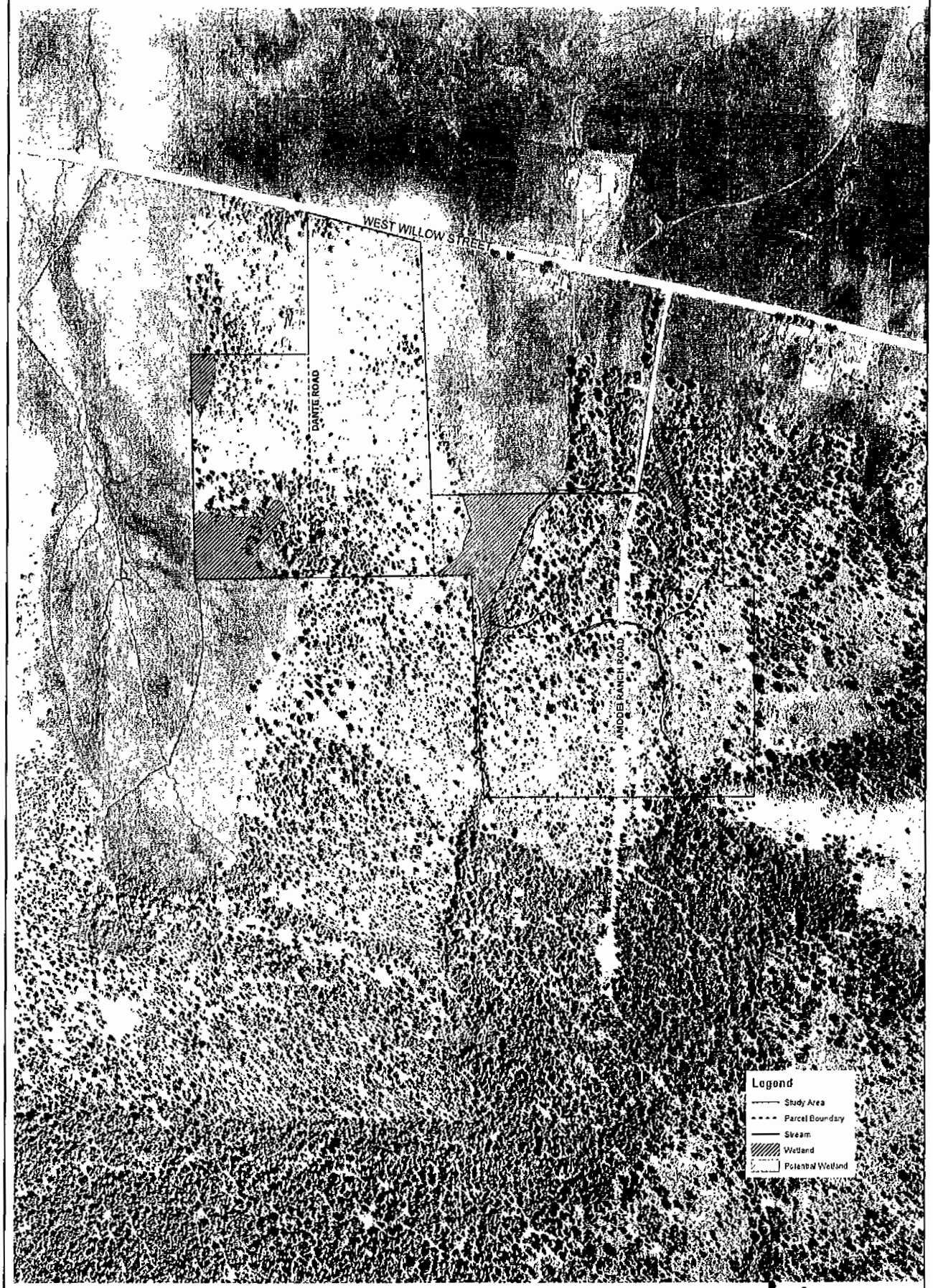


Exhibit B

N

Note
Aerial photo provided by GeoImagery.
Date of photo: June 22, 2005.

0 200 400 800 1,200 Feet

Wetland Assement Map

Amodei Ranch
Sierra County, CA
DATE August 29, 2005

(Fig 3)

recommendations of the California Department of Fish and Game and Fish and Wildlife Service to minimize impacts.

The project site is located adjacent to the community of Sierraville and residential uses already take place within the immediate vicinity. As identified in the *Sierra County General Plan*, the project is located within I deer range and adjacent to fawning areas. The proposed project allows for low-density rural residential development as a compromise with existing deer habitat. The proposed project has "building envelopes" which will be identified on the final map to limit construction activities to small pockets, thus maximizing undisturbed land. The site includes a "wetland" and "potential wetland" that will be excluded from residential use and other forms of development. Overall, much of the project area will remain in open space condition.

In the *Plants and Wildlife Element* of the Sierra County General Plan, Policy 29 states: "To the extent possible based on current scientific knowledge, utilize mitigation guidelines which are specific to the species and habitats in the County." (page 13-46) The related Implementation Measure, No. 29, states: "Utilize the Biological Mitigation Guidelines contained at the end of this section as a basis for the formulation of mitigation measures. Actual measures required may be modified based on verifiable evidence specific to the project site under review." In the Biological Mitigation Guidelines, applicable provisions for "General Deer Use Areas" include Measure L3 concerning dog control and L4 concerning fencing restrictions.

> L3. Dog control: require that all dogs be enclosed or leashed.
>
> L4. Fencing restrictions: (a) barbed wire fences shall be limited to four or fewer strands, with no strand lower than 18 inches or higher than 48 inches above the ground; (b) hog wire fences shall be limited to an area of 10 acres or less, and only allowed if needed for livestock such as hogs or sheep; (c) deer-proof fences shall be allowed only around homesites and adjacent gardens and animal enclosures, and lowest strand not barbed.

Discussion:

a) **Less Than Significant Impact.** The project area is identified in the *Sierra County General Plan* to be located within a deer range and adjacent fawning area. The proposed project allows for low-density rural residential development. For the proposed project, areas restricted from building will be identified on the final map and much of the project area will remain in open space condition. No candidate, sensitive, or special status species were identified within the project area. Therefore, impacts to special status species or candidate species have been significantly avoided and will be less than significant. The biological resources assessment states that two categories of special species that may nest/inhabit the site in any given year includes the northern goshawk, California spotted owl, redtailed hawk, and other raptors as well as two woodpecker species (White Headed and Lewis'). While these species were not observed at the time of the field survey, the author indicates that in any given year, these species may inhabit a site and the report recommends that specific surveys be commissioned within thirty (30) days of construction disturbance being anticipated and that the measures to minimize effects recommended by either California Department of Fish and Game and/or National Fish and Wildlife Service be identified. Thus, with the incorporation of **MM 4.1,** if any special species that were not evident during the survey are found to be nesting at the time of construction, measures will be taken to ensure minimization of impacts.

b-c) **Less Than Significant Impact.** A "wetland area" and a "potential wetland area," and one perennial watercourse and one seasonal watercourse/irrigation channel are located within the project area. Both areas are to be unimproved open space. Riparian vegetation exists along the perennial watercourse and to a much lesser extent, along the seasonal watercourse/irrigation channel. Road drainage and culverts exist along the existing Amodei Ranch Road to convey seasonal runoff under the roads. No part of the existing road is located within any area defined as "wetland" or "potential wetland." No work will take place within these drainages. Therefore impacts will be less than significant. Potential waters of the United States have been identified on-site and to avoid impacts to

Exhibit B

these potential waters of the United States, all development should be outside the stream, the "wetland" and the "potential wetland" as represented in the report appendix (see **fig. 3**—"Wetland Assessment Map" between pages 17 and 18 of this report). With incorporation of **MM 4.2 and 4.3**, all impacts or potential impacts to any potential waters of the United States will be completely avoided. Further, by incorporating **MM 4.2 and 4.3**, the potential impacts to waters of the United States and to special status species of plants and animals have been significantly avoided. The mitigation measure identified as **MM 2.1 (Agriculture)** provides adequate protection to the drainages (perennial, seasonal-irrigation, and irrigation) identified on the subject properties.

d) **Less Than Significant Impact.** The proposed project may impact deer that utilize the area for range. Impacts have been discussed in a) above. The project will not impact the movement of any other native resident or migratory fish or wildlife species. Impacts will be less than significant.

e-f) **Potentially Significant Unless Mitigation Incorporated.** The project area is identified in the *Sierra County General Plan* to be located within deer range and adjacent fawning area. The project will not conflict with any community conservation plan as none have been prepared. This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The project could conflict with provisions of the Sierra County General Plan *Plant and Wildlife Element* protecting biological resources if the project does not include provisions concerning dog control and fencing restrictions. As noted above, Biological Mitigation Guidelines set forth in the *Plant and Wildlife Element* have been designed to reduce impacts to wildlife and include the requirement that all dogs be enclosed or leashed and set standards for fencing to allow for deer migration, therefore **MM 4.4** is incorporated to reduce any impact to less than significant.

Mitigation Measures:

MM 4.1 (Biological Resources)

- An additional information map, recorded simultaneously with the final map shall contain the requirement that thirty (30) days prior to any construction disturbance associated with the application and issuance of any Building, Health, or Planning Department permit by the County, a pre-construction survey be conducted by a qualified biologist shall be accomplished to determine the presence of the Lewis' Woodpecker, White Headed Woodpecker, Northern Goshawk, California Spotted Owl, or Redtailed Hawk. The cost for this survey shall be a cost of the property owner and shall be accomplished by a qualified biologist in cooperation with the California Department of Fish and Game and National Fish and Wildlife Service. If any of the above identified species are found during the survey, appropriate measures to minimize effects and disturbance to the identified species, as recommended by either the California Department of Fish and Game and/or National fish and Wildlife Service, shall be implemented. This mitigation measure is not deferring the analysis nor the results but is a responsible and recommended procedure for surveying special species that could potentially inhabit a site during nesting season (thirty (30) days prior to construction disturbance) that were not present during the original biological resources assessment.

MM 4.2 (Biological Resources)

- All areas identified in the Biological Resources Assessment classified and mapped as "wetland" or "potential wetland" shall be restricted from any development and be maintained in an open, natural condition. This area shall be identified on an additional information map which shall be recorded simultaneously with the final map and shall be incorporated into any project CCR's.

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MM 4.3 (Biological Resources)

- A buffer zone extending 50 feet horizontally from the edge of all areas identified in the Biological Resources Assessment as "wetland" and "potential wetland" shall be restricted from any development and be maintained in an open, natural condition to mitigate potential impacts to theses areas and to species sensitive to impacts to wetlands.
- Prior to issuance of a building permit, a preliminary site inspection shall be conducted by the County Planning and Building Department to ascertain whether proposed construction sites or activities will be located within 100 feet of any willow thicket located within the areas defined as "wetland" or "potential wetland." If a willow thicket (indicating potential Willow Flycatcher habitat) is discovered within 100 feet, a survey shall be conducted at the applicant's expense by a qualified biologist, and according to protocols and guidelines as directed by the California Department of Fish and Game. If it is determined that there are nesting Willow Flycatchers or other sensitive species located in the vicinity, then a 100 foot setback from the "wetland" or "potential wetland" shall be required for the construction proposed in the building permit application. Areas as identified in **MM 2.1 (Agriculture)** shall also afford mitigation and protection to the perennial watercourse, seasonal watercourse-irrigation channel, and irrigation ditches with required setbacks for building and septic tank construction. This mitigation measure shall be identified on an additional information map recorded simultaneously with the final map and shall be incorporated into the project CCR's.

MM 4.4 (Biological Resources)

- The project shall incorporate provisions to comply with General Plan *Plant and Wildlife Element* Biological Mitigation Guidelines measures L3 and L4. CC&Rs shall require that all dogs be enclosed or leashed, and that all fences shall comply with Measure L4.

Timing/Implementation: Record additional information map and incorporate into project CC&Rs.

Enforcement/Monitoring: County of Sierra Planning Department and project CC&Rs.

