

**APPENDIX 3.0-A – GENERAL
PLAN CONSISTENCY TABLES**

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

PROJECT CONSISTENCY WITH GENERAL PLAN VISUAL RESOURCE POLICIES

General Plan Policies	Consistency With General Plan	Analysis
<p>Policy 18.1 The County shall prepare Community Design Guidelines applicable to the various General Plan Designations and zoning classifications, and adopt such guidelines as part of Comprehensive Site Development Standards, to be used in the project site review of all discretionary and ministerial project permits. The guidelines may include, but are not limited to the following:</p> <ul style="list-style-type: none"> a. Community identity. b. Preservation of natural landforms. c. Protection and management of viewsheds. d. Protection and management of river corridors and other significant streams. <p>These Guidelines shall be the base design standards applicable to all projects. Area-specific Design Guidelines, where adopted by the County pursuant to Policy 18.2, shall be applicable in addition to the base guidelines within the specified area.</p>	Yes	The project would be required to be consistent with the provisions of the Western Nevada County Design Guidelines, with the final design plans being reviewed by the County to ensure compliance prior to the approval of any development permits.
<p>Policy 18.6 Discretionary development in Rural Regions and in Community Regions near the Community Boundary shall, wherever possible, preserve natural landmarks and avoid ridge-line placement of structures.</p>	Yes	The project proposes to preserve the majority of the project site in its current condition by clustering development; only the emergency access roads, trails, water tank, and sewer lift station would be constructed outside of the clustered development envelope. The water tank would be located on a portions of the site with higher elevation. The lift station will be below the surface. Both of these improvements would be screened by existing vegetation as shown in Figure 2.0-17 .
<p>Policy 18.7 Encourage protection of scenic corridors wherever feasible.</p>	Yes	Proposed development would be primarily clustered within the northwest portion of the site, with approximately 77 percent, or 167 acres to remain undeveloped (163 acres open space + 4 acres agricultural uses). Clustering on the project site would retain much of the existing view as well as the visual character of a less urbanized area; thus reducing the impact of changes to the overall visual character of the project site.
<p>Policy 18.11 New Commercial, Industrial and Multiple Family development shall utilize fixtures and light sources that minimize nighttime light pollution.</p>	Yes	The proposed light fixtures would be approved by the IDA (International Dark-Sky Association), meaning that they would minimize glare, reduce light trespass, and would not pollute the night sky. In addition, perimeter landscaping and natural vegetation would also screen nearby residential uses from light intrusion.

PROJECT CONSISTENCY WITH GENERAL PLAN AGRICULTURE AND FORESTRY POLICIES

General Plan Objectives and Policies	Consistency with General Plan	Analysis
Agricultural Resources		
<p>Policy 16.1 Agriculture is strongly encouraged in <i>Rural Regions</i> and allowed in <i>Community Regions</i>. Agricultural land shall include all those land areas of Nevada County now used for agricultural operations, or upon which agricultural operations may be established in the future in conformance with applicable zoning regulations.</p>	Yes	Approximately 4 acres of the site would be used for agricultural uses (row crops and an orchard).
<p>Policy 16.4 In <i>Rural Regions</i>, maintain existing agricultural zoning on lands designated as Rural on the General Plan Land Use maps, including land in the RA, A1, AE, FR and TPZ districts, to allow for the continuation of existing agricultural operations, as well as the introduction of new agricultural operations consistent with the regulations of the respective districts.</p>	Yes	The project proposes to rezone the project site from RA-3-PD to PD-CCRC (Planned Development, Continuing Care Retirement Community). Therefore, if approved, the proposed project will be consistent with the zoning for the site.
<p>Policy 16.5 All new residential land divisions adjacent to important agricultural lands shall require a setback of not less than 100 feet to minimize potential land use conflicts. All such development will require the recording of a declaration acknowledging proximity of agricultural resources and the potential for conflict.</p>	Yes	The project site is not adjacent to any existing major agricultural operations and the proposed project would be required to comply with Nevada County Land Use and Development Code Section L-II 4.3.4, which would require the project to record a declaration acknowledging proximity to agricultural resources and the potential for conflict with adjacent land uses.
<p>Policy 16.6 Amend the Right to Farm Ordinance to provide for notice to buyers of land in the RA, A1, AE and FR zoning districts describing normal agricultural practices which may occur in such districts and informing buyers of the right to continue such practices in conformance with the applicable district regulations.</p>	Yes	The proposed project would be required to comply with Nevada County Land Use and Development Code Section L-II 4.3.4, which would require the project to record a declaration acknowledging proximity to agricultural resources and the potential for conflict with adjacent land uses.
<p>Policy 16.9 Clustering of new residential development in <i>Rural Regions</i> shall be encouraged and utilized in accordance with Policy 1.18 to reduce potential conflicts between agricultural operations. Such clustering shall provide for a natural or man-made buffer between the residential development and adjacent agricultural uses.</p>	Yes	The proposed development associated with the project would be limited to 48 acres total, with all development except the proposed emergency access road, trails, water tank, and sewer lift station to be clustered within the northwest portion of the site.
<p>Policy 16.10 Allow permanent facilities for marketing of products grown or processed on-site as a permitted use on lands zoned for agricultural use; allow agricultural support services, visitor-serving uses and facilities, and lodging facilities for visitors on all lands zoned for agricultural use with a Use Permit (UP), which addresses but is not limited to the following:</p>	Yes	The proposed project includes two community barns totaling 7,200 square feet (3,600 square feet each). The barns would provide a shop, farm and gardening supplies, farm stands, animal housing, farm equipment storage, an auto/tractor shop, a farmer's office, and a restroom.

