

DARKHORSE

Golf Course and Residential Community

Master Plan and Design Guidelines

(Revised April 2016)



1 Introduction

The Darkhorse Golf Course & Residential Community Master Plan & Design Guidelines (Master Plan) were approved as part of the original Darkhorse subdivision. Asian Pacific Group (APG), the owner of the Darkhorse Golf Course, is proposing an update to the existing Master Plan for the golf course property to allow the proposed uses within the golf course parcels (single family residential lots, resort townhomes near the clubhouse, a redesigned golf clubhouse & parking lot, and a relocated golf maintenance facility). APG's proposal is reflected on the Vesting Tentative Map/Master Plan and the accompanying exhibits, maps and reports, collectively referred to as the Trees at Darkhorse.

2 Zoning Proposal

APG, the owner of the Darkhorse Golf Course is proposing an update to the existing Darkhorse Master Plan affecting approximately 225 acres of golf course property within the approximately 1,066 acre original Darkhorse Master Plan on Combie Road east of Lake of the Pines Subdivision. The zoning of the areas outside the golf course parcels are intended to remain as-is. The purpose of the original Master Plan is to provide basic development parameters for the variety of property owners within the SDA Land Use Designations shown on the Nevada County General Plan. The Master Plan is intended to be developed over several years in several different phases and is designed to reflect the various needs of the affected property owners.

To accomplish this objective, the project respectfully requests the following:

1. To zone the property into three separate zoning categories; Residential (R-1), Agricultural (AG), and Recreation (REC). This Master Plan update requests to allow pockets of R-1 within the zoned Recreation (REC) golf parcels to allow the proposed resort townhomes.
2. Adopt the Darkhorse Golf Course & Residential Community Master Plan Map. This map will designate the area proposed for development.
3. Adopt as part of the SP Combining District Regulations the Darkhorse Master Plan Design Guidelines (see attached). Adoption of these guidelines will establish the design and development parameters that will govern development of the property.

3 Project Description

The basic design premise of this Master Plan includes the following:

1. The proposed plan provides a general circulation pattern connecting Combie Road with Magnolia Road. The proposed circulation will provide a connection route for emergency access and future circulation to the area. A portion of this connection route will be constructed as part of each development phase.
2. Residential lots have been located throughout the property to specify use area's and ownership desires. The west side of the property has been designated "Recreation" which will feature a world class golf course, recreational amenities, and associated accessories. In addition, single family residential lots have been dispersed throughout this area. The proposed golf course and residential development will be constructed in phases. The golf course parcels will contain resort townhomes to help support the economic vitality of the golf course and clubhouse, by providing destination resort lodging and amenities.
3. The properties to the south and west are designated "Agricultural" (AG). This designation reflects the existing agricultural land uses and the desires of the landowners. The corresponding density of each individual parcel is shown on the Master Plan Map. Development of these parcels will require each property owner to comply with Nevada County Standards for circulation, sewage disposal, water, environmental constraints, and other regulatory standards.
4. A reimbursement agreement between the affected property owners will be established to allow fair share contributions to commonly used improvements. Each development zone will be used to provide parameters for establishing an equitable basis to share the costs.
5. The properties within Darkhorse will connect to a public sewer collection system that flows to the Lake of the Pines Waste Water Treatment Plant as shown on the attached maps. The properties to the east will either connect to public sewer if it is available, or utilize their own individual sewage disposal systems and as such development opportunities may be limited in these areas.
6. The attached Design Guidelines outline the allowable uses and design criteria within each land use designation.

4 Darkhorse Master Plan Design Guidelines

4.1 Allowable Uses

The purpose and intent of each Zoning Designation is to define the type and standard of the permitted, conditionally permitted, and temporary permitted land uses are identified below. Temporary uses may be permitted for short-term activities throughout all land uses within the plan area, subject to approval of a Temporary Use Permit. Any discrepancy or need for clarification regarding the permissibility of a land use within a specific designation shall be determined by the County of Nevada Planning Department.

4.2 Single Family Residential

The purpose and intent of the Single Family District is to provide building areas for single family residential use, and related accessory uses.

Permitted Uses

1. Single Family Residences
2. Townhome Residences
3. Zero Lot Line Setbacks
4. Wide and Shallow Single Family Lots
5. Public and Private Open Space
6. Community Facilities such as:
 - Neighborhood Parks (Maintained by HOA)
 - Fire Stations
 - Biking and Walking Trails
 - Family Day Care Homes
 - Home Occupations

Conditionally Permitted Uses

1. Convalescent Homes
2. Day Care Centers
3. Schools
4. Churches
5. Upon approval of both the County Planning Director and County Planning Commission other uses similar to those listed above or uses that compliment those listed above may be considered under the provision of a Conditional Use Permit

Temporary Uses

1. Real Estate Sales Offices
2. On and Offsite construction yards
3. Similar temporary uses which, in the opinion of the County Planning Director are compatible with the surrounding land uses and can be conditioned sufficiently to ensure their temporary nature and term may be permitted