Conclusion:

With the proposed project design features to protect identified special biotic areas, the proposed project and development allowing five additional (seven total) residences and implementation of **MM 4.1, 4.2, 4.3, and 4.4** the impacts of the project on biological resources will be less than significant.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Overview:

Peak & Associates conducted a complete pedestrian survey of the Amodei Ranch project area during the week of June 19-21, 2005. A report entitled "Cultural Resource Assessment of the Amodei Ranch, Sierra County, California" dated August 30, 2005 was prepared. The findings of the survey report are incorporated into this Initial Study.

As part of the CEQA review, an archaeological records search was conducted at the Northeast Information Center at CSU-Chico (I.C. File No. D05-56, dated July 20, 2005). Information records indicate that no recorded prehistoric sites and no previously recorded historic resources have been located within the project area.

In addition to the official Sierra County Archaeological records maintained by the Northeast Information Center at CSU-Chico, the following documents were reviewed in an effort to recover additional relevant cultural data:

- The National Register of Historic Places (1988, Supplements to 12/03).
- The California Inventory of Historic Resources (State of California 2003).
- The California Register of Historical Resources (State of California 2003).
- The California Historical Landmarks (State of California 1996).
- California Points of Historical Interest (1976)
- Handbook of North American Indians, Volume 11-Great Basin (I986)
- Handbook of North American Indians, Volume 8-California (I978)
- Historic Spots in California (1966)
- USGS Sierraville 1:125,000 (1894-1907)
- The Gold Districts of California (1970)
- Directory of Properties in the Historic Property File for Sierra County (2005)
- Timber Harvest Plan for property located south and west (Wayland 2002)

Archaeologist Neal Neuenschwander conducted a pedestrian field survey of the entire project area during the week of June 19-21, 2005. The survey consisted of walking parallel transects spaced at intervals not exceeding fifteen (15) feet and in those areas adjacent to a stream course, the transect spacing was reduced to ten meters in width. One historic period resource, consisting of barrel hoops, crushed cans, glass, and ceramic fragments, saw blade and wood sled was discovered within the Amodei Ranch project area. The material was determined to be deposited during the early part of the 20th century and some of the material encountered was due to occupation of the area during timber harvesting operations. It was assigned a temporary field designation and the required State forms were completed. No evidence of

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structural remains, or artifacts associated with structures such as nails, hardware, or window glass were discovered in the area. The temporary designation does not appear to qualify as an eligible historic resource under the California Register of CEQA due to the fact that it does not appear to have been associated with a significant event, or important person of statewide importance and appears to be a heavily disturbed surface deposit of artifacts that further research would not likely yield any information important to history

Site Disturbance:
The project area has been impacted by a variety of past activities, including access road grading throughout the property, grazing and agricultural activities, perc/mantle test pit excavation at widely scattered locations, and tree and brush removal.

Significance:
The archaeological report by Peak and Associates concluded that, in view of the negative results achieved during both the records search and pedestrian survey, it was reasonable to conclude that development of this land area will not affect archaeological or historic sites deemed significant or potentially significant per CEQA. Nevertheless, the following provisions were recommended as appropriate:

> The present evaluation and recommendations are based on the findings of an inventory-level surface survey only. There is always the possibility that significant identified cultural materials could be encountered on or below the surface during the course of future development or construction activities. In such a situation, archaeological consultation should be sought immediately.

Discussion:

a,b)Potentially Significant Unless Mitigation Incorporated. Archaeological research and the survey did not identify any significant resources on the project site that would be impacted by the proposed project. Recognizing, however, that unknown subsurface artifacts could be uncovered and impacted by ground disturbing activity, mitigation measure MM-5.1, described below, is proposed. Additionally, Native American contacts have been initiated for consultation purposes with all native American tribes recognized through the Native American Heritage Commission in Sierra County.

c,d) Potentially Significant Unless Mitigation Incorporated. There are no known unique paleontological resources or sites or unique geologic features within the project boundaries. The project site is not known to have been a formal or informal cemetery historically. No human remains have been found within the project boundaries. The site has not been identified as containing areas where human remains may be located. However, construction activity could conceivably uncover unknown human remains including the remains of Native Americans. Therefore, mitigation measure MM-5.2, described below, is proposed.

Mitigation Measures:

MM 5.1 (Cultural)

- In the event of discovery of paleontological, archaeological or historic resources, the developer shall make every effort to identify, preserve, and maintain these resources and shall immediately cease any further disturbance until a site visit has been made and clearance has been issued by the County Planning Department after consultation with a qualified archaeologist.

Timing/Implementation: Notes placed on the Final Map and/or Additional Information Map and implemented during grading and site improvement.

Enforcement/Monitoring: County of Sierra Planning Department

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MM 5.2 (Cultural)

- Should any human remains be discovered, all work is to stop and the County Coroner will be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Timing/Implementation: During construction activity

Enforcement/Monitoring: County of Sierra Planning Department and project CC&Rs.

Conclusion:

With the inclusion of mitigation measures MM 5.1 and MM 5.2, and appropriate response should subsurface cultural resources be uncovered during ground-disturbing activity, impacts on cultural resources that are potentially significant will be less than significant.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

Overview:

The site of the proposed project is in the vicinity of the Mohawk Valley fault however no faulted alluvial deposits or surface ruptures associated with the fault can be verified (Sierra County General Plan). A comprehensive geologic map was prepared by the State Department of Water Resources (Ford, et al., 1963), including a cursory review of the Sierra Valley hydrogeology. A more recent geologic map has been prepared by Grose (2000). The proposed project site is underlain by alluvial deposits, presumably a mix of colluvium, lake deposits, and glacial outwash (Grose, 2000). The site also contains well-rounded cobbles and boulders derived from the volcanic rock outcrops to the south.

Although ground shaking has occurred, any new construction will not be within the Sierra Valley floor and outside of areas typically containing unconsolidated alluvium. There is no known seismic ground failure, including areas of liquefaction, and there are no known areas of landslide or mudflows (Sierra County General Plan). Soil disturbances related to construction of individual driveways and building sites will occur and by observation of building restrictions identified in an additional information map and the incorporation of Best management Practices will result in a less than substantial impact on erosion and topsoil during the development of the proposed parcels. The proposed project site has not been identified as containing expansive soils or any form of unstable soils. A field inspection conducted on September 30, 2004 with County Staff, the County Health Department, Plumas Geo-Hydrology, and members of the Amodei family confirmed the seasonal nature of the watercourse/irrigation channel and irrigation ditches as well as general soil conditions on the site. Recommendations were given by the County Health Department for further testing and the need to tie in specific test sites on the final map or

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additional information map recorded simultaneously with the final map. Soils suitability testing for individual septic systems was undertaken by Plumas Geo-Hydrology and results published in a report dated January 2006 and submitted to the County Health Department for review and consideration.

Discussion:

a)

i) **No Impact.** The proposed project is not located within vicinity of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.

ii) **Less Than Significant Impact.** Although the *Sierra County General Plan* Geology and Seismic Constraints Map does identify the area as being adjacent to a fault zone (Mohawk Valley fault), the project area may be subject to ground shaking activities from seismic activity within the adjacent Basin and Range and Lake Tahoe regions. The Uniform Building Code identifies the project area as being in Seismic Hazard Zone 3. Structures shall be built in accordance with the California Building Code for this Seismic Hazard Zone 3 and thus impacts will be less than significant.

iii) **No Impact.** The project area is not located within an area subject to seismic ground failure, including liquefaction. Any construction will not be within the valley floor where the more unconsolidated alluvial soils are found.

iv) **Less Than Significant Impact.** The Sierra County General Plan does not identify the project area as an area subject to landslides or as having any unstable soils.

b) **Potentially Significant Unless Mitigation Incorporated.** Earthmoving activities associated with the proposed project are expected to have potential impacts on soil erosion and the loss of topsoil. With the implementation of **Mitigation Measure MM 6.1** these impacts are expected to be less than significant.

c) **Less Than Significant Impact.** See a) iv) above.

d) **Less Than Significant Impact.** See a) iv above and a) ii above.

e) **Less Than Significant Impact**. Soil tests performed on the property and published in a report prepared by Plumas Geo-Hydrology and dated January 2006 conclude that there is suitable soil and area available for a septic system on each proposed parcel. Therefore the impacts will be less than significant. The County Health Department in its letter dated July 31, 2006 recommended several conditions of approval of the final map and which by content, are not typical of mitigation measures to project impacts. However, for identification these conditions are shown below as mitigation measures **(MM 6.2).**

Mitigation Measures:

MM 6.1 (Geology and Soils)

Contractors involved in clearing, grading, cut and fill and other earthmoving activities shall follow Best Management Practices (BMPs) in erosion control. This may include, but are not limited to, the following:

- Existing natural vegetation shall be retained, protected and supplemented where necessary. Trees will not be removed unless dead or dying, removed for access reasons, or for fire protection.
- Exposure of soil to erosion by removal of vegetation shall be limited to the smallest area practical and for the shortest time practical.
- Seeding, mulching or other suitable stabilization measures shall be used to protect exposed erodible areas a minimum of two weeks in advance of the wet weather season.

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- Straw bales or sandbags shall be stacked at the job site for emergency erosion control work during rainstorms.
- Velocity check-dams in all unpaved roadways shall be provided at the necessary intervals to control and minimize erosion.
- All erosion control devices shall be in place at the end of each working day during the wet weather season and directed by the County during the dry season when there is a forecasted probability of rain.

Timing/Implementation: During construction activities.

Enforcement/Monitoring: Central Valley Regional Water Quality Control Board, County of Sierra Planning Department.

MM 6.2 (Geology and Soils)

- An additional information map, recorded simultaneously with the final map, shall show as a matter of survey, the areas determined in the January 2006 Plumas Geo-Hydrology Report, as suitable for septic disposal, including location of percolation tests and soil mantle excavations. The area identified on the additional information map shall specify the size and depth requirements for the proposed leach areas and shall show the sewage disposal areas, including a 100% replacement area, large enough to accommodate a 3 bedroom home. The County Health Department shall review each site in the field prior to recording of the final map.

Timing/Implementation: Prior to recording of the final map

Enforcement/Monitoring: Sierra County Health Department, Regional Water Quality Control Board, Sierra County Planning Department

Conclusion:

With implementation of mitigation measure **MM 6.1 and 6.2**, potential impacts to geology and soils will be less than significant.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☒	☐	☐

Overview:

The proposed project will create five new (total of seven) residential lots in a rural area. It will not involve substantial amounts of hazardous materials. The project site is located within two (2) miles of the County airport (Dearwater Field). This airport is a basic utility airstrip under permit with the State of California and contains no services or airport-related improvements. The airport serves small planes and the project area is not within any flight paths or landing/take-off paths of this airport. The proposed project will not create or result in a safety hazard for people residing or working in the project area.

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According to the Sierra County General Plan, the project area is located in Sierra County Fire Protection District No. 1. Fire protection services are also provided by the California Department of Forestry and Fire Protection (CDF) and the US Forest Service. The site is located in an area designated by CDF as a "wildland area that may contain substantial forest fire risks and hazards" (*Sierra County Natural Hazard Disclosure (Fire) Map, Map NHD-46*, January 6, 2000.)

CDF has reviewed and commented on the project proposal (letter signed by Douglas Rinella, Truckee Battalion Chief, dated June 28, 2004 and October 3, 2004). The proposed project access road has been determined adequate so long as weeds are removed from road shoulders and the proposed project will provide improvements that address fire protection including individual 10,000 gallon water tanks per parcel for fire suppression use only and driveways designed to comply with or exceed the standards of Public Resources Code Section 4290. In addition, the referenced CDF letters recognizes necessary defensible space standards of 150 feet, provisions to reduce fuel loading on the project site, building standards, addressing, and other fire protection provisions.

A "CDF Element-Fire Suppression" for parcels APN 013-110-130 and 013-110-131 dated October 3, 2004-Reviewer Doug Rinella, Truckee Battalion Chief, has been prepared and contains the two referenced CDF letters as well as recommended standards for improvements and specifications to conform the proposed project with PRC 4290 and CDF fire safe recommendations. A review and clarification by CDF was provided by letter dated August 7, 2006 addressing the water tank requirements and optional improvements if so elected by the developer. These requirements (or optional improvements), as clarified, are specified in **MM 7.1**, below.