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Objectives and Policies	Consistency with General Plan	Analysis
<p>a. The use clearly supports local agricultural production and promotes or markets agricultural products grown or processed in Nevada County; is clearly subordinate and incidental to agricultural production; and does not substantially detract from agricultural production on-site or in the area.</p> <p>b. The use will not require the extension of public sewer or potable water.</p> <p>c. The use does not create a concentration of commercial uses in the immediate area.</p> <p>d. There shall be no significant adverse effect on the surrounding area.</p> <p>Agricultural support services shall include processing services, maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal services and other similar services.</p>		
Forestry Resources		
<p>Policy 15.2 Limit the provision of public facilities and services in important timber areas, except where necessary to address public health or safety problems.</p>	Yes	The project site does not contain any timberland (as defined by Public Resources Code Section 4526) and is not zoned for Timberland Production (as defined by Government Code Section 51104(g)).
<p>Policy 15.3 Encourage the clustering of development in timberland areas within the Rural and Forest land use designation as shown on the General Plan Land Use Maps, to preserve timber resources for productive use.</p>	Yes	See analysis under Policies 16.9 and 15.2 above.
<p>Policy 15.4 The Forest and Open Space land use designations are the major timber producing land use designations; however, other land uses also provide opportunities for timber management and production.</p>	Yes	The project site is not considered to be suitable for growing a crop of commercial trees or for the production of timber or forest products, and no commercial trees would be cut or removed as part of the project.
<p>Policy 15.5 Encourage and provide for use of the Timberland Production Zone (“TPZ”) provisions of the County zoning regulations in the Estate, Rural and Forest land use designations, for those lands which have significant commercial timber value.</p>	Yes	See analysis under Policy 15.4 above.