Site Development Standards

Lot Configuration:

Minimum Lot Width	60'
Minimum Lot Depth	80'
Minimum Lot Street Frontage	60'
Minimum Flag Pole Lot Frontage	24'
Maximum Pole Length	120'
Townhome dimensions	Per Tentative Map & architectural exhibits

Building Envelope:

(These setbacks and standards may be adjusted to avoid tree loss or site alternations in accordance with adjustment provisions of this chapter)

Minimum Front Yard Setback	20'
Minimum Interior Side Yard Setback	5'
Minimum Exterior Side Yard Setback	10'
Minimum Rear Yard Setback	20'
Townhome Setbacks	Per Tentative Map & architectural exhibits
Maximum Building Height	3 story or 35'

(As measured from top of roof pitch to midpoint of finished grade. Does not include chimney height).

No attached or detached covered patio/deck shall be closer than 3' to a property line on Single Family lots.

Minimum Driveway Width	12'
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Detached Garage and Accessory Structures Setbacks:

Rear Yard	10'
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Side Yard	10'
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Minimum Distance From Residence	10'
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Minimum Driveway Width	12'
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(Drives may be shared between two parcels if access easements are established on each parcel)

4.3 Agricultural (AG)

The purpose and intent of the Agricultural District is to provide building areas for low density residential use and agricultural uses in a rural environment, and related accessory uses.

Permitted Uses

1. Single Family Residences
2. Zero Lot Line Setbacks (for Townhomes)
3. Wide and Shallow Single Family Lots
4. Public and Private Open Space
5. Community Facilities such as:
 - Neighborhood Parks (Maintained by HOA)
 - Fire Stations
 - Biking and Walking Trails
 - Family Day Care Homes
 - Home Occupation
6. Farming, Ranching, and Tree Farming
7. Livestock kept in a manner that does not interfere with surrounding properties
8. Home Occupation
9. Guest Houses
10. Cattle Grazing

Conditionally Permitted Uses

1. Convalescent Homes
2. Day Care Centers
3. Schools
4. Churches
5. Employee Quarters
6. Upon approval of both the County Planning Director and County Planning Commission other uses similar to those listed above or uses that complement the above may be considered under the provision of a Conditional Use Permit

Site Development Standards

Lot Configuration

Minimum Lot Area	1.5 acres
Minimum Lot Width	120'
Minimum Lot Depth	250'
Minimum Lot Street Frontage	150'
Minimum Flag Pole Lot Frontage	50'
Maximum Pole Length	120'
Maximum Lot Coverage	40%

Building Envelope:

(These setbacks and standards may be adjusted to avoid tree loss or site alterations in accordance with adjustment provisions of this chapter)

Minimum Front Yard Setback	120'
Minimum Interior Side Yard Setback	5'
Minimum Exterior Side Yard Setback	10'
Minimum Rear Yard Setback	20'

Maximum Building Height	3 story or 35'
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(As measured from top of roof pitch to midpoint of finished grade. Does not include chimney height)

Patios / Decks	No Attached or detached covered patio/deck shall be closer than 3' to a property line
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Minimum Driveway Width	12'
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Detached Garage and Accessory Structures Setbacks:

Rear Yard	20'
Side Yard	20'
Minimum Distance From Residence	10'
Minimum Driveway Width	12'

(Drives may be shared between two parcels if access easements are established on each parcel)

4.4 Recreation

The Recreation Designation is intended to provide recreational land uses that emphasize golfing along with supporting commercial uses in an optimum setting.

Permitted Uses

1. Health Club
2. Support / Retail
3. Cultural and Performing Arts Center
4. Parks and Recreation Facilities
5. Golf Course
6. Golf Driving Ranges
7. Golf Academy
8. Restaurants and Cocktail Lounges with Outdoor Dining
9. Conference Facilities
10. Club Houses
11. Designation Lodging

Conditionally Permitted Uses

1. Day Care Center
2. Upon approval of both the County Planning Director and Planning Commission other uses similar to those listed above or uses that complement the above may be considered under the provision of a Conditional Use Permit

Temporary Permitted Uses

1. Temporary outdoor display and sales of merchandise within commercial land uses, including only merchandise customarily sold on the premises by a permanently established business
2. On and offsite contractors' construction yards
3. Similar temporary uses which, in the opinion of the County Planning Director are compatible with the subject land use surrounding land uses and can be conditioned sufficiently to ensure their temporary nature and term

Site Development Standards

Minimum Setback from Multi Use Corridor	30'
Minimum Setback from Interior Property Line	30'
Minimum Setback from Public Pathway	20'
Maximum Building Height	35'

4.5 Open Space

The Open Space Designation is intended to provide land area devoted to maintaining the scenic beauty and natural characteristics of the area. The Open Space Designation is also intended to provide for public recreational uses and public institutional uses provided that integrity of the area's natural characteristics are maintained.