Discussion:

a) **No Impact.** The proposed project will not create or result in the routine transport, use or disposal of hazardous materials. Hazardous waste will not be generated by the proposed project.

b) **No Impact.** The proposed project will not result in the release of hazardous materials into the environment.

c) **No Impact.** The proposed project will not emit hazardous emissions or involve the handling of substantial amounts of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school. Hazardous waste will not be generated by the subdivision of land or the construction of homes on this property.

d) **No Impact.** The proposed project is not within an area that is included on the list of hazardous materials sites compiled pursuant to Government Code 65962.5. Therefore there is no impact.

e) **No Impact.** The project is located within two miles of a public airport. There is no airport land use plan and the airport is a basic utility airstrip with no services and serving only small aircraft. The proposed project will have no impact on the airstrip and the airstrip will have no impact on the proposed project

f) **No Impact.** There are no private airstrips within the vicinity of the proposed project. Therefore there will be no impact.

g) **Less than Significant Impact.** The proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. County road standards within the subdivision take into consideration emergency evacuation needs.

h) **Potentially Significant Unless Mitigation Incorporated** The proposed project site is within an area identified as a "high" fire potential area. The California Department of Forestry and Fire Protection has acknowledged proposed features of the project that will reduce wildland fire impacts to a less than significant level, including provisions to comply with the California Public Resources Code Section

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4290 fire safe regulations. These provisions are confirmed and incorporated into the mitigation measures **MM 7.1**, **MM 7.2**, and **MM 7.3**, outlined below. Because there are three fire protection entities involved in the project area (i.e. the California Department of Forestry and Fire Protection, the U.S. Forest Service, and the Sierra County Fire Protection District No. 1), the responsibility for enforcement and monitoring of these mitigation measures will require the coordination and cooperation of these entities.

Mitigation Measures:

MM 7.1 (Hazards)

- A single, 10,000 gallon water tank shall be required for each final map (one per 23.51 acre parcel) for fire protection purposes and the tank shall meet CDF guidelines; shall be placed underground to avoid freezing conditions; and shall contain apparatus approved by serving fire entities that conforms the water tank and plumbing with current fire agency standards or specifications. The location of the two tanks shall be approved by the serving fire entities and at minimum shall be easily identified, located very close to existing roads to avoid any additional grading, and not located within any areas restricted from use and or disturbance as identified within this document.
- NFPA (National Fire Protection Association) Section 1142 entitled "Standard on Water Supplies for Suburban and Rural Fire Fighting-2001 Edition" provides alternative measures to provide water supplies on-site and how delivered. The CDF letter dated August 7, 2006 offers alternatives to the requirement for two (2) 10,000 gallon water tanks if the property owner/subdivider wishes to consider individual tanks or other means of providing equal or better water supply to the proposed parcels. Individual tanks shall be placed underground to avoid freezing conditions and shall contain the same requirements as required in **MM 7.1** for the 10,000 gallon tanks.

Timing/Implementation: Constructed or bonded prior to recording of final map or if NFPA Standards are used, any improvements shall be installed prior to issuance of the first building permit.

Enforcement/Monitoring: County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1.

MM 7.2 (Hazards)

- The project shall comply with defensible space standards established by the California Department of Forestry and Fire Protection. Proposed specifications and standards for fire safety are contained within the October 2004 CDF Fire Suppression Element and include address requirements, construction standards, creation and maintenance of defensible space with a minimum of 150 feet or to the lot line with branches removed within 10 feet of the ground and removal of all brush. Setbacks less than 50 feet will require fire hardened materials. Driveways and roads shall have reduced fuel loading to a minimum of 80 percent on both sides for a minimum of 15 feet from the road edge to a height of 15 feet and shall be a minimum of ten (10) feet wide and able to hold a 40,000 pound load with adequate turnouts and/or turnarounds.

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1.

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MM 7.3 (Hazards)

- All homes shall have roofing constructed with Class A materials, street and building address signs designed to CDF standards.

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1.

Conclusion:

With inclusion of the mitigation measures **(MM 7.1, 7.2, and 7.3)** outlined above, impacts concerning hazards and hazardous materials will be less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒

Overview:

The project area is located in the Sierra Valley Watershed, with tributary drainage trending roughly in a N-NW direction. The site is a north facing slope of the southern periphery of Sierra Valley on elevations ranging from 5040 to 5170 feet. Wells drilled in the area surrounding the proposed project produce from volcanic bedrock (fractured) and the overlying shallow alluvial aquifer. These wells, based on driller logs, indicate substantial yields ranging from 5 to 30 gpm (average 19 gpm). The bulk of groundwater flow is conveyed through fractured bedrock, while the alluvial aquifer receives its water from the underlying bedrock. Surface drainage conditions are described in the agricultural section (Section II) and in the biological resources section (Section IV).

The project is within the boundaries of the Sierra Valley Groundwater Management District who has requested a water supply evaluation and testing of wells on the property and adjacent to the property.

Exhibit B

The Sierra County Code also requires the preparation of a groundwater supply evaluation when groundwater is the source of domestic water for any subdivision development. The County and District cooperated and caused to be prepared a "Groundwater Supply Evaluation" dated June 2006 and prepared by Plumas Geo-Hydrology. This document contains the combined requirements of both the County and the District and accomplished the following:

1) Determination of aquifer characteristics and boundaries, recharge, and discharge.
2) Chemical quality of groundwater
3) Groundwater available for the proposed project (annual)
4) Well yields after prolonged pump tests
5) Impact of groundwater development on existing other wells, vegetation, and stream flows
6) Impact of waste water disposal (septic tanks) and urban storm runoff on groundwater quality

The study covered a project area of 188.08 acres and analyzes impacts of 27 new residential sites. Thus, this study not only analyzes the impacts related solely to the proposed project but a larger scope of project that may be useful in evaluating projects that may be proposed on adjacent lands.

A limited scope groundwater study was performed by John Amodei in 1998, however, the testing conducted by Plumas Geo-Hydrology not only retested the John Amodei well but also tested a new well constructed on the proposed project site (Mr. Robert Anderson).

The study reported the following results:

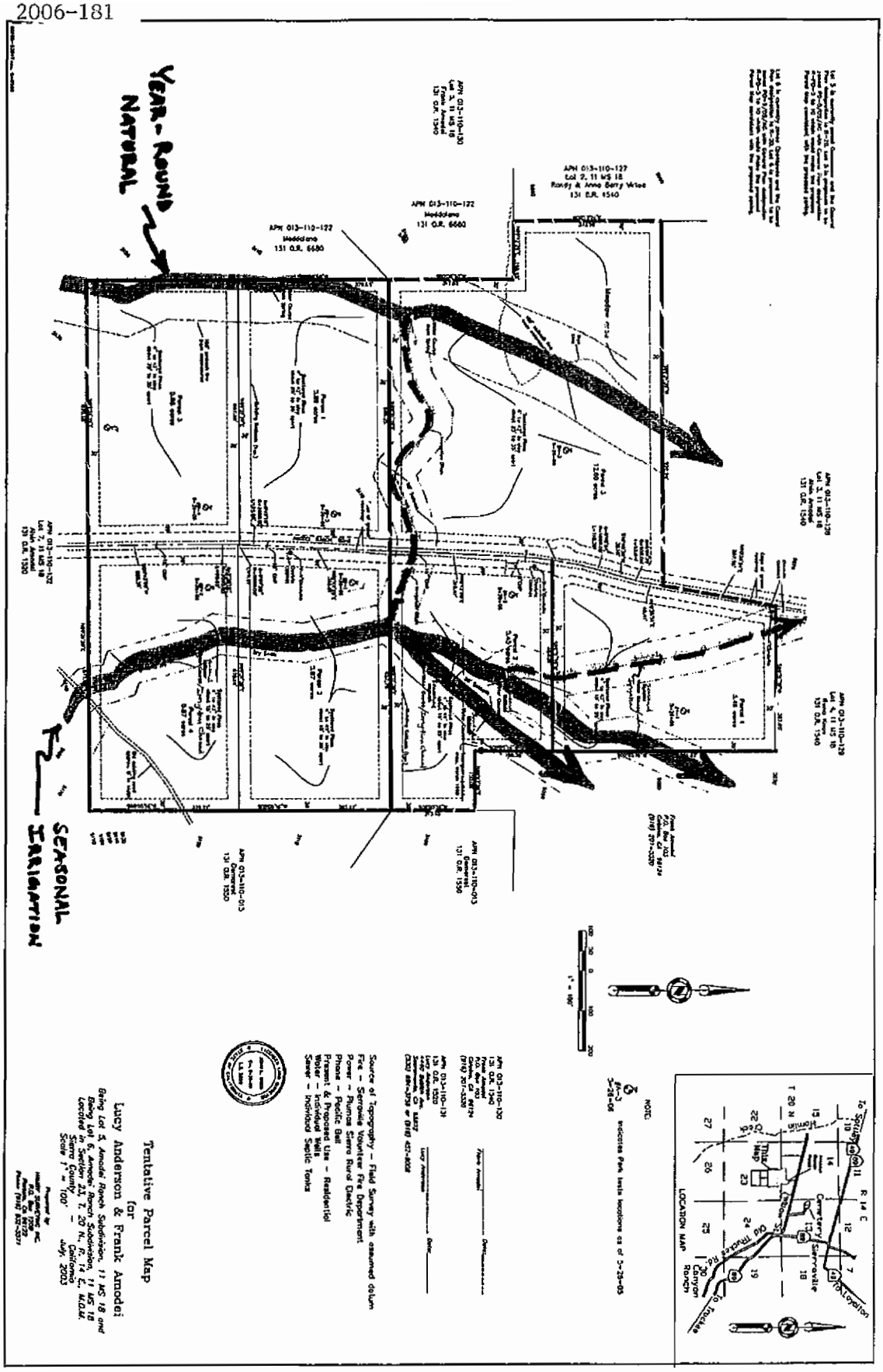
1. Aquifer characteristics and boundaries, recharge and discharge are all acceptable.
2. Annual ground water flow through the project area is adequate for this project.
3. Well yields after prolonged pumping indicated sufficient flows compared to the project needs (estimated consumption for 27 parcels is only 25% of the estimated minimum annual ground water flow).
4. There will be no (or negligible) impact of ground water development on vegetation and stream flow.
5. There will be negligible impact on adjacent wells located outside the project area.
6. The impact of waste water disposal (septic tanks) and urban storm runoff on ground water quality will be negligible.

Surface waters of the Sierra Valley are restricted and operated under the Sierra Valley decree and administered by the State Department of Water Resources, Sierra Valley Watermaster. "The decree," as it is commonly called, refers to diversion #155 which is a man-made diversion on Webber Creek located one mile south of the subject property. This diversion allows seasonal diversion and irrigation to the Amodei property via the Amodei Ditch which is identified as the seasonal watercourse-irrigation channel traversing the extreme east side of the subject properties. The normal irrigation flow as outlined in the August 1937 State Report on Water Supply and Use of Water is 2.50 cfs. There is one spring-fed perennial watercourse on the west side of the subject parcels and there are three irrigation ditches recently constructed as part of the ongoing irrigation of the Amodei property and agricultural uses in existence to the north of the subject property. There is no known flooding history associated with any drainage on the subject properties with the exception of the January 1997 flood which was classified as a 100 year event in the Upper Feather River, Coldstream and Truckee River watersheds. During this event, a large debris flow originating from timber harvesting operations upstream and approximately two miles to the south of the subject property caused surface inundation over a wide area on- and off-site, including the County road system. A debris dam, when breaking free, sent surface waters throughout much of the region as well as surrounding parcels. There are no published FEMA flood maps for any drainage on the subject parcels and testimony from long-time residents of the property (Lucy Anderson, John Amodei, Frank Amodei, Joanne Anderson, Robert Anderson) indicate that flooding on the property caused by stream flows exceeding channel capacity do not occur.

There are no road improvements proposed and an existing road, complete with previously approved drainage and surface conditions were constructed as part of an earlier development. No new impervious

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WATER COURSE CLASSIFICATIONS

Exhibit B

(FIG. 4)

surfaces will result except for those associated with homes constructed on the new parcels. No NPDES permit will be required as part of this project.