PROJECT CONSISTENCY WITH GENERAL PLAN AIR QUALITY POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy RD-4.3.1 All discretionary and ministerial non-residential projects shall consider the feasibility of providing transit alternatives to automobile transportation and ways to reduce the dependence on the automobile. For projects generating 50 or more employees, the applicant shall prepare an analysis documenting means to reduce automobile dependence. Wherever feasible, measures documented in the analysis shall be incorporated into the project. This process shall be coordinated with the applicable Transportation Management Association (TMA) or successor agencies.</p>	<p>Yes, with Mitigation</p>	<p>The project proposes to provide a minimum of two paratransit vehicles, ADA equipped for the purposes of transporting residents within the facility to various business appointments, grocery and service needs, recreation, and special events. Comprehensive and personalized transportation services would be provided by staff at the Village Center to coordinate all resident transportation needs. Residents can arrange for carpooling, a community vehicle, a private driver, or an “errand runner” who would pick up and deliver twice daily.</p>
<p>Policy 14.1 Cooperate with the Air Quality Management District (currently the NSAQMD), during the review of development proposals. As part of the site plan review process, require applicants of all subdivisions, multifamily, commercial and industrial development projects to address cumulative and long-term air quality impacts, and request the District Enforce appropriate land use regulations to reduce air pollution.</p>	<p>Yes</p>	<p>The potential air quality effects of this project have been detailed in the EIR and provided to the Northern Sierra AQMD for review.</p>
<p>Policy 14.2 Include the following as part of the Comprehensive Site Development Standards:</p> <ul style="list-style-type: none"> a. Encourage maximized solar access, where feasible, and consistent with the maintenance of scenic values, in new subdivision designs to optimize energy efficiency; b. Require all installations of solid fuel-burning devices comply with the current Federal EPA emission standards; c. Require installation of masonry and zero-clearance fireplaces in new construction to comply with the current EPA Phase particulate emission limits. 	<p>Yes, with Mitigation</p>	<p>Mitigation measure MM 3.3.3 stipulates that use of wood-burning stoves or fireplaces within interior and exterior areas of residential land uses be prohibited. Each residence shall be equipped with a non-wood-burning source of heat. Furthermore, mitigation measure MM 3.5.1b mandates that the project shall exceed California minimum energy efficiency standards (Title 24, Part 6) by 15 percent or more at the time of building permit issuance.</p>
<p>Policy 14.6 For new construction, the County shall prohibit the installation of non-EPA certified and non-EPA exempt solid fuel burning devices.</p>	<p>Yes</p>	<p>Please see discussion related to Policy 14.2, above.</p>
<p>Policy 14.7A The County shall, as part of its development review process, ensure that proposed discretionary developments address the requirements of NSAQMD Rule 226.</p>	<p>Yes, with Mitigation</p>	<p>Construction would result in fugitive dust emissions. Implementation of mitigation measure MM 3.3.1a would make the project consistent with the policy.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN BIOLOGICAL RESOURCE POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 13.1 Where significant environmental features, as defined in Policy 1.17, are identified during review of projects, the County shall require all portions of the project site that contain or influence said areas to be retained as non-disturbance open space through clustered development on suitable portions of the project site, or other means where mandatory clustering cannot be achieved.</p> <p>The intent and emphasis of such open space designation and non-disturbance is to promote continued viability of contiguous or inter-dependent habitats by avoiding fragmentation of existing habitat areas and preserving movement corridors between related habitats. Vegetation management for the benefit of habitat preservation or restoration shall be considered consistent with the intent of this policy.</p>	<p>Yes</p>	<p>The project design achieves this by clustering development in the western portion of the project site. The development on the project site is concentrated in the western portion of the project site to avoid encroachment into the riparian habitat and intact woodland, while still achieving project objectives. The habitat management plan (EcoSynthesis 2009b) identifies measures to preserve habitat.</p>
<p>Policy 13.2. As part of the Comprehensive Site Development Standards, include standards to minimize removal of existing vegetation and require installation and long-term maintenance of landscaping in setbacks and buffer areas. These standards shall be applicable to all discretionary projects and to all ministerial projects other than a single-family residence located on an individual lot. Tree removal may be allowed where necessary to comply with public right-of-way development or dedication, or development of required site access and public utilities. Individual trees or groups of trees shall be protected during construction to prevent damage to the trees and their root systems. Vegetation in proximity to structures shall conform to applicable fire protection standards.</p>	<p>Yes</p>	<p>The project is consistent.</p>
<p>Policy 13.2A Project review standards shall include a requirement to conduct a site-specific biological inventory to determine the presence of special-status species or habitat for such species that may be affected by a proposed project. The results of the biological inventory shall be used as the basis for establishing land use siting and design tools required to achieve the objective of no net loss of habitat function or value for special-status species.</p> <p>Where a Habitat Management Plan is deemed appropriate, the Plan shall be prepared to comply with the requirements of FESA and the CESA. The plan shall provide the background data, impact analysis, and mitigation programs necessary to obtain a FESA Section 10(a) and CESA Section 2081 permit authorizing incidental take of federal and state-listed threatened and endangered species that occur in areas proposed for future development.</p>	<p>Yes</p>	<p>A biological inventory (2009a) and habitat management plan (2009b) were conducted by EcoSynthesis.</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with General Plan	Analysis
Prior to implementation of an adopted Habitat Management Plan, project applicants proposing the development of a project that would impact a federal or state-listed species, or a species that is proposed for listing, shall be individually responsible for obtaining federal and State incidental take permits on a project-by-project basis.		
<p>Policy 13.2B Development projects which have the potential to remove natural riparian or wetland habitat of 1 acre or more shall not be permitted unless:</p> <ul style="list-style-type: none"> a. No suitable alternative site or design exists for the land use; b. There is no degradation of the habitat or reduction in the numbers of any rare, threatened, or endangered plant or animal species as a result of the project; c. Habitat of superior quantity and superior or comparable quality will be created or restored to compensate for the loss; and d. The project conforms with regulations and guidelines of the USFWS, USACE, CDFG, and other relevant agencies. 	Yes	The proposed project does not remove riparian habitat. The project may remove approximately 0.3 acre of potential wetlands.
<p>Policy 13.3 As part of the Comprehensive Site Development Standards, require the maximum feasible use of drought tolerant native plant species for landscaping of all new multi-family residential, commercial, industrial, and public projects. Invasive, non-native plants, as determined by a landscape architect or other similar expert, that may displace native vegetation on adjoining undeveloped lands shall not be used. Landscaping with native trees and shrubs shall be encouraged to provide suitable habitat for native wildlife, particularly in proposed open space uses of future development.</p>	Yes	<p>Figures 2.0-10 and 2.0-11 illustrate the conceptual landscaping plan. The conceptual plans call for most of the site to be left in its natural condition and for drought tolerant and native vegetation to be planted in built areas. By leaving as much of the site as undisturbed as possible, the conceptual plans minimize the need for irrigation and maintenance. Note that some maintenance will occur (mowing, plowing, etc) to ensure fire safety, however this is similar to existing maintenance of the site.</p>
<p>Policy 13.4 Encourage long-term sustainability and maintenance of landscaped areas.</p>	Yes	See analysis related to Policy 13.3.
<p>Policy 13.4A No net loss of habitat functions or values shall be caused by development where rare and endangered species and wetlands of over 1 acre, in aggregate, are identified during the review of proposed projects. No net loss shall be achieved through avoidance of the resource, or through creation or restoration of habitat of superior or comparable quality, in accordance with guidelines of USFWS and CDFG.</p>	Yes	Most of the habitat areas are avoided by project infrastructure and building envelopes, and surveys with contingent mitigation actions are provided for any circumstances where there is potential impact on a special-status species. With the implementation of these measures, the project will have no significant impact on special-status species or their habitat.
<p>Policy 13.4B Habitat that is required to be protected, restored, or created as mitigation for a project's impacts shall be monitored and maintained in accord with a County-approved Habitat Management Plan.</p>	Yes	A habitat management plan (2009b) was conducted by EcoSynthesis.