Permitted Uses

1. Wildlife Habitat
2. Passive Recreation
3. Storm Water Detention/Retention
4. Community Facilities
5. Picnic Areas
6. Biking, Hiking and Equestrian Trails
7. Buffer Zones
8. Landscape Corridors
9. Water Features
10. Sewer, Water, and Drainage Facilities
11. Golf Courses

Conditionally Permitted Uses

1. Community Signage Structures
2. Upon approval of both the County Planning Director and Planning Commission other uses similar to those listed above or uses that complement the above may be considered under the provision of a Conditional Use Permit

Temporary Permitted Uses

1. On and offsite contractors' construction yards
2. Temporary uses which, in the opinion of the County Planning Director, are compatible with the subject land use surrounding land uses and can be conditioned sufficiently to ensure their temporary nature and term

Site Development Standards

The Site Development Standards within the Open Space District should be determined on a case by case basis provided that the purpose and intent of the District is maintained.

Parcel Configuration:

Minimum Parcel Area	No Minimum
Minimum Landscape/Open Space Area	95%

Permitted Adjustments to Development Standards

Modifications to the site development standards above, are permitted to encourage improving site planning or architectural design, protect views, or facilitate highly desirable features and/or amenities. Some variations in front yard setbacks within each block of uses are also encouraged.

Adjustments to the standard lot and parcel sizes, maximum building lot coverage, floor area ratios, and setback are encouraged to create a more unique community through design flexibility.

Required Standards/Setbacks may be adjusted by up to 20% with approved by the County Planning Director. Such adjustments may only be made to accommodate innovative/creative architectural design features, including eaves, cornices, outside staircases, balconies, bay windows, and other similar architectural features where scenic views or solar access of surrounding properties are not affected. Adjustments shall not be permitted that unreasonably affect contiguous properties.

Minimal Lot/Parcel Size

A minimum lot/parcel size may be adjusted by up to 10%, subject to approval of the County Planning Director. Such adjustments shall only be approved to accommodate irregular or difficult site conditions.

Maximum Building Lot Coverage and Floor Area Ratio

Maximum building lot coverage may be adjusted by up to 10%, subject to approval of the County Planning Director.

4.6 Site Plan/Tentative Map Review Process

Purpose

The purpose of the Site Plan/Tentative Map Process is to establish guidelines for site design, orientation of structures, open space, parking and infrastructure. A Site Plan or a Tentative Map approved with the regulations and provisions of this Master Plan will provide adequate standards to promote the public health, safety and general welfare.

Procedure

A Site Plan and/or Tentative Map as appropriate must be submitted and approved for all new development proposals prior to the issuance of a building permit.

Application and Fee

Application for Site Plans and Tentative Maps shall be made to the County of Nevada Planning Department and shall contain all elements enumerated under the Site Plan/Tentative Map Submittal Package.

Permitting Process

The following guidelines identify procedural requirements for obtaining a Conditional Use Permit, temporary use permit, home occupation permit or a variance within the Plan area.

4.7 Conditional Use Permit

Conditional Use Permits may be issued by the Planning Commission or Zoning Administrator for the uses listed under the various land use designation of this Master Plan. Guarantees of Compliance with the terms and conditions of the Conditional Use Permit may be required.

Conditional uses are unique and their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. At the time of application, a review of the location, design, configuration, and potential impact of the proposed use shall be conducted by comparing the use to adopt standards.

Application Fee

Application for Conditional Use Permits shall be made to the Planning Agency and will be accompanied by plans and elevations necessary to show details of the proposed use or building, consistent with the Site Plan/Tentative Map submittal requirements described in this chapter.

Appeal

Any appeal to action(s) on the Conditional Use Permit shall conform to the appeal procedures of the County of Nevada.

4.8 Temporary Use Permit

The Temporary Use Permit allows for short term activities which may be appropriate when regulated.

The following uses may be permitted, subject to the issuance of a Temporary Use Permit. Conditions of approval as determined necessary by the County Planning Director may also be attached to the activity or project.

1. Real estate offices within approved development projects related to marketing of the project or the site.
2. Temporary outdoor display and sales of merchandise.
3. On and offsite contractors' construction yards.
4. Seasonal sales (e.g., pumpkins, Christmas trees).
5. Similar temporary uses which, in the opinion of the County Planning Director are compatible with the surrounding land uses. The time frame established for the Temporary Use Permit for projects specified above may be established by the County Planning Director.

Application and Fee

A Temporary Use Permit may be approved, modified, conditioned, or denied by the County Planning Director. The Planning Director may, at his/her discretion, refer such application to the Planning Commission.

Application for a Temporary Use Permit shall be accompanied by a fee as may be established by resolution of the Board of Supervisors or other fees as may be necessary to process the application.

Revocation

A Temporary Use Permit may be revoked or modified by the County Planning Director if any one of the following findings can be made.