Discussion:

a) **Less than Significant Impact**. The project will comply with the Sierra County Health Department and Regional Water Quality Control Board standards for septic and sewage systems. There will not be any significant discharge created by the additional residences. There is no new road construction and no requirement for any NPDES permitting. Road improvements exist and individual drainage issues associated with residence construction will be covered by permit issuance at the building permit stage. The proposed project will not violate any water quality standards or waste discharge requirements.

b) **Less than Significant Impact.** Development intensity has been limited by the General Plan designations and the rural residential zoning designation. The limit on building intensity helps to ensure that water demand resulting from proposed development will not exceed the supply. In evaluating the demand and impacts associated with the proposed development, a groundwater resource evaluation which included pump testing, chemical analyses, and site evaluations (vegetation, stream flow) and such was required by the County and the scope of the study was confirmed by both the County and the Groundwater Management District (K. Schmidt). The report, dated June 21, 2006 and entitled "Groundwater Resource Evaluation-Amodei Ranch Subdivision, Southern Sierra Valley, Sierra County, California" prepared by Plumas Geo-Hydrology confirms that sufficient water supply is available for the proposed project and the proposed five additional residences and the water well development and extraction will not significantly interfere with groundwater recharge such that there would be a net deficit in aquifer volume or the lowering of the local groundwater table level. The proposed project will not substantially deplete groundwater supplies.

c) **Potentially significant Unless Mitigation Incorporated**. Development of the proposed project will take into account the existing drainage pattern and will not substantially alter the existing drainage pattern of the site or area. Best management practices included as part of any building permit issuance will reduce the minor effects of construction on soil erosion. The existence of two natural drainages and a spring as well as the existence of two irrigation channels, combined with the existence of wetlands and potential wetlands, requires that specific restrictions to residence location, septic tanks and leach fields, wells, and driveways should be identified. Mitigation measures **MM 4.2** and **MM 4.3** adequately and effectively and reduces any potential impact related to wetlands and potential wetlands to a level of less than significant. **MM 8.1** will reduce any potential impact to less than significant for development of the proposed parcels with a residence and septic tank.

d) **Less than Significant Impact**. The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The rate or amount of surface runoff will be minimally impacted by the proposed project. The low-density development of the property and minimal increase in impervious surfaces will not result in a significant increase of surface runoff.

e) **Less than Significant Impact**. See d) above. The proposed project will not provide substantial additional sources of polluted runoff.

f) **Less than Significant Impact**. The proposed project will not substantially degrade water quality through withdrawals or additional sources of runoff.

g) **Less than Significant Impact.** The proposed project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Exhibit B

h) **Less than Significant Impact.** As noted in (g) above, the proposed project site is not located within a recognized 100-year flood hazard area. The project site is within an area that has not been mapped and the project site itself is elevated so that flooding will not occur. No structures will be constructed that would impede or redirect flood flows, and building and septic system setbacks from the perennial water course and the seasonal watercourse-irrigation channel and irrigation ditches as outlined in mitigations measure **MM 2.1** will be required.

i,j) **No Impact.** The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. There are no levees or dams within the surrounding area that would result in water reaching or submerging this project area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami or mudflow.

Mitigation Measure:

MM 8.1 (Hydrology)

- Drainage courses occurring on the property shall be shown on an additional information map and any area within the boundary of a flood plain mapped as a flood hazard area by FEMA, or if none exists, the area within 100 feet measured horizontally from the top or edge of bank of the existing perennial watercourse, and 100 feet from the top of bank of the irrigation channel (commonly referred to as "The Amodei Ditch") running in approximately north-south alignment, and fifty (50) feet from the top of bank of any seasonal watercourses or the existing cross-irrigation ditches shall be designated as an area restricted from construction of a residence or a septic tank and leach field. (See also **MM 2.1** for mitigation for agricultural irrigation channels.)

Timing/Implementation: Additional information map recorded simultaneously with final map

Enforcement/Monitoring: County Planning Department, Project CCR's

Conclusion:

With the inclusion of mitigation measures **MM 2.1, MM 3.2, MM 4.2, MM 4.3, MM 6.1, MM 6.2** and **MM 8.1,** impacts concerning hydrology and water quality are less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Overview:

The property history described within the document shows a series of general plan issues that started in 1996 with a general plan designation, approved by the County, to incorporate the subject property (which was formerly part of a 188.08 acre parcel) into the community of Sierraville and to allow for the community to expand its residential areas accordingly. This designation was allowing a 5 to 10 acre residential density (18 to 36 new residential sites) and a "PD" or planned development overlay was placed on the property to assure future, site-specific analyses of environmentally sensitive areas. A final environmental impact report for the 1996 general plan included the assessment of impacts associated with this "community or residential expansion" designation which would have generated 18 to 36 new residential sites. Due to difficulties within the ownership of the property (numerous individual record ownership interests) the record owners could not agree on a specific development form/division among interests so the property was divided into 8 twenty-plus acre parcels and removed from the community core area of Sierraville. Subsequently, individual owners (i.e. John and Julie Amodei) and now the Frank Amodei/Lucy Anderson interests are individually seeking to return the respective parcels to the "community core" area of Sierraville; conduct the required site-specific environmental analyses, and divide the parcels, continuing to respect and adhere to the density opportunities that were outlined and approved in the 1996 County General Plan and Final EIR.

Discussion:

a) **No impact.** The proposed project is located in south and west Sierraville and is contiguous to the "community core" boundary which has been re-established for four parcels (Parcels 1,2,3, and 4) of the original Amodei Ranch Estates subdivision. The restoration of the "community core" boundary to the proposed project site returns to the density and concept of the original land use plan for the Sierraville community. The project is already within the "community influence" area of Sierraville; has already been evaluated and previously approved within the County General Plan adopted in 1996 and associated Final EIR as "community core" and an appropriate location for expansion of the residential density by 18 to 36 residential units; and the proposed project nor its location will not physically divide an established community.

b) **Less than significant impact.** The proposed project will provide a logical expansion of the community of Sierraville into an area that is currently designated as "community influence" and which was formerly studied and approved within the 1996 County General Plan and Final EIR as "community core" area and supporting an additional 18 to 36 new residential units. It is within the community of Sierraville and does not conflict with any land use plan, policy, or regulation of the

Exhibit 15

County nor does it conflict with any plan approved to avoid or mitigate an environmental effect. Project mitigation in the biological resources section of this document afford identification and protection of wetland or potential wetland areas identified in the site-specific biological resources assessment completed for this proposed project. It is consistent with previously certified negative declarations (individual projects) and the General Plan Final EIR adopted in 1996 by the County.

c) **No Impact.** There are no known habitat conservation plans, natural community conservation plan or other approved local, regional or State habitat conservation plan that would be affected by the proposed project. Therefore, there would be no impact to these types of plans.

Conclusion:

Impacts of the project, if approved, concerning land use and planning will be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Overview:

The project area, as indicated in the Sierra County General Plan, is located within an area with no known mineral resources or active mineral resource recovery sites. A gravel extraction facility under a limited term permit is located to the north (approximately one mile to the north) on property of Maddalena and operating on a very seasonal basis for the creation and sale of gravel resources.

Discussion:

a) **No Impact.** No significant mineral resources have been identified in the project area.

b) **No Impact.** No significant mineral resources have been identified in the project area.

Conclusion:

The proposed project will have no impact on mineral resources.

Exhibit B

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Overview:

The proposed project includes the development of seven new homesites within an area zoned for rural residential development within the foothills of the Sierra Valley and the greater Sierra Nevada Mountain Range. The project location is relatively isolated with the exception of a few adjacent rural residences and ranches and State Route 89 lies two miles to the east of the project location. The project site is approximately two miles west of the downtown businesses and intersection of State Route 49 and 89 and is approximately one half mile from the Sierraville rodeo grounds and arena (private facility).

The Noise Element of the Sierra County General Plan provides a basis for comprehensive local policies to control and abate environmental noise in order to protect citizens from excessive noise. The contents of the Noise Element include noise level standards for new projects. The Sierra County General Plan Noise Element identifies the maximum allowable noise exposure for residential land use to be 60 decibels (dbls).

Discussion:

a) **Less than Significant Impact.** Noise levels in excess of 60 dbls will not be generated by this project to off-site properties. Noise will be generated during construction of residential structures and the daily use of the property. The use of the properties is consistent with surrounding land uses. Therefore, impacts will be less than significant.

b) **Less than Significant Impact.** The proposed project will not result in exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels. No activities will occur on the property that would create excessive ground-borne vibration or ground-borne noise levels. Impacts will be less than significant.

Exhibit B

c) **Less than Significant Impact.** The project proposal will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The seven new residences will not generate noise that is inconsistent with surrounding land uses.

d) **Less than Significant Impact.** There will be a temporary increase in ambient noise levels in the project vicinity above existing levels during construction of project driveways and the new residences. Due to the sparseness of population in this area and the temporary nature of construction activity, impacts are expected to be less than significant.

e) **No Impact.** The proposed project is not located within the vicinity of an airport (public airstrip located two to three miles east of the proposed project site) and therefore would have no impact.

f) **No Impact.** The proposed project is not located within the vicinity of a private airstrip and therefore would have no impact.

Conclusion:

The project will not result in significant impacts concerning noise and no mitigation measures are necessary.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII.	**POPULATION AND HOUSING.** Would the project:				
a)	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☒	☐	☐
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Overview:

The proposed project will result in the creation of five (5) new home sites on two parcels that already have a right to construct one house per parcel. The property is within the "community influence" area of Sierraville and was originally designated in the 1996 County General Plan and Final EIR to accommodate residential expansion for the community of Sierraville by placing the property within the "community core" area and by allowing from 18 to 36 now residential sites. The property is vacant at this time. Based on an average number of 2.32 persons per household (2000 U.S. Census), the resulting population of the project site at buildout would be approximately 12 people. The project approved by the County in 2001 and for which site specific performance ordinance # 932 was adopted, provides among many things, a prohibition of second dwelling units so that the ultimate population, density, and buildout remain consistent with the original density envisioned in the 1996 County General Plan and Final EIR for the original 188.08 acre parcel of which this proposed project is a part. Project impacts have been evaluated on the basis of one single family dwelling per parcel.

Discussion:

a) **Potentially Significant Unless Mitigation Incorporated.** The creation of five (5) new home sites will induce some population growth (approximately 12 people) in an area that is already designated for residential growth in the Sierra County General Plan being located within the "community influence" area and currently designated in the General Plan as Rural 20-40 and zoned as Open Space Twenty Acre District (residential zoning). This is not considered to be a substantial amount of growth and the impacts concerning population and housing would be less than significant. Project mitigation, designed to provide consistency between County General Plan property densities and the Final EIR; consistency with previously approved projects within the former Amodei Ranch; and the direction of County Ordinance 932 (Site Specific Performance Zone) suggest that project mitigation be considered that restricts parcels to one single family residence per parcel. Therefore, mitigation **MM12.1** is proposed below.

b) **No Impact.** The project will create five new home sites on vacant property already allowing two home sites. It will not displace any existing housing.

c) **No Impact.** The project site is vacant. The project will not displace any people which would necessitate the construction of replacement housing.

Exhibit B

Mitigation Measure:

MM 12.1 (Population and Housing)

- Second dwelling units shall be prohibited on the property and parcels being created and an additional information map shall be recorded simultaneously with the recording of the final map outlining this requirement and such prohibition shall be included within project CCR's.

Timing/Implementation: Zoning administration and during permit application

Enforcement/Monitoring: County Planning Department, Additional Information Map, Project CCR's.

Conclusion:

The project will have no significant impacts concerning population and housing.

Exhibit B

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.	**PUBLIC SERVICES.** Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection?	☐	☐	☒	☐
b)	Police protection?	☐	☐	☒	☐
c)	Schools?	☐	☐	☒	☐
d)	Parks?	☐	☐	☒	☐
e)	Other public facilities?	☐	☐	☒	☐

Overview:

The proposed project would create five new home sites and would result in locating approximately 12 new people (at an average of 2.32 persons per household) to the Sierraville community. The development of this site is consistent with the 1996 County General Plan and Final EIR, which considered the needs and impacts of the proposed density on local and regional resources and public services. Fire protection, police protection, schools and road maintenance as well as utilities already exist and internal roads are private and not a burden on any service entity.