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 13.4G To minimize the loss or disturbance of deer habitat, clustering shall be required on parcels of 40 acres in size or larger in critical migratory deer winter ranges in Rural Regions within the western portion of the County, when such parcels are located in areas where the existing parcelization in the immediate vicinity is currently 40 acres or more.</p>	<p align="center">Yes</p>	<p>The proposed project includes clustering of development in the western portion of the project site.</p>
<p>Policy 13.4H Non-development buffers shall be maintained adjacent to perennial stream corridors through the use of clustering, the designation of a Planned Development, or the implementation of other siting and design tools. Buffers shall be sufficient in size to protect the stream corridor for movement, as well as provide some adjacent upland habitat for foraging.</p>	<p align="center">Yes</p>	<p>A 100-foot setback from the Bear River is included in the design plan for the proposed project. The emergency access road crosses an ephemeral drainage that runs through the annual grassland. It is impossible for the project to be built without crossing this drainage as the emergency access road is required for fire safety reasons. This is proposed to occur at an existing culverted crossing, which may need to be improved.</p>
<p>Policy 13.8 As part of the Comprehensive Site Development Standards, include measures applicable to all discretionary and ministerial projects to minimize disturbance of heritage and landmark trees and groves. These measures shall include, but are not limited to, requirements for on-site vegetation inventories and mandatory clustering of development in areas likely to support such vegetation or habitat.</p>	<p align="center">Yes</p>	<p>Landmark trees and oak groves have been identified and preserved to the extent feasible. The project design avoids the need for removal of any individual landmark oak trees, but, for reasons explained in the impact analysis, has minor unavoidable impacts on portions of some landmark oak groves (>33 percent canopy coverage). A draft Habitat Management Plan (EcoSynthesis 2009b) has been prepared to provide for replacement of any trees removed from such groves and for other measures to protect oak woodland habitat values within the project site.</p>
<p>Policy 13.9 Development in the vicinity of significant oak groves of all oak species shall be designed and sited to maximize the long-term preservation of the trees and the integrity of their natural setting. The County shall adopt a regulation to protect native heritage oak trees and significant oak groves. All native oak tree species with a trunk diameter of 36" or greater shall be protected.</p>	<p align="center">Yes</p>	<p>See analysis related to Policy 13.8.</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