1. Any case where the conditions to the granting of a use permit have not been or are not complied with, the County Planning Commission shall give notice to the permittee of intention to revoke such permit at least ten (10) days prior to a hearing thereon. Following such hearing, the County Planning Commission may revoke such permit.
2. Any case where a use permit has not been used within one (1) year after the date of granting thereof, then, without further action, the Temporary Use Permit granted shall be null and void. The period within which a use permit must be used shall be suspended, however, during any period when the permittee is prevented from using the use permit due to litigation or other proceedings contesting or affecting the validity thereof.

Such suspension will commence with the date of filing of the compliant or other initial document commencing such litigation or other proceeding and continue until final judgement therein or other final disposition.

Appeal

Any Appeal to action(s) on the Temporary Use Permit shall conform to established appeal procedures of the Nevada County Land Use and Development Code.

4.9 Home Occupation Use Permit

These provisions allow for the use of home enterprises which are incidental and compatible with surrounding residential uses. A home occupation represents a legal income producing activity by the occupant of the dwelling.

The specifications provided below are not intended to preclude work by home telecommuting oriented operations.

Home occupations shall comply with all of the following operating standards:

1. The home occupation shall not alter the appearance of the dwelling.
2. There shall be no displays, or advertising signs larger than two square feet on the premises.
3. There shall be no advertising which identifies the home occupation by street address.
4. The home occupation shall be confined completely within the dwelling. It shall not occupy an area equivalent to more than twenty-five (25) percent of the gross area of one floor. Horticulture activities may be conducted outdoors but within the rear third (1/3) of the lot.
5. No vehicle larger than a one (1) ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
6. The home occupation shall not encroach into any required parking setback, or open space areas.
7. There shall be no use for storage of material or mechanical equipment, with the exception of computers or communications equipment, which are necessary to the operation of the home occupation.
8. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises. Utility consumption shall not exceed normal residential usage.
9. No use shall create or cause noise, dust, vibration, odor, smoke, glare, or electrical interference or other hazards or nuisances.
10. Only the occupants of the dwelling may be engaged in the home occupation.
11. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
12. The home occupation shall not generate pedestrian or vehicular traffic in excess of what is customarily associated with the zone in which it is located.
13. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a Home Occupation Permit.
14. Any special condition established by the County Planning Director and made of record in the Home Occupation Permit, as deemed necessary to carry out the intent of this Section.

The following list presents example uses that are not incidental to or compatible with residential activities and are prohibited:

1. Automotive repair (body or mechanical), upholstery, and painting
2. Barber and beauty shop
3. Carpentry and cabinet making
4. Welding and machining
5. Medical offices, clinics, and laboratories
6. Storage of equipment, materials, and accessories to the construction and service trades
7. Mini storage
8. Any other use determined by the County Planning Director to be not incidental or compatible with residential activities

Application and Fee

Application for Home Occupation Use Permits shall be made to the County Planning Director and a description to show details of the proposed use, and any appropriate environmental documents will be provided. Such application shall be accompanied by a fee as may be established by resolution of the Board of Supervisors.

The conduct of a home occupation requires the approval of the County Planning Director which may establish conditions to further the intent of the Zoning Code.

Revocation

A Home Occupation Permit may be revoked or modified by the County Planning Director if any one of the following findings can be made:

1. That the use has become detrimental to the public health, safety, or traffic, or constitutes a nuisance.
2. That the permit was obtained by misrepresentation or fraud.
3. That the use for which the permit was granted has ceased or was suspended for six (6) or more consecutive months.
4. That the condition of the premises, or the area of which it is a part, has changed so that the use is no longer justified under the meaning and intent of this section.
5. That one (1) or more of the conditions of the Home Occupation Permit have not been met.
6. That the use is in violation of any statute, ordinance, law, or regulation.

Appeal

Any Appeal to action(s) on the Home Occupation Use Permit shall conform to establish procedures of the Nevada County Land Use and Development Code.

4.10 Subdivision

A division of land (e.g., Tentative Final Subdivision Map, Tentative Parcel Map or Vesting Tentative Maps, Lot Line Adjustments or other boundary changes) shall be in accordance with the requirements of the Subdivision Map Act (California Government Code, Section 66410 et. seq.) and adopted Nevada County standards, regulations and procedures.

Development Agreements

Any development Agreement(s) formed, or subsequently amended, with regard to the Darkhorse Master Plan shall be reviewed by and acted on by the Board of Supervisors.

Final approval or subsequent amendment(s) of the Development Agreement(s) shall be the determination of the Board of Supervisors.

4.11 Site Planning

Placement of buildings should consider the site's characteristics and particular influences such as trees, slope drainage patterns, unique geological features, and views.