Fire Protection. The project site is within the Sierra County Fire Protection District No. 1. Volunteer fire protection responses are provided by the Sierra County Fire Protection District, which has a fire house and equipment located in Sierraville, Sattley, and Calpine. Fire protection for the project area is also provided by the California Department of Forestry and Fire Protection (CDF). The proposed project has been reviewed by the Nevada-Yuba-Placer Unit and comment letters were prepared by the Truckee Battalion Chief (dated June 28, 2004 and October 3, 2004). A "CDF Fire Suppression Element" was also prepared and reviewed by CDF for compliance with Public Resources Code, Section 4290.

Police Protection. Law enforcement in the project area is provided by the Sierra County Sheriff's Office.

Schools. The project area is within the Sierra Plumas Joint Unified School District.

Parks. Parks within the community of Sierraville are available to residents of the proposed project, including facilities located at Sierraville School, Calpine Park, and the private Sierraville rodeo and riding arena. (Park issues are also addressed in the following Section, XIV. Recreation.)

Exhibit B

Discussion:

a) **Less than Significant Impact.** The project is in the Sierra County Fire Protection District No. 1. CDF also provides fire protection services to this area. The project will not result in the need for additional fire protection facilities. The project site will comply with the Public Resource Code 4290 fire safe regulations. (Fire protection issues are also discussed in Section VII. Hazards and Hazardous Materials.)

b) **Less than Significant Impact.** The project site is currently serviced by the Sierra County Sheriff's Office. This department has several "resident" deputies that reside within Sierra Valley communities, including Sierraville and has a substation at Loyalton, 12 miles to the east. The creation of five new home sites is not expected to significantly alter or affect existing services.

c) **Less than Significant Impact.** The project site is within the Sierra Plumas Joint Unified District and the addition of five new residences is anticipated to have a less than significant impact on school facilities and services.

d) **Less than Significant Impact.** The proposed project will not create a need for new parks or park services, nor will it have a significant impact on existing facilities or services.

e) **Less than Significant Impact.** The proposed project will not create a need for other new public facilities, nor will it have a significant impact on existing facilities or services.

Conclusion:

Impacts to public services are considered less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Overview:

According to the Sierra County General Plan, there are existing recreational facilities within the planning area (i.e., Sierraville School, Calpine Park, Sierraville rodeo and riding arena) in addition to the activities that occur in conjunction with the National Forest system lands of the Tahoe National Forest.

The proposed project would create five new home sites and would result in locating approximately 12 new people (at an average of 2.32 persons per household) to the community of Sierraville. The development of this site is consistent with the 1996 Sierra County General Plan and Final EIR, which considered the needs and impacts of the plan on local and regional recreation resources.

Discussion:

a) **Less than Significant Impact**. The project, which would result in five home sites and an on-site buildout population of approximately 12 people, may result in the increased use of existing neighborhood and regional parks or other recreational facilities, but the related increase in the level of use will not cause or accelerate substantial physical deterioration of any facilities that may potentially be used.

b) **Less than Significant Impact. T**he project does not include a recreational "facility". The project is proposed to include a restricted area (wetlands and potential wetlands) that will be managed as open space (primarily intended to protect on-site biologic resources) which may be accessible to homeowners for walking and wildlife viewing. There will be a restriction that no building can be constructed on this wetland and potential wetland area.

Conclusion:

Impacts concerning recreation resources will be less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Overview:

Access to the proposed project site is off of State Route 89 via West Willow Street running east to west between the project site and the State Highway..

Onsite, the proposed seven lots will also be served by a gravel, one-lane road that is private (Amodei Ranch Road).

Letters from the California Department of Forestry and Fire Protection, dated June 28, 2004, October 3, 2004, and August 7, 2006 note that they have reviewed the proposed project and have made recommendations for conditions of approval.

Discussion:

a) **Less than Significant Impact.** The proposed project would result in five home sites on what is now two parcels. An average number of eight to ten off-site trips per day per single family dwelling is expected. Accordingly, five homes would result in approximately 40 to 50 trips per day. The level of service classification for West Willow Street and State Route 89 is more than sufficient for the anticipated traffic and therefore, the project would not cause an increase in traffic that is substantial in relation to the existing traffic load and proposed capacity of the road system after the proposed residences are constructed.

b) **Less than Significant Impact.** The roadways that service this site operate at an LOS (level of service) such that the traffic and circulation pattern generated by this project will not exceed the LOS standard established by the County and State of California for designated roads or highways.

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c) **No Impact.** As there are no airports in the immediate project vicinity, although a small public basic utility airstrip is located approximately two miles to the east. The proposed project will have no impact on air traffic patterns.

d) **Less than Significant Impact.** The proposed project will not increase hazards due to design features or incompatible uses. There are no encroachments onto the County road and all driveways will connect to an existing private road (Amodei Ranch Road).

e) **Less than Significant Impact.** The California Department of Forestry and Fire Protection has reviewed the proposed project and commented upon project features [letter dated June 28, 2004, October 3, 2004, and August 7, 2006]. The letters cited features of the project that relate to fire safety issues and did not identify any significant concerns regarding emergency access.

f) **Less than Significant Impact.** The proposed residential project will have adequate on-site parking at each homesite pursuant to the Sierra County Code. The proposed size of the homesite lots of a minimum of five (5) acres allows for sufficient off-street parking. No off-site parking is proposed.

i) **Less than Significant Impact.** The project proposal will not conflict with adopted policies, plans or programs supporting alternative transportation.

Conclusion:

No significant impact to traffic.

Exhibit 13

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Overview:

Waste Water. Sewage disposal will be onsite septic tanks at each home with the septic tank treated effluent piped by gravity to a leach field. A Soil Mantle Test and Soil Excavation Test Report was prepared by Plumas Geo-Hydrology dated January 2006. The County Health Department in its letter dated July 31, 2006 has approved the sewage disposal on the proposed parcels.

Water. Water will be provided by individual, private water well and the site will adequately support the proposed number of wells as outlined in the "Groundwater Resource Evaluation for Amodei Ranch, Southern Sierra Valley, Sierra County, California dated June 2006 prepared by Plumas Geo-Hydrology.

Discussion:

a) **Less than Significant Impact.** Sewer disposal will be onsite septic tanks at each home. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board-Central Valley region or the County Health Department.

b) **Less than Significant Impact.** Sewer disposal will be onsite septic tanks at each home. The sites for the septic systems have been considered in the site review and report prepared by Plumas Geo-Hydrology in January 2006. Sierra County Code Section 16.40.060(b) requires that lots not served by sewers shall require the filing by the subdivider of a report indicating the feasibility of the proposed system and the approval of the County Health Department. This has been completed. The

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construction of these facilities is consistent with other development in the area will not result in significant environmental effects.

c) **Less than Significant Impact.** No new storm water facilities are proposed or required. BMP's will be used as part of any building permit issued by the County as required in the Uniform Building Code. The proposed project will not cause significant environmental effects.

d) **Less than Significant Impact.** Water is proposed by individual well and the document dated June 2006 and prepared by Plumas Geo-Hydrology and entitled "Groundwater Resource Evaluation" confirms that adequate water is available, no significant impacts will result, and no significant impacts to surrounding resources will result.

e) **Less than Significant Impact.** The proposed project will be served by on-site septic systems and no wastewater facility exists. The project will not affect the capacity of an existing wastewater treatment plant.

f) **Less than Significant Impact.** Within the project area solid waste pickup services are provided by Intermountain Disposal and Sierra Solid Wastes on a weekly basis. Sattley Transfer Station and Loyalton Landfill, each within 5 to 15 miles of the project area, respectively, have capacity to serve the proposed five new single family residences.

g) **Less than Significant Impact.** The proposed residential project will comply with federal, state and local statutes and regulations related to solid waste.

Conclusion:

The design features of the project, with enforcement of related regulations by agencies as noted, will provide the necessary utilities for the project. There are no related potentially significant environmental impacts that require mitigation measures and impacts will be less than significant.

Exhibit B

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion/Conclusion:

a) **Less than Significant Impact**. With the design features of the project, and as reported in the biological analysis, cultural resources study, CDF fire suppression element, soil and percolation test report, and the groundwater resource evaluation, the proposed general plan amendment to re-include the property into the "community core" area of Sierraville and the zoning and proposed subdivision to create five new residential parcels, the installation of the individual septic systems and water wells, and construction of access driveways to individual home sites will not substantially degrade the quality of the environment, reduce the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community or reduce the number, or restrict the range, of rare or endangered plants or animals. The proposed project will also not eliminate any important examples of the major periods of California history or prehistory.

b) **Less than Significant Impact**. The proposed creation of five new residential parcels will not have impacts that are "individually limited but cumulatively considerable". The impacts from this project are limited, mitigated where warranted, and consistent with the Sierra County General Plan and adopted Final EIR. Independent environmental studies and technical analyses, identified within this document, were prepared and in every case, findings of impacts—individually and cumulatively—were confirmed "less than significant." The property history described herein adequately outlines the project development history and the analyses and conclusions reached in the 1996 County General Plan and Final EIR. By evaluating the individual project as outlined, the environmental and resource analyses (cultural, biological, wetland, soils and percolations tests, fire) that were required have adequately analyzed the existing project as well as the potential development of contiguous parcels that were part of the original 188.08 acre parcel and in every case, the original thresholds of the 1996 County General Plan and Final EIR have been met. Other projects within the Sierraville area will not be significantly affected or experience significant cumulative impacts because of this project. Despite the existence of or potential for future projects in the region, the proposed project does not create or cause any impact that is individually limited but cumulatively considerable, The special studies accomplished for this project cover all of the lands of the Amodei Ranch and a potential density of 27 new home sites that is consistent with the 1996 County General Plan and final EIR but proposes a

Exhibit B

density less than originally envisioned (36 original). None of the detailed and comprehensive studies identify or suggest any cumulative impact. A subsequent or new EIR is not required as the 1996 Final EIR for the General Plan analyzed the effects from inclusion of the property into the community core of Sierraville and created a density of 36 new homes. There is no cumulative impact that has not already been analyzed, nor is any individual or collective impact identified that would be considered significant or cumulatively considerable. The project will not exacerbate an existing environmental condition that is significantly degraded, and other projects and the effects from other projects have been reviewed and there is no evidence or conclusion suggesting that any incremental effects will result from the proposed project or which will be considerable.

c) **Less than Significant Impact**. Mitigation measures incorporated in this initial study ensure that the proposed creation of five new residential parcels and the installation of support utilities will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

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ATTACHMENTS (INCORPORATED BY REFERENCE. AVAILABLE AT SIERRA COUNTY PLANNING DEPARTMENT, 101 COURTHOUSE SQUARE, DOWNIEVILLE, CA 95936. MONDAY THRU FRIDAY 8AM-5PM):

- North Fork Associates, Biological Resource Assessment for the Amodei Ranch Subdivision, Sierra County, California, dated August 29, 2005.
- Peak and Associates, Cultural Resource Assessment of the Amodei Ranch, Sierra County, California, dated August 30, 2005.
- CDF Fire Suppression Element dated October 2004 and Letters from Battalion chief Doug Rinella dated June 28, 2004, October 3, 2004, and August 7, 2006.
- Plumas Geo-Hydrology (Burkhard Bohm), Ground Water Resource Evaluation for Amodei Ranch Subdivision. Southern Sierra Valley. Sierra County, California dated June 21, 2006.
- Plumas Geo-Hydrology, "Soil Mantle Test and Percolation Test Report" dated January 30, 2006.
- State of California, Department of Public Works, Division of Water Resources, "Report on the Water Supply and Use of Water on Middle fork of Feather River and Tributaries—Plumas and Sierra Counties—Middle Fork of Feather River Adjudication-Dated August 1937."