PROJECT CONSISTENCY WITH GENERAL PLAN GREENHOUSE GAS AND CLIMATE CHANGE POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>GoalEP-4.3 To the extent feasible, encourage the reduction of Greenhouse Gas emissions during the design phase of construction projects.</p>	<p>Yes</p>	<p>The project proposes the development of a CCRC featuring a variety of independent and supportive living arrangements on approximately 48 acres of a 215-acre site. The proposed project would include recreational elements such as walking trails, pedestrian bridges, community gardens, aquatic fitness center, and courts for tennis, volleyball, and bocce ball. Support services would include a café, a post office, recycling center, bakery, theater, ice cream parlor, pub, a spa, pharmacy, market/deli, beauty shop, bank, dry cleaning, a restaurant, chapel, and library. These services would serve, in close proximity to, the future residents of the retirement community and minimize the use of the automobile, and thus greenhouse gases.</p> <p>In addition, mitigation measure MM 3.5.1a requires the project applicant shall be required to recycle at least 50 percent of construction waste or demolition materials, which will result in reduced greenhouse gas emissions resulting from the hauling and decomposition of solid waste. Mitigation measure MM 3.5.1b mandates that the project shall exceed California minimum energy efficiency standards (Title 24, Part 6) by 15 percent or more at the time of building permit issuance. This energy efficiency standard would also result in a reduction of greenhouse gas emissions.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN CULTURAL RESOURCE POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 19.6 Require all applications for discretionary project permits, and all applications for ministerial project permits except single family residences on individual lots shall be accompanied by a Site Sensitivity Literature Review, prepared by a qualified archaeologist or entity such as the North Central Information Center, Department of anthropology, California State University at Sacramento. Where review indicates significant archaeological or historical sites or artifacts are, or are likely, present, on-site field review shall be required. If a site or artifacts are discovered, the find shall be evaluated and potential significance determined. If significant cultural resources may be directly or indirectly impacted by proposed development, appropriate mitigation shall be developed and implemented in accordance with California Environmental Quality Act standards, including Appendix K, prior to onset of ground disturbance. Avoidance of significant cultural resources shall be considered the mitigation priority. Excavation of such resources shall be considered only as a last resort when sufficient planning flexibility does not permit avoidance. On-site field review, evaluation of site significance, and development of mitigation measures, as identified above, shall be performed by a qualified professional archaeologist.</p>	<p>Yes, with mitigation</p>	<p>A Cultural Resource Assessment Update was conducted by CRM for the project site in June 2011 (Appendix I). Historical archaeologist Cindy Arrington conducted an intensive-level pedestrian survey of portions of the project site on June 27, 2011. Three historic-era resources associated with ranching or irrigation, as well as a total of ten isolated occurrences of prehistoric/ethnohistoric basalt cores and historic-era materials, were identified within the project site; however, these resources are not eligible for listing on the CRHR and are not associated with persons or events important to history. Implementation of mitigation measures MM 3.6.2a, 3.6.2b, and 3.6.3 would ensure that any cultural or paleontological resources inadvertently discovered during project construction activities would be protected consistent with the recommendations of a qualified professional.</p>
<p>Policy 19.7 Cooperate with local historical societies and the Native American Indian community to protect significant historical, cultural and archaeological artifacts, improve access to and interpretation of unrestricted resources and archaeological history by involving them in the development review process.</p>	<p>Yes</p>	<p>A Sacred Lands File search was requested from the Native American Heritage Commission (NAHC) on June 16, 2011. The NAHC responded on June 23, 2011, that there were no known sacred lands in the immediate project area.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN GEOLOGIC HAZARDS / SEISMIC ACTIVITY POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy GH-10.2.1.1 Continue to cooperate with State Division of Mines and Geology, the State Office of Emergency Services and other appropriate federal, state, and local agencies and incorporate the most current data concerning the following as the basis for the County's Site Development Standards, and project site plan review:</p> <ul style="list-style-type: none"> A. geologic hazards; and B. seismic hazard data for sensitive land uses such as schools, medical facilities, high-density residential uses and intensive commercial uses. <p>The project review shall consider the need to mitigate development in such areas in accordance with federal, state and local standards.</p> <p>As part of the project site review process, require sufficient soils and geologic investigation to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development, including subdivisions. Such investigation shall be required within an area determined to be seismically active by the State Division of Mines and Geology or within an area having potential geologic hazards, including slope stability and excessive erosion.</p>	<p>Yes, with mitigation</p>	<p>A Geotechnical Feasibility Study was prepared by Lumos & Associates in 2007 and a Geotechnical Review was prepared by Acacia Consultants and Engineers in 2011 to evaluate the project site. Implementation of mitigation measures MM 3.7.2a and 3.7.2b would ensure that development of the site would not result in exposure to geologic or seismic hazards, including problems associated with soil stability.</p>
<p>Policy GH-10.2.1.2 Carry out the requirements of the Uniform Building Code, particularly with regard to seismic design.</p>	<p>Yes</p>	<p>The proposed project would be required by the County to design buildings to meet County building standards as well as the California Building Code (the CBSC is based on the Uniform Building Code), prior to the issuance of building permits.</p>
<p>Policy GH-10.2.1.3 Require that underground utility lines, particularly water and natural gas mains, are designed to withstand seismic forces.</p>	<p>Yes</p>	<p>The applicant would be required to engineer all such facilities to withstand seismic forces consistent with the California Building Code and County building standards.</p>
<p>Policy 12.1 Enforce Grading Ordinance provisions for erosion control on all new development projects by adopting provisions for ongoing monitoring of project grading. Project site inspection shall be required prior to initial site disturbance and grading to ensure all necessary control measures, including proper staking and tree protection measures, are in place. The installation, maintenance, and performance</p>	<p>Yes</p>	<p>The reader is referred to the Hydrology and Water Quality Policies consistency table.</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with General Plan	Analysis
of erosion and sedimentation control measures shall be monitored by County or District staff (or their designee) and completely funded by a project applicant. All County projects shall comply with this policy.		
Policy 12.3 Cooperate and encourage those activities dealing with techniques and practices to minimize erosion in cooperation with Nevada County Resource Conservation District, including provisions for educational materials for the general public regarding techniques and practices to minimize erosion from construction activities.	Yes	The reader is referred to the Hydrology and Water Quality Policies consistency table.
Policy 12.4 Require erosion control measures as an element of all County contracts, discretionary projects, and ministerial projects.	Yes	The reader is referred to the Hydrology and Water Quality Policies consistency table.

PROJECT CONSISTENCY WITH GENERAL PLAN HAZARDOUS MATERIALS/HUMAN HEALTH POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy EP-10.1.2.2 Consistent with the Emergency Operational Plan, the routes designated on the General Plan Land Use Maps as Interstates, freeways, highways, and other principal arterial routes shall be considered primary evacuation routes on a countywide basis. Such routes provide the highest levels of capacity and contiguity and serve as the primary means for egress from the County.</p> <p>The routes designated on the General Plan Land Use Maps as minor arterial or major collector routes shall be considered secondary evacuation routes on a countywide basis. These routes supplement the primary evacuation routes, and provide egress from local neighborhood and communities.</p>	<p>Yes</p>	<p>Primary evacuation from the project site would be provided via SR 49. In addition, the proposed project includes a secondary emergency-only access via a connection to Rodeo Flat Road, located at the northeast corner of the project site.</p>
<p>Policy HM-10.5.2.1 The County will actively promote prompt clean-up or remediation of properties contaminated by mine waste or other hazardous materials and shall not grant any discretionary or ministerial land use approvals to develop or change boundaries or reconfigure parcels believed to be contaminated unless and until the nature, extent, type and location of the contamination is determined and satisfactory arrangements are made for clean-up or remediation, in accordance with Nevada County standards or state regulations.</p>	<p>Yes</p>	<p>The proposed project site is not located on, or within 1 mile of, a site included on a known or suspected hazardous materials site.</p>
<p>Policy FP-10.8.5.1 The County shall coordinate and centralize firesafe reviews which will include coordination of development with respect to fire prevention and safety, and implementation of Nevada County fire safety programs, standards and procedures.</p>	<p>Yes</p>	<p>The proposed project would be required to comply with all applicable Nevada County Code requirements intended to mitigate effects of wildland fire exposure within the SRAs.</p>
<p>Policy FP-10.8.5.3 In those areas outside <i>Community Regions</i>, which are identified as having a high fire hazard, and/or lack adequate year-round fire protection facilities, maintain low-density land use designations (Rural or Forest) in order to minimize the potential fire hazard.</p>	<p>Yes</p>	<p>Compliance with the California Building Standards Code, the defensible space requirements included in the Public Resources Code, and all applicable Nevada County Code requirements, would ensure that the proposed project would provide the necessary minimum wildfire protection standards to minimize safety effects of being located in the SRA.</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy FP-10.11.1.1 Recognize the Nevada County Defensible Space Standard as described in this policy. The Defensible Space Standard provides the basic protection measures for life and property from encroaching wildfire, and minimizes structure fires or other fires which may threaten to spread into the wildlands. The standard utilizes Public Resources Code 4291 and includes one component of Public Resources Code 4290, fuels treatment next to driveways, as the minimum fire safety standard in Nevada County.</p>	<p align="center">Yes</p>	<p>See analysis under Policy FP-10.8.5.1.</p>
<p>Policy FP-10.11.1.2 Recognize the following fuels treatment guidelines, which serve as recommendations for appropriate spatial arrangement, width, depth, and pruning/limbing height of vegetation in the Extended Reduced Fuel Zone during declared fire season. The guidelines also distinguish appropriate fuels treatment for the various vegetation types in the County: grass-oak woodlands, montane brush, mixed conifer forest and eastside pine with sage.</p>	<p align="center">Yes</p>	<p>See analysis under Policy FP-10.8.5.1.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN HYDROLOGY AND WATER QUALITY POLICIES