Design Principles

- Building should be sited in a manner that will complement the adjacent buildings. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development.
- Locate buildings and on-site circulation systems to minimize pedestrian/vehicle conflicts where possible.
- Service areas should be located to the side or rear of the building. Service areas located in the front of the building are strongly discouraged.
- Recognize the importance of spaces between buildings as “outdoor rooms” on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply “left over” areas between buildings.
- Building and parking areas should be designed to conform with the natural terrain of the land to ensure that the least amount of site disturbance occurs.

Open Space

Open space for purposes of these design guidelines is considered the portion of the lot where there are no buildings, roads, driveways, or parking. This meaning is not to be confused with the Open Space Designation of the Development Regulations. These areas shall either be fully landscaped or hardscaped in a decorative paving material utilizing patterned/colored concrete pavers.

Open space areas should be clustered into larger, predominant landscape areas rather than equally distributing them into areas of low impact such as at building peripheries behind a structure or areas of little impact to the public view, where they are not acting as a land use buffer or as a required yard setback.

Site Grading

Site grading must recognize existing drainage patterns, while functionally solving drainage problems that may exist or result from ground plane alterations during construction. Likewise, site grading should be sympathetic to existing land forms while providing appropriate transition of architectural elements to grade. Site grading should also provide for an uninterrupted flow of vehicular and pedestrian traffic through the development. The plan should direct and provide adequate flow of surface run-off to catch basins while gracefully contouring the land to blend with existing conditions at the boundaries of the site. Existing drainage patterns should not be altered. Abrupt transitions between existing topography and man-made cut/fill slopes are discouraged.

4.12 Other Architectural Elements

Exterior Stairs

Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of a building. Stairways should be smooth stucco, plaster, or wood with accent trim of complementary colors.

Balconies, Porches, and Patios

The incorporation of balconies, porches, and patios onto or within the building form is encouraged for both practical and aesthetic value. These elements should be integrated to break up large wall masses, offset floor setback, and add human scale to buildings.

Garage Doors

As with doors and windows, the garage door should appear to be set into the walls rather than flush with the exterior wall. Garage door design should be kept simple, clean, and unadorned. They are a major visual element of a home.

Chimneys

Chimneys as an architectural form shall be simple and boldly project from main wall surfaces. Natural stone veneer and articulation details are encouraged. It is recommended that exposed flues and extravagant metal fireplace caps not be used.

Mechanical Equipment

Roof mounted mechanical equipment shall be screened from view in a manner consistent with the building façade. Ground mounted mechanical equipment shall be screened from view with landscaping or fencing.

Skylights

Skylights should be designed as integral parts of the roof. Skylight framing material must be colored to match the roof. Flat skylights are encouraged.

Vents

All vent stacks and pipes shall be colored to match the roof or wall material.

Antennas

All antennas shall be placed in attics or interior of the residence. It is recommended that all homes be pre-wired to accommodate cable reception. Satellite dish antennas are specifically strongly discouraged on roofs.

Paving

Textures, patterns, and colors are encouraged in the design of paved areas in public places. Modulation of surface should occur to define direction of walkways and location of major nodes such as recreation facilities, entries, etc. Large monolithic areas of single color, un-textured paving are discouraged.

Solar Panels

Solar panels are to be integrated into roof designs, flush with the roof slope. Frames must be colored to match roof colors. Natural aluminum finish as strongly discouraged. Support solar equipment shall be enclosed and screened from view.

Awnings

Canvas or vinyl awnings of solid accent colors are permitted in modernization. Metal awnings are strongly discouraged.

Accessory Structures

Patio trellises and other exterior structures may be of stucco or wood as permitted by County codes, with finishes complying with overall color palette.

Parking and Service Lighting

Parking lots should be lit with a high enough intensity to discourage vandalism and help create security. The design of the pole and fixture should be coordinated with other site lighting. Poles must be protected from auto bumpers, either by placing them far enough away from bumper overhangs or place the light standards on a 24" concrete pedestal.

Lights are recommended for parking areas to increase efficiency. Care should be taken in placing lights to avoid light penetration into upstairs windows of housing units or adjacent properties. Light standards should not exceed 14' in height.

Support Facilities

Any support buildings within multi-family residential areas such as laundry facilities, recreation buildings, and sales/lease offices shall be consistent in architectural design and form as previously illustrated for the residences. Temporary sales offices must be compatible with these standards in order to satisfy these design criteria.

Mailboxes

Where common mailbox services are provided, they should be located close to the project entry or near recreational facilities. The architectural character should be similar in form, materials, and colors to the surrounding buildings. Mailbox locations must be approved by the U.S. Postal Service.

Trash Disposal

Trash bins should be fully enclosed within 6' brick, wood, or native stone veneer walls and solid gates, and should be softened with landscaping. Recommended locations include parking courts or at the end of parking bays. Location should be conveniently accessible for trash collection and maintenance.