REFERENCES:

- California Department of Forestry and Fire Protection, Douglas Rinella, Truckee Battalion Chief, *letters* dated June 28, 2004 and October 3, 2004, and August 7, 2006.
- Federal Emergency Management Agency. *Flood Insurance Rate Map* Panel No. 06091C0215 (1988)
- County Health Department-Letter dated July 31, 2006
- Northern Sierra Air Quality Management District. Website. *Annual Report.* http://www.nccn.net/~nsaqmd/index.html
- Planning Concepts. 1996. *Sierra County General Plan.*
- Sierra County Code – Zoning, Subdivision Chapters
- Subdivision Map Act
- U.S. Environmental Protection Agency. 2005. *Website*. http://www.epa.gov/water/index.html.
- Uniform Building Code
- Native American Heritage Commission-June 2006 Contact list
- State Clearinghouse review 20004052106-june 2004
- CDF Wildland Fire Severity map
- Previous Planning Files-Amodei (Various), including previous environmental documents
- 1996 Final EIR—Sierra County General Plan
- NFPA Section 1142 "Standards for Water Supplies for Suburban and Rural Fire Fighting—2001 edition"
- September 30, 2004 Field Inspection—Drainage, Hydrology Soils, Percolation Test Sites
- 2000 Negative Declaration (Amodei) and 2004 Negative Declaration (Amodei/Anderson)

PERSONS CONTACTED:

- Doug Rinella, CDF Battalion Chief
- Elizabeth Morgan, County Environmental Health Specialist
- Debbie Pileas Treadway, NAHC
- Dr. Ken Schmidt, Sierra Valley Groundwater Management District
- Burkhard Bohm, Plumas Geo-Hydrology
- Barry Anderson, North Fork Associates
- Greenville Rancheria of Maidu Indians
- Maidu Cultural and Development Group
- Tsi-Akim Maidu
- Washoe Tribe of California and Nevada
- State of California-State Clearinghouse
- Joanne Anderson & Robert Anderson, owners

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- Frank Amodei, owner
- John Amodei, neighboring property owner
- Greg Gatto, Attorney-at-Law
- William G. Copren, Sierra County Assessor
- Ron Vanscoy and Jim Scarborough, State Department of Water Resources-Beckwourth Maintenance Station

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2006-181

Mitigated Negative Declaration

MITIGATION MONITORING PROGRAM

Amodei / Anderson

Subdivision Project

Sierra County Planning Dept. File No. 1342

Exhibit C

	Mitigation Measure	Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
MM 1.1	• Utility lines (power, telephone, cable television) shall be underground. • Building shall be restricted to the building sites identified on the subdivision map. • Trees will not be removed unless dead or dying or for fire protection. • Homes constructed shall be restricted to coloring to blend in with the setting and no reflective roofing will be permitted. • Any exterior shall be attached to the homes or garages and directed downward to light the site and avoid off-site night lighting and to avoid illumination off of the property. • Water tanks for fire protection shll be placed below grade (buried).	AESTHETICS	During grading, site improvement and construction of buildings.	County of Sierra Planning Department and project CC&Rs	
MM 2.1	• The existing perennial watercourse and the existing seasonal water-course/irrigation channel (commonly referred to as "The Amodei Ditch") as well as recently excavated cross-irrigation channel/s shall be identified on an additional information map and recorded simultaneously with the final map; setbacks for any buildings and the septic tank/leach field shall be 100 feet as measured from the top of bank of the existing perennial water-course, and 100 feet from the top of bank of the irrigation channel ("The Amodei Ditch") running in approx-imately north-south alignment, and fifty (50) feet from the top of bank of any existing cross-irrigation ditches. • Property owners in the development and use of the parcels shall comply with the requirements of the Sierra Valley Watermaster and the Sierra Valley Decree.	AGRICULTURAL RESOURCES	During grading, site improvement and construction of buildings.	County of Sierra Planning Department and project CC&Rs	
MM 3.1	Residential construction must have alternative heat sources besides wood that could heat the entire structure, and all woodstoves shall comply with the guidelines of the U.S. Environ-mental Protection Agency (EPA).	AIR QUALITY	Building Permit	County of Sierra Planning Department and project CC&Rs	
MM 3.2	Depending on weather conditions, the County shall incorporate into the project and require that the contractor comply with the following dust control measures as needed to control fugitive dust: • All active unpaved construction areas	AIR QUALITY	During construction activities	County of Sierra Planning Department, Northern Sierra Air Quality Management District, and project CCR's	

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	Mitigation Measure	Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	shall be watered at least twice daily as needed to control fugitive dusts. • Soil stabilizers shall be applied to inactive construction areas, as needed. • All unpaved access roads and staging areas at construction sites shall have soil stabilizers applied, or have water applied at least twice daily. • Traffic speeds on unpaved roads shall be limited to 15 mph. • Exposed stockpiles of soil and other backfill material shall be enclosed or covered, be watered twice daily, or have soil binders added as needed. • All trucks hauling soil and other loose material on public streets shall be covered or have at least two feet of freeboard. • If visible soil material is carried onto adjacent public roads, such streets shall be swept with water sweepers. • Dust-producing activities shall be suspended when high winds create construction-induced visible dust plumes moving beyond the project site in spite of dust control measures.				
MM 4.1	An additional information map, recorded simultaneously with the final map shall contain the requirement that thirty (30) days prior to any construction disturbance associated with the application and issuance of any Building, Health, or Planning Department permit by the County, a pre-construction survey be conducted by a qualified biologist shall be accomplished to determine the presence of the Lewis' Woodpecker, White Headed Woodpecker, Northern Goshawk, California Spotted Owl, or Redtailed Hawk. The cost for this survey shall be a cost of the property owner and shall be accomplished by a qualified biologist in cooperation with the California Department of Fish and Game and National Fish and Wildlife Service. If any of the above identified species are found during the survey, appropriate measures to minimize effects and disturbance to the identified species, as recommended by either the California Department of Fish and Game and/or National fish and Wildlife Service, shall be implemented. This mitigation measure is not deferring the analysis nor the	BIOLOGICAL RESOURCES	Record additional information map and incorporate into project CC&Rs	County of Sierra Planning Department and project CC&Rs	

Mitigation Measure		Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	results but is a responsible and recommended procedure for surveying special species that could potentially inhabit a site during nesting season (thirty (30) days prior to construction disturbance) that were not present during the original biological resources assessment.				
MM 4.2	All areas identified in the Biological Resources Assessment classified and mapped as "wetland" or "potential wetland" shall be restricted from any development and be main-tained in an open, natural condition. This area shall be identified on an additional information map which shall be recorded simultaneously with the final map and shall be incur-porated into any project CCR's.	BIOLOGICAL RESOURCES	Record additional information map and incorporate into project CC&Rs	County of Sierra Planning Department and project CC&Rs	
MM 4.3	• A buffer zone extending 50 feet horizontally from the edge of all areas identified in the Biological Resources Assessment as "wetland" and "potential wetland" shall be restricted from any development and be maintained in an open, natural condition to mitigate potential impacts to theses areas and to species sensitive to impacts to wetlands. • Prior to issuance of a building permit, a preliminary site inspection shall be conducted by the County Planning and Building Department to ascertain whether proposed construction sites or activities will be located within 100 feet of any willow thicket located within the areas defined as "wetland" or "potential wetland." If a willow thicket (indicating potential Willow Flycatcher habitat) is discovered within 100 feet, a survey shall be conducted at the applicant's expense by a qualified biologist, and according to protocols and guidelines as directed by the California Department of Fish and Game. If it is determined that there are nesting Willow Flycatchers or other sensitive species located in the vicinity, then a 100 foot setback from the "wetland" or "potential wetland" shall be required for the construction proposed in the building permit application. Areas as identified in **MM 2.1 (Agriculture)** shall also afford mitigation and protection to the perennial watercourse, seasonal watercourse-irrigation	BIOLOGICAL RESOURCES	Record additional information map and incorporate into project CC&Rs	County of Sierra Planning Department and project CC&Rs	

public hearing, the Board of Supervisors created a two-member committee of its membership to meet with staff to "work on meeting the concerns of the environmental group". The Board formally continued the hearing until 1:30 pm on October 5, 2004.

The continued public hearing was held on October 5, 2004 and the Board received an additional 6 public exhibits into the hearing record. Upon conclusion of the public hearing, the Board of Supervisors directed its staff to prepare a revised negative declaration to include discussion of hydrology, water quality, drainage and groundwater supply; biological resource assessment (including wetland delineation); cultural resources assessment; sewage disposal; and, fire protection per Public Resources Code, Section 4290.

The following "specialized" studies were completed under the direction of the County as directed by the Board of Supervisors on October 5, 2004 and copies are in the possession of the Planning Department:

1) A "Cultural Resource Assessment of the Amodei Ranch-Sierra County, California" prepared by Peak and Associates, Inc, dated August 30, 2005; and,
2) A "Biological Resource Assessment for the Amodei Ranch Subdivision-Sierra County, California" prepared by North Fork Associates dated August 29, 2005; and,
3) A "Groundwater Resource Evaluation-Amodei Ranch Subdivision-Southern Sierra Valley-Sierra County, California" prepared by Plumas Geo-Hydrology dated June 21, 2006 with the review and coordination with Dr. Ken Schmidt representing the Sierra Valley Groundwater Management District; and,
4) A "CDF Fire Suppression Element" prepared by Mr. Doug Rinella, Truckee Battalion Chief, dated October 3, 2004; and,
5) A "Soil Mantle Test and Percolation Test Report" prepared by Plumas Geo-Hydrology and dated January 30, 2006.

The Board of Supervisors during its meeting of May 16, 2006 received a progress report on the revised negative declaration and determined that the Board would retain full jurisdiction and determined that the matter would not be referred back to the Planning Commission for any amended review, report, or recommendation.

Property History

The subject property was, in part, subject of County development approval beginning in 1991 when the former Amodei ranch which consisted of 422.19 acres was divided into two (2) parcels consisting of 234.11 acres (property located north of West Willow Street) and 188.08 acres (property located south of West Willow Street). This was accomplished through a parcel map approved by the County and ultimately recorded in the office of the County Recorder at Book 9 of Maps and Surveys at Page 54.

The County through adoption of its 1996 County General Plan and Final Environmental Impact Report, designated the 188.08 acre parcel of the 1991 subdivision map as an area of potential community expansion of Sierraville. This was the request of the Amodei family (letter from Ms. Lucy Anderson representing the Amodei family dated May 1, 1993) and the parcel was placed within the "community core" boundary of Sierraville and the land use designation assigned in the 1996 County General Plan was 'Planned Development with a R 5-10" density. This land use designation would accommodate a range of 18 (R-10 density) to 36 (R-5 density) new residential sites and the exact location and other design parameters of any development would be adopted after completion of proper analysis and identification of specific environmental constraints. A "PD or Planned Development" overlay land use designation was also incorporated into the County General Plan for this property to assure that approved development densities would be concentrated into areas of the property that avoided sensitive areas constrained by high ground water, meadow areas, inundation areas, and other environmental factors.

The 188.08 parcel heretofore identified, was the subject of a tentative subdivision map filed in 1998-1999 which proposed eight (8) parcels, all consisting of more than twenty (20) acres. The family ownership interests of the 188.08 Amodei Ranch parcel could not reach agreement on the form and timing of

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Mitigation Measure		Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	channel, and irrigation ditches with required setbacks for building and septic tank construction. This mitigation measure shall be identified on an additional information map recorded simultaneously with the final map and shall be incorporated into the project CCR's.				
MM 4.4	The project shall incorporate provisions to comply with General Plan *Plant and Wildlife Element* Biological Mitigation Guidelines measures L3 and L4. CC&Rs shall require that all dogs be enclosed or leashed, and that all fences shall comply with Measure L4.	BIOLOGICAL RESOURCES	Record additional information map and incorporate into project CC&Rs	County of Sierra Planning Department and project CC&Rs	
MM 5.1	In the event of discovery of paleontological, archaeological or historic resources, the developer shall make every effort to identify, preserve, and maintain these resources and shall immediately cease any further disturbance until a site visit has been made and clearance has been issued by the County Planning Department after consultation with a qualified archaeologist.	CULTURAL RESOURCES	During construction activity	County of Sierra Planning Department and project CC&Rs	
MM 5.2	Should any human remains be discovered, all work is to stop and the County Coroner will be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	CULTURAL RESOURCES	During construction activity	County of Sierra Planning Department and project CC&Rs	
MM 6.1	Contractors involved in clearing, grading, cut and fill and other earthmoving activities shall follow Best Management Practices (BMPs) in erosion control. This may include, but are not limited to, the following: • Existing natural vegetation shall be retained, protected and supplemented where necessary. Trees will not be removed unless dead or dying, removed for access reasons, or for fire protection. • Exposure of soil to erosion by removal of vegetation shall be limited to the smallest area practical and for the shortest time practical. • Seeding, mulching or other suitable	GEOLOGY AND SOILS	Prior to recording of the final map	Sierra County Health Dept., Regional Water Quality Control Board, Sierra County Planning Dept.	