General Plan Policies	Consistency with the General Plan	Analysis
<p>Policy 3.19A For all discretionary development, increases in storm water runoff due to new development, which could result in flood damage to downstream residences, commercial, industrial, active natural resource management uses (i.e., farming, ranching, mining, timber harvest, etc.), public facilities, roads, bridges, and utilities shall not be permitted. Required retention/detention facilities, where necessary, shall be designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event. The sizing of such facilities, when needed, shall be based upon the protection of downstream facilities.</p>	<p>Yes</p>	<p>The project will be required by Nevada County regulations to include drainage features to ensure that post development flows leaving the site do not exceed existing runoff volumes for the 100-year storm event.</p>
<p>Policy 10.12 Avoid potential increases in downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review, application of Comprehensive Site Development Standards, use of clustered development, and project subdivision design. The Comprehensive Site Development Standards shall include measures applicable to all discretionary and ministerial projects to avoid downstream flooding resulting from new development. Such measures, shall include, but not be limited to:</p> <ul style="list-style-type: none"> • avoidance of stream channel modifications; • avoidance of excessive areas of impervious surfaces; and • use of on-site retention or detention of storm water. 	<p>Yes</p>	<p>The project would retain 163 acres of the site as in its natural form and 4 acres of the site as agricultural uses. No paving or impervious surfaces would be introduced in this portion of the project site. In addition, A Grading and Drainage Plan has been prepared for the proposed project which identifies the use of on-site retention basins.</p>
<p>Policy 12.1 Enforce Grading Ordinance provision for erosion control on new development projects by adopting provisions for ongoing monitoring of project grading. Project site inspection shall be required prior to initial site disturbance and grading to ensure all necessary control measures, are in place. The installation, maintenance, and performance of erosion and sediment control measures shall be monitored by County or District staff (or their designee) and completely funded by a project applicant. All County projects shall comply with this policy.</p>	<p>Yes</p>	<p>Development activities on the project site would be subject to the Nevada County grading standards. Erosion and sediment control provisions would be required for the project as set forth in Chapter V of the County’s Land Use and Development Code Zoning Regulations.</p> <p>In addition, compliance with the various requirements of the SWRCB Statewide general permits for construction and dewatering as well as the County’s grading permit requirements would ensure that water quality degradation during the construction phase of the proposed project would be minimized. Furthermore, consistent with the post-construction requirements of the State Water Resource Control Board</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with the General Plan	Analysis
		(SWRCB) General Construction Permit, Best Management Practices (BMPs) will be implemented and Low Impact Development (LID) techniques will be utilized to minimize offsite drainage and water quality degradation.
Policy 12.3 Cooperate and encourage those activities dealing with techniques and practices to minimize erosion in cooperation with Nevada County Resource Conservation District, including provisions for educational materials for the general public regarding techniques and practices to minimize erosion from construction activities.	Yes	See analysis provided for Policy 12.1 above.
Policy 12.4 Require erosion control measures as an element of all County contracts, discretionary projects, and ministerial projects.	Yes	See Analysis provided for Policy 12.1 above.
Policy 11.6 The County shall continue to enforce its regulations concerning the installation and operation of private sanitary waste disposal systems in order to protect the quality of surface and groundwater. The location of septic tanks and leachfields and their appropriate setbacks from water courses shall be in accordance with the guidelines of the Lahontan Regional Water Quality Control Board (eastern County) and the Central Valley Regional Water Quality Control Board (western County).	Yes	The proposed project would be connected to County Sanitation District #1 for sanitary waste disposal.
Policy 11.6A New development shall minimize the discharge of pollutants into surface water drainages by providing the following improvements or similar methods which provide equal or greater runoff control: (a) include curbs and gutters on arterials, collectors, and local roads consistent with adopted urban street designs; and (b) oil, grease, and silt traps for subdivisions creating five or more parcels and commercial and industrial development of one acre or greater size. Maintenance of such facilities shall be assured through a legally-enforceable mechanism.	Yes	See analysis provided for Policy 3.19A above.
Policy 11.7 Through the development and application of Comprehensive Site Development Standards, and project environmental review, establish and enforce minimum building setback lines from perennial streams and significant wetlands that are adequate to protect stream and wetland resources.	Yes	Located on the project site is Bear River. The project provides a 100 foot setback as part of project design to ensure the protection of the river.
Policy 11.9A Approve only those grading applications and development proposals that are adequately protected from flood hazards and which do not add flood damage potential. This may include the requirement for foundation design which minimizes displacement of flood waters, as well as other mitigation measures.	Yes	See analysis provided for Policy 11.7 above.