4.13 Single Family Residence Guidelines

Purpose and Intent

These Design Guidelines shall apply to all single family homes and resort townhomes constructed in the Residential & Agricultural areas and Recreation areas, respectively, of the Darkhorse Master Plan. The intent of these Guidelines is to achieve architecture that is in balance with the natural environment found in quality residential subdivision developments regardless of the density of the subdivision.

General Design

General

Preservation of the natural environment, while achieving a harmonious relationship with neighboring man-made structures, is the foremost objective of the design review process. Each structure in the Darkhorse Master Plan area must have a respect for natural terrain. Building forms should relate to natural surroundings, but buildings in close proximity to one another must also have compatible design qualities.

Although some owners may be competent in planning and designing their own home, all owners are encouraged to seek professional design assistance in the planning and design of their homes, their additions or revisions, including landscaping and color changes. Professionals familiar with the foothill environment can provide the owner with an understanding of the site possibilities and assist the owner in realizing the special qualities desirable for this area. In addition, the professional will be able to present the submittals required for development review.

The existing natural features of a site should be retained and used to advantage. The incorporation of features such as creeks, trees, natural slope, rocks, and views often leads to a more interesting unusual design.

Buildings should be sited so that they do not interrupt the flow of the skyline as viewed from common vantage points.

Site plans should be compatible with adjacent properties and streetscape in the placement of structures and uses.

Buildings should be sited with consideration given to sun and shade, changing climatic conditions, noise, safety, and privacy.

Buildings should be located on a site so as to enhance the architecture and natural features of the site. In general, off-street parking should be located to the sides and rear of the site and screened from the street with landscaping, in such a way that it will not cause problems related to site distance.

Buildings and spaces should have a strong functional relationship to the site. Side and rear yards and open space should be utilized and integrated into the overall site arrangement. Left-over spaces and inaccessible yards do not permit full utilization of the site.

Site drainage and spring run-off should be carefully considered in the drainage solution. Natural drainage courses should be preserved and existing vegetation (ground cover, shrubs, trees) should be left undisturbed on the site except where the structures are located, where construction access is necessary, and when fire fuel reduction is required.

The site should drain adequately without interfering with adjacent properties. Natural contours should be maintained as much as possible. Buildings, parking area, and drives should be located to fit the terrain, requiring minimum grading. Cut and fill should be kept to reasonable minimum. Only those areas that are needed for construction should be disturbed. Vegetation outside the construction zone should be protected.

All slopes shall be protected against erosion. Grading cannot create slopes greater than 2:1 unless controlled by mechanical stabilization. No slope shall exceed the angle of repose for the material involved.

All residences are required to have erosion control plan in accordance with the Landscape Design Program.

Access

The places where a driver enters or leaves a site affect both the project and the community as a whole. Care must be taken in locating access to a site in order to avoid creating traffic obstructions or hazards where drivers are entering or leaving a site.

Access points should be kept to a minimum. The number of entrances should be adequate to allow efficient traffic flow. Adequate sight distance should be provided at exits for drivers re-entering traffic.

Parking

Off-street parking is required for all residences. Each site is expected to accommodate its parking needs. Parking should be safe and accessible, with a simple layout that is readily understood by the driver. It should be designated and located so that it does not dominate the residence.

Parking areas should be readily accessed from the street. Where feasible, the location of the parking to the rear or side of the building is preferred, with the front setback used to create a landscape buffer area between the building and the street. Parking locations should also take into account minimizing grading impacts. All maneuvering shall be accomplished on site.

Landscaping of a parking area serves a number of important functions. Perimeter landscaping increases the attractiveness of the site and street by screening the cars. Perimeter plantings act as a visual and noise buffer for adjacent properties.

Lighting Guidelines

Outside lighting increases the operational efficiency of a site, provides a measure of site security, and can enhance the aesthetics of the site and the architectural qualities of its structure. In

determining the lighting for a residence, the source, intensity, and type of illumination should be appropriate for the lighting needs.

Exterior lighting should be designed as part of the architectural and site design of a project. Fixture style and location should be compatible with the building's architecture and landscaping.

Fixture mounting height should be appropriate to the use, the residence, and the setting. Light standard should be as short as possible. Where low-level lighting (under 5') is used, fixtures should be placed and directed so as to prevent glare. Where there may be a chance of breakage, shatterproof coverings should be used on low-level lights.

Overall lighting levels should be compatible with the neighborhood ambient light level. The lighting system should be energy efficient, based upon the amount of light actually needed by users and viewers. A few well-placed low-intensity lights can provide all the illumination needed for visibility, safety and security.

Parking area and building lights should be directed downward to prevent spillover onto neighboring properties and streets. Light sources (bulbs) should be concealed.

Lighting should be respectful of the night sky so as to minimize light pollution.

Building Design Guidelines

Building design should complement and harmonize with neighboring buildings. Design compatibility can be achieved through similarity of form, height, roof shapes, scale, materials, color, or pattern of openings.

Major building forms should express a simplicity and directness responsive to the style of mountain architecture. Complexity and contradiction of form and expression should be avoided.