EX C

	Mitigation Measure	Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	stabilization measures shall be used to protect exposed erodible areas a minimum of two weeks in advance of the wet weather season. • Straw bales or sandbags shall be stacked at the job site for emergency erosion control work during rainstorms. • Velocity check-dams in all unpaved roadways shall be provided at the necessary intervals to control and minimize erosion. • All erosion control devices shall be in place at the end of each working day during the wet weather season and directed by the County during the dry season when there is a forecasted probability of rain.				
MM 6.2	An additional information map, recorded simultaneously with the final map, shall show as a matter of survey, the areas determined in the January 2006 Plumas Geo-Hydrology Report, as suitable for septic disposal, including location of percolation tests and soil mantle excavations. The area identified on the additional information map shall specify the size and depth requirements for the proposed leach areas and shall show the sewage disposal areas, including a 100% replacement area, large enough to accommodate a 3 bedroom home. The County Health Department shall review each site in the field prior to recording of the final map.	GEOLOGY AND SOILS	Prior to recording of the final map	Sierra County Health Dept., Regional Water Quality Control Board, Sierra County Planning Dept.	
MM 7.1	• A single, 10,000 gallon water tank shall be required for each final map (one per 23.51 acre parcel) for fire protection purposes and the tank shall meet CDF guidelines; shall be placed underground to avoid freezing conditions; and shall contain apparatus approved by serving fire entities that conforms the water tank and plumbing with current fire agency standards or specifications. The location of the two tanks shall be approved by the serving fire entities and at minimum shall be easily identified, located very close to existing roads to avoid any additional grading, and not located within any areas restricted from use and or disturbance as identified within this document. • NFPA (National Fire Protection Association) Section 1142 entitled	HAZARDS & HAZARDOUS MATERIALS	Constructed or bonded prior to recording of final map or if NFPA Standards are used, any improvements shall be installed prior to issuance of the first building permit.	County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1	

Mitigation Measure		Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	"Standard on Water Supplies for Suburban and Rural Fire Fighting-2001 Edition" provides alternative measures to provide water supplies on-site and how delivered. The CDF letter dated August 7, 2006 offers alternatives to the requirement for two (2) 10,000 gallon water tanks if the property owner/subdivider wishes to consider individual tanks or other means of providing equal or better water supply to the proposed parcels. Individual tanks shall be placed underground to avoid freezing conditions and shall contain the same requirements as required in **MM 7.1** for the 10,000 gallon tanks.				
MM 7.2	The project shall comply with defensible space standards established by the California Department of Forestry and Fire Protection. Proposed specifications and standards for fire safety are contained within the October 2004 CDF Fire Suppression Element and include address requirements, construction standards, creation and maintenance of defensible space with a minimum of 150 feet or to the lot line with branches removed within 10 feet of the ground and removal of all brush. Setbacks less than 50 feet will require fire hardened materials. Driveways and roads shall have reduced fuel loading to a minimum of 80 percent on both sides for a minimum of 15 feet from the road edge to a height of 15 feet and shall be a minimum of ten (10) feet wide and able to hold a 40,000 pound load with adequate turnouts and/or turnarounds.	HAZARDS & HAZARDOUS MATERIALS	Prior to issuance of building permits	County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1	
MM 7.3	All homes shall have roofing constructed with Class A materials, street and building address signs designed to CDF standards.	HAZARDS & HAZARDOUS MATERIALS	Prior to issuance of building permits	County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1	
MM 8.1	Drainage courses occurring on the property shall be shown on an additional information map and any area within the boundary of a flood plain mapped as a flood	HYDROLOGY & WATER QUALITY	Additional information map recorded simultaneously with final map	County Planning Department, Project CCR's	

Mitigation Measure		Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	hazard area by FEMA, or if none exists, the area within 100 feet measured horizontally from the top or edge of bank of the existing perennial watercourse, and 100 feet from the top of bank of the irrigation channel (commonly referred to as "The Amodei Ditch") running in approximately north-south alignment, and fifty (50) feet from the top of bank of any seasonal watercourses or the existing cross-irrigation ditches shall be designated as an area restricted from construction of a residence or a septic tank and leach field. (See also **MM 2.1** for mitigation for agricultural irrigation channels.)				
MM 12.1	Second dwelling units shall be prohibited on the property and parcels being created and an additional information map shall be recorded simultaneously with the recording of the final map outlining this requirement and such prohibition shall be included within project CCR's.	POPULATION & HOUSING	Zoning administration and during permit application	County Planning Department, Additional Information Map, Project CCR's	

CONDITIONS OF APPROVAL
AMODEI/ANDERSON TENTATIVE MAPS

Staff Recommendation 973, commencing with page 236 of County Exhibit 9 was amended to reflect the findings of the revised mitigated negative declaration, new mitigation monitoring plan, and public hearing comments received during the September 19, 2006 and October 10, 2006 public hearings before the Sierra County Board of Supervisors. The revised conditions of approval are:

1) The approval of the components of the project including General Plan Amendment, Zone Amendment, Tentative Maps (2), Mitigated Negative Declaration, and Mitigation Monitoring Plan is contingent upon compliance with all conditions imposed through the project approval process and the applicant/landowner(s) is responsible for providing evidence to the County Planning Department of compliance with all conditions of approval imposed upon the project by the Board of Supervisors. The final map shall not be recorded until all conditions imposed upon the project have been satisfied and/or adequately bonded as may be required herein.
2) The general plan amendment of including the subject properties into the "community core" of Sierraville and applying the land use designation of "R-5 to 10" is approved.
3) The zone amendment of the subject properties to "Rural Residential-Five (5) Acre District" is approved.
4) The applicant/landowner(s) shall be responsible for payment of the State-required administrative fee required by law for review of the environmental documents for this project within five (5) days of project approval by the Board of Supervisors. This payment is made to the Sierra County Clerk-Recorder and is comprised of a fee of $1250.00 (State) and an administration fee (County) of $25.00. Upon payment of these fees, a Notice of Determination shall be filed by the County Planning Department with the Sierra County Clerk-Recorder as required by law.
5) All requirements of the County Treasurer-Tax Collector regarding taxes and/or liens on the subject properties as required by law shall be satisfied prior to recording of the final map.
6) The applicant/landowner(s) shall provide an additional information map to be recorded simultaneously with the final map defining the parameters of the proposed development of the property which shall be enforceable by the County and shall contain the following:
    a) The perennial watercourse in existence on the west side of the subject properties and the seasonal irrigation ditch commonly referred to as

the Amodei Ditch in existence on the east side of the subject properties, both aligned in an approximate north-south direction, shall show a setback of 100 feet from the top of bank and the cross irrigation ditches that are currently in existence and shown in the mitigated negative declaration shall show a setback of 50 feet from the top of bank and these areas shall be restricted from any residential construction, the placement and/or construction of any buildings or structures and any septic disposal facilities.

b) Mitigation measures as shown in the approved mitigation monitoring plan and approved negative declaration shall be binding on the property, any development of the property, and any future uses of the property.

c) The maximum number of residential dwellings allowed for the project and within the project area is seven (7) residential dwellings and there shall be a prohibition against second dwelling units or caretaker quarters from being established on the subject properties.

d) Roads, defensible space clearances, and water supply shall comply with CDF fire safe standards as set forth in Public Resource Code, commencing with Section 4290 and as outlined in the "Fire Suppression Element" and supporting letters contained within the administrative record for this project which were submitted by CDF.

e) Uses of water and any alteration of irrigation ditches must comply with the requirements of the Sierra Valley Watermaster and be in conformance with the Sierra Valley Decree.

f) Utilities serving the subject property shall be provided through underground facilities.

g) Outdoor lighting fixtures shall be designed and operate to prevent the escape of light above the horizontal plane of the lighting fixture and flood lighting of the individual parcels and resultant building sites is prohibited.

h) Tree removal shall be prohibited from the individual parcels other than that which may be required to provide fire-defensible space as may be determined and required by CDF or to eliminate diseased, dead, or dying trees that may create a safety concern or compromise the health of the remaining timber stand.

i) Construction materials shall be non-reflective materials and roofing materials used on any structures shall be fire rated class "A".

j) Physical situs address identification shall be required and installed having a 3 inch high, reflective numerals/letters on a contrasting background color and mounted on a post for easy identification of the main access to the proposed parcels and/or according to any current standards of the County regarding emergency identification and situs address.

7) Prior to recordation of the final map, the applicant/landowner(s) shall submit subdivision improvement and drainage plans prepared by a licensed California

engineer for any fire protection improvements required herein. No construction of any improvements may commence until plans have been approved by the County Engineer and the improvements shall either be constructed and accepted prior to recording of the final map or shall be secured and subject to a subdivision improvement and security agreement with the Board of Supervisors requiring completion of improvements within twelve (12) months.

8) The existing private road maintenance agreement for the "Amodei Ranch Road" binding the existing and future owners of the Amodei Ranch Estates subdivision shall be binding on each parcel created by this project.

9) The tentative maps are contingent upon and final maps may not be recorded until the County has adopted an ordinance providing for enforcement of notes and mitigation on additional information maps.

10) All mitigation measures of the approved mitigated negative declaration shall be conditions of approval of the approval of the tentative maps.

11) The approval of the final map shall be conditioned upon compliance with any requirements or permits of a federal or state agency.

12) The County Surveyor in a letter contained in the administrative record for this project and identified as County Exhibit 22 made comments and the record shall note that Amodei Ranch Road shall not be required to be paved; that fire hydrants will not be required as the applicant/landowner(s) have already elected, and CDF has approved, the use of water tanks; and, there is no entity named "the Sierra Valley Irrigation District.

13) The subdivider shall provide Covenants, Conditions, and Restrictions (CCR's) which create a homeowner association to administer and enforce the CCR's and these restrictions shall be recorded in the Office of the County Clerk-Recorder and so noted on the additional information map as to their existence for the following:

   a) Specific erosion control measures for individual lot development consistent with accepted practices included within the publication "Erosion and Sediment Control Guidelines for Developing Areas of the Sierra".

   b) Requirements for a conventional heating device, other than wood-fired, with sufficient capacity to heat all areas of the residence.

   c) Prohibition against floodlighting. Outdoor fixtures shall be designed and shall operate to prevent light from escaping from above the horizontal plane of the fixture.

   d) All information required for the additional information map so that there is a duplication of notice to existing and future owners and/or buyers of the parcels.

   e) If artifacts, paleontological or cultural or unusual amounts of stone, bone, or shell are uncovered during construction or grading activity, all work shall be immediately halted, notice shall be immediately provided to the County Planning Department, and a qualified archeologist shall be consulted for an on-site review. Further mitigation measures, as recommended by the archeologist and

Ex. D

approved by the County Planning Director in accordance with Appendix K of the "State CEQA Guidelines" shall be implemented prior to re-commencement of construction activity.

f) Requirements set forth on the additional information map shall be binding on all parcels, including all successors in interest.

g) The obligations for participation in the private road maintenance agreement for Amodei Ranch Road and obligations for ongoing fire safe requirements of CDF.

h) Any other design, development, or land use restriction desired by the applicant/landowner(s)

EX. D

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2006 - 187

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO VISITOR COMMERCIAL AND INCLUSION INTO THE COMMUNITY CORE OF INDIAN VALLEY FOR CHRISTENSEN

WHEREAS, Irving Christensen has requested approval by the County of Sierra for a General Plan Amendment from Forest to Visitor Commercial and in to the Community Core of Indian Valley, on real property located in the County of Sierra, further identified as APN 004-060-019; and

WHEREAS, the Sierra County Planning Commission on October 7, 2006 conducted a duly noticed public hearing and rendered decisions on the application and recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment; and

WHEREAS, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the requested general plan amendment; and

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors approves the General Plan Amendment from Forest to Visitor Commercial and place into the Community Core of Indian Valley

ADOPTED by the Board of Supervisors of the County of Sierra on the 5th day of December, 2006 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes and Mitchell
NOES: None
ABSTAIN: None
ABSENT: Whitley

COUNTY OF SIERRA

ARNOLD GUTMAN
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

SIERRA COUNTY

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2008- 071

IN THE MATTER OF
APPROVING A MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT, ZONE AMENDMENT
AND TENTATIVE PARCEL MAP
FOR JANE CARRIER

WHEREAS, Jane Carrier has requested approval by the County of Sierra for the following entitlements for property located in Sierra County which is commonly identifies as Sierra County Assessors Parcel Number 002-130-028, which is referred to herein as the "Project":

1. General Plan Amendment from Community Influence/R-20 to Community Core/R-10, and

2. Zone Amendment from General Forest District to Rural Residential-10 District, and

3. A Tentative Parcel Map to subdivide a 27.07 acre parcel into one 10.17-acre and one 17.54-acre parcel.

WHEREAS, the Sierra County Planning Commission on March 20, 2008 conducted a duly noticed public hearing and rendered decisions on the application(Planning Department File No. 1443) and recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment, Zone Amendment and Tentative Parcel Map consistent with the recommendation contained within Staff Recommendation No. 1072; and

WHEREAS, on April 15, 2008, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended by the Sierra County Planning Commission, and continued it to May 6, 2008.