PROJECT CONSISTENCY WITH GENERAL PLAN LAND USE POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 1.3 To provide for an appropriate range of land use types and densities within the County, the following General Plan land use designations are established:</p> <ul style="list-style-type: none"> a. Urban High Density Residential (20 dwelling units per acre maximum within incorporated area's spheres of influence; 15 units per acre elsewhere) b. Urban Medium Density Residential (6 dwelling units per acre maximum) c. Urban Single Family Residential (10,000 square foot minimum parcel size) d. Residential (1.5 acre minimum parcel size) e. Estate (3 acre minimum parcel size) f. Rural-5 (5 acre minimum parcel size) g. Rural-10 (10 acre minimum parcel size) h. Rural-20 (20 acre minimum parcel size) i. Rural-30(30 acre minimum parcel size) j. Rural-40 (40 acre minimum parcel size) k. Rural-160 (160 acre minimum parcel size) l. Neighborhood Commercial m. Community Commercial n. Highway Commercial o. Service Commercial p. Rural Commercial q. Office-Professional r. Business Park s. Industrial t. Recreation u. Forest - 40 (40 acre minimum parcel size) v. Forest - 80 (80 acre minimum parcel size) w. Forest - 160 (160 acre minimum parcel size) x. Forest - 640 (640 acre minimum parcel size) y. Public z. Open Space aa. Water Area bb. Special Development Area cc. Planned Development dd. Planned Residential Community <p>The location and extent of each of the land use designations is shown on the General Plan Land Use Maps. Boundary lines for the various land use designations, as shown on the General Plan Land Use Maps, are intended to portray the relative location and extent of land use areas, generally following known physical features such as watercourses, roads and parcel lines.</p> <p>The County will review innovative land use measures that promote the preservation of open space and environmentally-sensitive areas. Such</p>	<p>Yes</p>	<p>The proposed project is not an allowable use under the existing land use designations and requires a change in the site's existing zoning. As such, the project proposes to amend the General Plan to establish a CCRC land use designation and to change the site's designation from PD-EST to PD-CCRC. The project also proposes to amend the County's Zoning Ordinance to establish and define a CCRC combining district and to rezone the site from RA-3-PD to PD-CCRC. These proposed changes would allow for the development of a continuing care retirement community on the project site while allowing for flexibility in site design, including the clustering of uses to minimize adverse effects to the natural resources on the site. Approval of the proposed project would eliminate all conflicts between the proposed project and the Nevada County General Plan and Zoning Ordinance. Furthermore, the project is consistent with the overall intent of the Planned Development designation in that it provides a mixed-use, master-planned development clustered on the portion of the site that includes the fewest natural resources.</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with General Plan	Analysis
<p>concepts as transferable development credits, clustering incentives, and site analysis requirements will be considered.</p>		
<p>Policy 1.12 To encourage resource management in subdivisions in the Rural General Plan designations, agricultural and timber production uses shall be considered appropriate uses within said subdivisions, and the tentative map approval process shall encourage clustering to support grazing, forest management, and crop production coexistent with residential uses.</p>	<p align="center">Yes</p>	<p>Physical development impacts associated with the project will be clustered onto a small portion of the overall site which places the development further from existing adjacent uses. In addition, the project includes 4 acres of agricultural uses.</p>
<p>Policy 1.18 Clustering of development is an effective and direct means to provide for the maintenance of the rural quality of life and protection of environmental resources which are important to Nevada County. Therefore, submittal of a clustering option of all land divisions shall be required within the Estate, Rural, and Forest General Plan land use designations in order to maintain the open, pastoral character of development which gives definition to the Rural Regions, and to protect environmental features by preserving areas containing such features as Open Space. This clustering evaluation shall utilize U.S.G.S. maps as the basic level of information.</p> <p>In all other residential use designations (including Residential, Urban Single-Family, Urban Medium Density, and Urban High Density), clustering of development shall be strongly encouraged to maintain viable open space onsite to contribute to open space linkages through and between land use areas. In addition, submittal of a clustering option shall be required in these land use designations and clustering encouraged for all discretionary projects where environmentally sensitive resources, as defined in Policy 1.17, are present. Clustering may be achieved by building site clustering with creation of permanent open space; restriction of buildable area on individual lots; or other means which are consistent with the protection of the natural resources and environmental characteristics on the site.</p> <p>No specific amount or ratio of open space shall be required; however, the amount of open space shall not be less than the amount of land area on the site subject to significant environmental features, as defined in Policy 1.17. Where the entire site is affected by significant environmental features, clustered development shall occur on the least sensitive habitat or resource area, as defined by an environmental analysis. Within such defined areas, minimum</p>	<p align="center">Yes</p>	<p>Proposed development associated with the project would be limited to 48 acres total, with all development except the proposed emergency access road, trails, water tank, and sewer lift station to be clustered within the northwest portion of the site. Approximately 4 acres of the site would be used for agricultural uses (row crops and an orchard), with 163 acres remaining as undeveloped open space.</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with General Plan	Analysis
<p>subdivision parcel size shall be limited to that needed to meet water and sewage disposal standards, as determined by the Department of Environmental Health. Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.</p> <p>The allowable number of dwelling units for any clustered development shall not exceed the number of units determined by dividing the total acreage of a parcel by the maximum permitted density specified in Policy 1.22 for the land use designation in which the parcel is located.</p>		
<p>Policy 1.36 The County recognizes that amending the Plan through individual General Plan amendments for specific site changes may not be compatible with a comprehensive and internally consistent plan. Where General Plan amendments are considered on an individual basis, the following shall apply:</p> <p>The proposed amendment must be found to be:</p> <ul style="list-style-type: none"> a. in the public interest; and b. consistent with the General Plan's central themes, goals, objectives, and policies. <p>If this review concludes that additional areas for development are needed to address the above issues and further General Plan goals, objectives, and policies, the County shall encourage the development of Special Development Areas, consistent with the standards of policy 1.5.u., to accommodate future growth, rather than increases in density and intensity of land uses within Rural Regions. This will ensure consistency with the intent of the Plan, particularly policy 1.1, to limit growth in Rural Regions and encourage compact, balanced growth within Community Regions.</p>	<p>Yes</p>	<p>The project proposes to amend the General Plan to establish a CCRC land use designation and to change the site's designation from PD-EST to PD-CCRC. The project also proposes to amend the County's Zoning Ordinance to establish and define a CCRC combining district and to rezone the site from RA-3-PD to PD-CCRC. The Nevada County Planning Commission and Board of Supervisors will determine whether the proposed project is considered a conflict with this policy</p>