The residential building should be in scale with its immediate surroundings and with the area. A large building can be reduced in bulk by dividing it into component parts that reflect the scale of adjacent buildings.

Changes in wall material can lend visual interest to a building; too many changes can make the wall visually discordant. The objective should be to create walls that are interesting, but not in competition with their surroundings.

Wall materials should respond to the orientation of the building, with window openings considering the north and the south sun exposure.

Natural materials such as redwood or cedar board siding, cedar shingles and shakes are particularly appropriate for their natural appearance and weathering qualities. When properly selected and applied, these materials have minimum maintenance requirements.

Building design should be coordinated on all elevations in regards to color, materials, form and detailing in order to achieve design harmony and integrity. Elevation need not look alike for a sense of overall architectural continuity to be present.

Roof shape is important in terms of organizing the massing of buildings, especially at the edges of trees or land masses or in the open. The objective in determining roof shape is to establish a visual order to building clusters.

Roof surfacing materials are important as a means of blending the new construction to the existing character of the area, as careful selection of these materials can help to relate the buildings to their surroundings. On the other hand, the wrong color and texture can make the building garish and distracting. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that help the building blend with its site and its climatic conditions, and which are also functionally appropriate.

Roof appurtenances (dormers, clerestories, skylights) create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

Chimneys and flues shall be designed in such a manner so as to not cause fumigation of ground level areas or adjacent buildings during downslope wind conditions. Chimneys should be located high on the upwind side of the buildings as the best means to ensure adequate disbursement.

Vents and flues shall not be exposed galvanized pipe but, rather, attempts shall be made to group these roof projections and conceal them from public view. This can be done by enclosing them in forms compatible with the structure.

Where possible, doors should open onto exterior areas that receive sunlight.

Windows may be constructed of wood or of wood covered with color-fast vinyl or aluminum. Metal or metal covered windows must be coated with an approved finish.

Roof slopes should be located to avoid the shedding of rain onto empty steps, entrances, decks, and paving areas.

Specific Design Criteria

- a) **Utility Lines:** An effort should be made to place on-site utility and other transmission lines underground.
- b) **Coverage:** Pursuant to the Development Regulations of this Master Plan
- c) **Building Setback and Height:** Pursuant to the Development Regulations of this Master Plan.
- d) **Utility and Service Areas:** All areas for utility and service activity, including refuse collection areas, must be separately enclosed or screened so as not to be visible from neighboring property.
- e) **Exterior Lighting:** All site lighting must be low level illumination. Outdoor lighting on all Lots is to be shielded so as not to create sky lights or glare.
- f) **Roofs:** Composition shingle roofs are preferred, however, metal roofs will be considered on individual merit with particular consideration to roof configuration, quality, color and longevity of finish.

- g) **Doors, Windows, Screens:** Aluminum doors, windows, and screens shall be anodized or factory finished baked enamel in a dark color. Foundations, vents, flashing and other exposed metal shall be painted a dark color.
- h) **Heating and Fuel Tanks:** Propane tanks shall be painted an unobtrusive color. Oil tanks shall be underground. All propane tanks visible from the street shall be screened.
- i) **Hot Tubs and Pools:** Hot tubs and pools shall be screened from neighbor's view, and placed in such a location so that the hot tub facility does not intrude upon a neighbor's privacy.
- j) **Solar Panels:** Solar panels shall be integrated into the architectural design and all exposed metal shall be anodized a dark color or factory finish.
- k) **Fences:** Fences are allowed for the purpose of providing screening around hot tubs, garbage containers, utility yards and fuel tanks. Fences shall be no longer than 20 feet in one direction and the total length shall not exceed 60 feet. Larger fences shall be permitted in the Agricultural areas.
- l) **Skylights:** Flush skylights integrated into the architecture will be considered by the Committee.
- m) **Garbage/Trash:** A structure enclosed on four sides (including door(s)) with a roof shall be provided to store at least two full size garbage containers. This structure should be placed in a location that will provide easy access, e.g. along a driveway or walkway and its design shall be compatible with the other major buildings.

4.14 Walls, Fences, and Monumentation Program

Purpose

The treatment of walls, fences, and monumentation throughout the Plan area is critical to the high quality design theme of the Master Plan. Walls, fences, and monumentation can act as either focal points within the landscape and/or a vital link between architectural structures.

This program provides the guidance necessary to ensure that walls, fences, and monumentation are properly designed, constructed, and implemented throughout the Plan area.

A coherent program for walls and fence types for land within the Plan area can reflect and enhance the design character desired for the Community. Walls and fences in the Plan area are to satisfy one or more of the following conditions:

- Sound Attenuation
- Privacy
- Containment and definition
- View enhancement and preservation
- Security

General Guidelines

The following guidelines provide basic criteria for the design, construction, and implementation of walls and fences throughout the Plan area.