NOW THEREFORE BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that based upon the record of proceedings from the April 15, 2008 and May 6, 2008 public hearings, the Board of Supervisors hereby adopts the following findings of fact::

1. The County satisfied all statuary and local ordinances requirements concerning public notice of the environmental process. The process culminated in a Mitigated Negative Declaration. In processing the initial study for the project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated.

2. The project is consistent with the Sierra County General Plan.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the April 15, 2008, and May 6, 2008 public hearings, the Board of Supervisors takes the following actions:

1. Approves the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program

2. Approves the filing of a Notice of Determination.

3. Approves a General Plan Amendment to Community Core/R-10 District

4. Approves the Zone Amendment to Rural Residential-10

5. Approves the Tentative Parcel Map to subdivide a 27.07- acre parcel into one 10.17-acre and one 17.54-acre parcel; and

6. Directs Counsel to prepare the proper Ordinance for adoption by the Board of Supervisors.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 6th day of May, 2008, by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

APPROVED AS TO FORM:

HEATHER FOSTER
CLERK OF THE BOARD

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2009- 074

IN THE MATTER OF APPROVING
A MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT
ZONE AMENDMENT
AND TENTATIVE MAP
FOR THE ARLENE AMODEI PROJECT

WHEREAS, Arlene Amodei requested approval by the County of Sierra for the following entitlements for property located in Sierra County which is commonly identified as Sierra County Assessors Parcel Number 013-110-132:

1. General Plan Amendment to amend the existing General Plan by placing the property into the Community Core of Sierraville and changing the land use designation from Rural 20-40 (R 20-40) to Rural 5-10 (R 5-10); and,

2. Zone Amendment from Open Space-20 (OS-20) District to Rural Residential-5 (RR-5) District; and,

3. Tentative Map to divide an existing 23.51 acre parcel into three parcels of 5.40 acres, 6.03 acres, and 12.08 acres; and,

WHEREAS, the Sierra County Planning Commission on April 16, 2009 conducted a duly noticed public hearing and rendered decisions on the applications (ref., Planning Department File No. 1474) and recommended conditional approval of the proposed General Plan Amendment, Zone Amendment and Tentative Map to the Sierra County Board of Supervisors; and,

WHEREAS, on May 19, 2009 the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended by the Sierra County Planning Commission.

NOW THEREFORE BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that based upon the record of proceedings for the May 19, 2009 public hearing, comments received, and the whole record, the Board of Supervisors hereby adopts the following findings of fact:

1. The County satisfied all statuary and local ordinance requirements concerning public notice of the environmental process. The process culminated in a Mitigated Negative Declaration. In processing the initial study for the project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated. With implementation of the mitigation measures, the project will not have a significant effect on the environment.

2. The project is consistent with the Sierra County General Plan.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the May 19, 2009 public hearing, comments received, and the whole record, the Board of Supervisors hereby takes the following actions:

1. Adopts the Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program.

2. Approves the filing of a Notice of Determination.

3. Approves the General Plan Amendment to place the property into the Community Core of Sierraville and changing the land use designation from Rural 20-40 (R 20-40) to Rural 5-10 (R 5-10).

4. Approves the Zone Amendment from Open Space 20 (OS-20) District to Rural Residential 5 (RR-5) District.

5. Approves the Tentative Map to subdivide the existing 23.51 acre parcel into three (3) parcels consisting of 5.40 acres, 6.03 acres, and 12.08 acres, subject to certain conditions of approval contained in staff recommendation no. 1092.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 19th day of May, 2009, by the following vote:

AYES: Supervisors Adams, Huebner, Goicoechea, Whitley and Nunes
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES, CHARIMAN
BOARD OF SUPERVISORS

APPROVED AS TO FORM:

HEATHER FOSTER
CLERK OF THE BOARD

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2012-045

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT FROM COMMUNITY COMMERICAL TO RURAL RESIDENTIAL ½ -1 DISTRICT FOR HORTON

WHEREAS, William Horton has requested approval by the County of Sierra for a General Plan Amendment from Community Commercial to Rural Residential ½-1 District, on real property located in the community of Sattley, further identified as APN 013-080-002; and,

WEHREAS, the Sierra County Planning Commission on Thursday, May 17, 2012 conducted a duly noticed public hearing and rendered decisions on the application and adopted Resolution # 1012-02 recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment; and,

WHEREAS, on June 5, 2012 the Sierra County Board of Supervisors conducted a duly noticed public hearing on the requested General Plan Amendment; considered the project pursuant to the Sierra County General Plan, the Sierra County Zoning Code, and all other applicable state and local regulations, and received all written and /or oral evidence and testimony.

NOW THEREFORE BE IT RESOLVED, that based upon the record of proceedings from the June 5, 2012 public hearing, the Board of Supervisors hereby adopts the findings of fact as set forth in Staff Recommendation No. 1132; finds that the proposed project is Statutory Exemption under Public Resources Code § 21080(b)(9) of CEQA, and specifically under CEQA Guidelines CCR § 15305 and directs a filing of a notice of exemption; and approves the General Plan Amendment from Community Commercial to Rural Residential ½-1 District.

ADOPTED by the Board of Supervisors of the County of Sierra on the 5th day of June, 2012 by the following vote:

AYES: Supervisors Adams, Nunes, Goicoechea, Schlefstein & Huebner
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

P. W. Huebner

PETER HUEBNER, CHAIRMAN
BOARD OF SUPERVISORS

APPROVED AS TO FORM

Heather Forster

HEATHER FORSTER
CLERK OF THE BOARD

James A. Curtis

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2014-_027

RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN TO ADOPT THE 2009-2014 UPDATE TO THE SIERRA COUNTY HOUSING ELEMENT

WHEREAS, the State of California requires counties to periodically update the Housing Element of their General Plan as provided in state law; and,

WHEREAS, the Sierra County Planning Department has prepared an update to the Housing Element consistent with state law; and,

WHEREAS, it was determined that only minor technical changes or additions and a slight increase in the Regional Housing Needs Allocation (RHNA) determined by the State were the only changes needed to update the existing 2001-2008 Housing Element; and that the RHNA determination is statutorily exempt from the California Environmental Quality Act (CEQA) under CA Government Code Section 65584(f); and that, therefore, the previously-adopted Negative Declaration for the Housing Element update remains adequate with an addendum showing only the technical changes, and that re-circulation of the Negative Declaration with addendum was not necessary, pursuant to CEQA Guidelines Section 15164; and,

WHEREAS, on August 13, 2009 the Sierra County Planning Commission held a duly noticed public hearing on the proposed Housing Element update and recommended to the Sierra County Board of Supervisors approval of the Housing Element update and the corresponding negative declaration, with addendum; and,

WHEREAS, on September 1, 2009 the Sierra County Board of Supervisors conducted a duly noticed public hearing to receive comments and hear testimony on the proposed Housing Element update; and,

WHEREAS, the draft Housing Element was transmitted to the State Department of Housing and Community Development (HCD) as required by State law, and the County made technical changes and minor amendments to the draft Housing Element pursuant to HCD's comments and recommendations to ensure substantial compliance with State law and certification by that Department; and,

WHEREAS, the County did properly conduct outreach and consultation through the Native American Heritage Commission to all listed Native American tribes under SB-18, pursuant to Government Code Section 65352.3, beginning August 24, 2009 for at least 90 days, and received no comment; and,

WHEREAS, on April 7, 2014 the Sierra County Board of Supervisors held a second duly-noticed public hearing on the proposed Housing Element update and the accompanying Negative Declaration, with addendum, to receive public comment and take final action on the proposed General Plan Amendment.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors hereby adopts the 2006 Negative Declaration, with 2014 addendum, as presented to the Board at the April 7, 2014 public

hearing, and certifies that it complies with the provisions of the California Environmental Quality Act, and has been read and considered by the Board; and,

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to file a Notice of Determination with the County Clerk in accordance with the provisions of state law; and,

BE IT FURTHER RESOLVED that the Board of Supervisors hereby approves the General Plan amendment and adopts the 2009-2014 Housing Element update as presented to the Board at the April 7, 2014 public hearing; and,

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to transmit the adopted Housing Element update to the State Department of Housing and Community Development (HCD) for final certification and filing, in accordance with the provisions of state law.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 7th day of April, 2014 by the following vote:

AYES: Supervisors..Adams,Huebner,Beard,Schlefstein,Roen
NOES: None
ABSENT: None
ABSTAIN: None

COUNTY OF SIERRA

PAUL ROEN
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2017-142

RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN BY ADOPTING THE 5th CYCLE HOUSING ELEMENT UPDATE AND CERTIFYING THE NEGATIVE DECLARATION

WHEREAS, the State of California requires counties to periodically update the Housing Element of their General Plan as provided in state law; and,

WHEREAS, the Sierra County Planning Department has prepared an update to the Housing Element consistent with state law; and,

WHEREAS, the draft Housing Element was transmitted to the State Department of Housing and Community Development (HCD) as required by State law, and the County made technical changes and minor amendments to the draft Housing Element pursuant to HCD's comments and recommendations to ensure substantial compliance with State law and certification by that Department; and,

WHEREAS, the County did properly conduct outreach and consultation through the Native American Heritage Commission to all listed Native American tribes under SB-18, pursuant to Government Code Section 65352.3, beginning August 24, 2017, and received no comment; and,

WHEREAS, the Sierra County Planning Department prepared an Initial Study pursuant to the California Environmental Quality Act (CEQA), and the study showed that there was no substantial evidence or fair argument, in light of the whole record before the agency and comments received, that the project may have a significant effect on the environment, and prepared a draft Negative Declaration as the appropriate determination under CEQA. A Notice of Intent was publicly posted and published, and the draft Negative Declaration was circulated to local, federal, and state agencies including the State Clearinghouse from August 24 through September 22, 2017, with no comments of environmental concern having been received; and,

WHEREAS, on October 12, 2017 the Sierra County Planning Commission held a duly noticed public hearing on the proposed Housing Element update and recommended to the Sierra County Board of Supervisors approval of the Housing Element update, General Plan Amendment, and the corresponding Negative Declaration; and,

WHEREAS, on December 5, 2017 the Sierra County Board of Supervisors conducted a duly noticed public hearing to receive comments and hear testimony on the proposed Housing Element update, General Plan Amendment and accompanying Negative Declaration.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors hereby finds on the basis of the whole record before it, including the Initial Study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the agency's independent judgment and analysis; and hereby adopts the Negative Declaration, a copy of which and including the whole record of proceedings upon which this decision was based is on file and available for public review in the Sierra County Planning Department

located at 101 Courthouse Square in Downieville, California; and directs the Planning Department to file a Notice of Determination with the County Clerk in accordance with the provisions of state law; and,

BE IT FURTHER RESOLVED that the Board of Supervisors approves the General Plan Amendment and adopts the 5TH Cycle Housing Element Update as presented by staff and as recommended for approval by the Sierra County Planning Commission; and,

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to transmit the adopted Housing Element Update to the State Department of Housing and Community Development (HCD) for final certification and filing, in accordance with the provisions of state law.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 5th day of December, 2017 by the following vote:

AYES: Supervisors Adams,Roen,Beard,Schlefstein,Huebner
NOES: None
ABSENT:None
ABSTAIN: None

COUNTY OF SIERRA

PETER HUEBNER, CHAIR
BOARD OF SUPERVISORS

ATTEST:

HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:

DAVID PRENTICE
COUNTY COUSEL