1. Wall and fence heights shall range from 3 feet to 8 feet in height as outlined in this section. Walls over 8 feet in height are discouraged, unless used to mitigate noise, or reduce biological resource impacts, or adverse effects from adjacent properties.
2. Solid fencing/walls shall be limited to special area and only permitted on a case by case. Solid walls or fencing shall be constructed of wood, rock, brick, or other aesthetically pleasing materials.
3. Decorative fencing within the commercial and residential zones shall be 3 to 4 feet in height and constructed of a variety of materials ranging from stone, brick, split-rails or wrought iron materials.
4. Solid perimeter lot fencing in the residential and estate zones is prohibited. Perimeter fencing impairs the free movement of wildlife. In order to protect domestic gardens and landscaping, 6 foot to 8 foot high agricultural fencing is permitted, but limited to domestic gardens and specific landscaped areas.
5. Site Plans accompanying Development Plans shall provide for the location type, style and materials of fencing used within all land use designations within the Plan.

4.15 Grading and Drainage Program

Grading

The Grading Program is intended to ensure that excavation and fill operations are completed in a coordinated and efficient manner that will enhance project aesthetics.

Operational Guidelines

1. Due to the topographic nature of this site, extensive grading operations will not be necessary to accommodate the project. Primary grading will occur in the development of commercial areas. Excess cut material should be used in the creation of berms and other topographical variations within the development area to add visual interest throughout project landscaping.
2. Grading operations within the Plan area shall follow the recommendations provided in the geotechnical investigations required prior to any development. Geotechnical recommendations shall include measures to mitigate potential impacts and address as appropriate:
 - Expansive soils
 - High groundwater levels
 - Existing unsuitable soils and fill
 - Site preparation
 - Temporary excavations
 - Temporary soil erosion techniques
3. To the extent feasible the grading within the Plan area shall balance cut and fill onsite. If the transport of cut and/or fill is necessary, transport operations should be consistent with County ordinances and be identified in the Site/Tentative Map review.
4. Grading activities shall be phased with development to the maximum extent possible, and be consistent with the overall conceptual plan for the entire Plan area.

4.16 Erosion Control

Guidelines

1. An erosion and sedimentation control plan shall be prepared prior to the issuance of a grading permit to ensure adequate erosion control protection during grading operations. Details of that plan shall be in conformance with the Nevada County Grading Ordinance and Standards of the Nevada County Resource Conservation District.

4.17 Infrastructure Program

Purpose

The infrastructure Program is intended to ensure that adequate infrastructure is provided to Darkhorse Master Plan area.

4.18 Water Distribution System

General Guidelines

1. A water distribution system for the Master Plan area shall be designated in conformance with the provisions of the Nevada Irrigation District and Nevada County Ordinance.
2. Water facilities needed to accommodate the demand within the Plan area shall be installed as each phase develops. A combination of storage tanks with booster stations and distribution lines will be required. The final configuration of storage may vary depending upon water quantity requirements of development phasing.

The water distribution system for the area will be designed to be compatible with the distribution facilities requirement of the Nevada Irrigation District.

4.19 Sewage Collection System

Purpose

The Sanitary Sewage Collection System shall be designed in conformance with the provisions of the Nevada County Department of Environmental Health and Sanitation District #1. The system shall be designed to accommodate the uses proposed within the Plan area. The Sewage Collection facilities plans shall incorporate the following:

1. Quantification of anticipated sewage generation per each land use zone within the Plan area.
2. Appropriate line sizing to accommodate flows onsite and from adjacent properties to the north and west.

4.20 Road Circulation System

Purpose

The development will have a series of primary, secondary, and private roadways. The primary road is the main connector route that will provide a connection between Combie Road and Magnolia Road. The cost of this road will be shared based on the density and use of all property owners within the development. The secondary access roads are those roads that will be used within each development area. They will provide access to individual parcels and/or emergency access. These roads will be the sole responsibility of the individuals proposing the development. Private roads will be those roads that are specifically germane to a specific property and are not needed to serve other parcels.

The road construction standards for this development will be based on the Nevada County Street Standards and average daily traffic anticipated by this use and other uses in the area.

4.21 Property Owners Association

Purpose

The Property Owners Association will be established to provide a funding mechanism for maintenance of the improvements associated with this development. The Property Owners Association will be established for each zoning category. The basis of a contribution to the overall improvements will be determined by the use of the individual uses within each category. For example: the recreational area will have a variety of recreational and commercial uses. The Property Owners Association within this area will be responsible for the road maintenance, landscaping, irrigation, and general parameters to keep this area in desirable condition as specified in the Design Guidelines. The cost of this maintenance will not be absorbed by the landowners in the residential or agricultural category. Landowners within the residential and agricultural categories will be assigned assessment cost for maintenance of provisions that are directly germane to their use and improvements.

Other entities may be required to be formed in order to comply with County and State regulations for operation of a golf course facility and other amenities that may be applicable to this site.

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