PROJECT CONSISTENCY WITH GENERAL PLAN NOISE POLICIES

General Plan Policies	Consistency with the General Plan	Analysis
<p>Policy 9.1 The following noise standards, as performance standards and land use compatibility standards shall apply to all discretionary and ministerial projects excluding permitted residential (including tentative maps) land uses.</p>	<p>Yes, with mitigation</p>	<p>The proposed project has been evaluated in accordance with County noise standards. Mitigation measures have been incorporated, such as MM 3.11.1 which addresses construction timing to ensure compliance with County noise standards and long-term operation of the proposed project.</p>
<p>Policy 9.7 Strongly discourage those General Plan amendments and zone changes that would likely create land use conflicts relative to noise.</p>	<p>Yes</p>	<p>Projected future noise levels within the project area would not exceed County noise standards for land use compatibility with County noise standards. Mitigation measures have been incorporated, where necessary, to require compliance with County noise standards and long-term operation of the proposed project would be subject to County noise standards.</p>
<p>Policy 9.8 Strongly encourage future noise sensitive land uses, including residences, schools, hospitals, nursing homes, churches, and libraries, to those location of the County where the impact of noise generators is limited so that compliance with standards found in Policy 9.1 will be maintained. This policy shall apply to the approval of all tentative maps for residentially zoned parcels. As an additional guide in evaluating land use compatibility, those standards as found in Figure 1 shall be used.</p>	<p>Yes</p>	<p>Refer to analysis for Policy 9.7.</p>
<p>Policy 9.9 Limit future noise generating land use to those location of the County where their impacts on noise sensitive land uses will be minimized, consistent with the standards found in Policy 9.1.</p>	<p>Yes</p>	<p>Refer to analysis for Policy 9.7.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN POPULATION, HOUSING, AND EMPLOYMENT POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy RC-8.4.8 To the extent feasible, the County shall remove governmental constraints on the development of affordable housing for lower-income, senior citizen and households with persons with disabilities. Special emphasis shall be placed on removing governmental constraints for households falling within the extremely low-income group or those that earn 30% or less than the median income</p>	<p>Yes</p>	<p>The intent of this policy is to encourage the provision of senior and affordable housing in the unincorporated County. The project is consistent with the County’s goal to increase senior housing stock as it would create residential options available only to persons aged 55 years or older.</p>
<p>Policy EO-8.5.4 All senior assisted care residential developments shall include at least 10% of the total units affordable to low-income seniors. Such projects shall qualify for a density bonus.</p>	<p>Yes</p>	<p>The proposed project would be required to comply with this policy as a condition of development approval.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN FIRE PROTECTION POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 3.1 The levels of service and provision of public facilities in <i>Community Regions</i> shall be based upon improving the capacity of public facilities to serve higher levels of development directed to <i>Community Regions</i>. The levels of service and provision of public facilities <i>Rural Regions</i> shall be based upon limiting the amount of development to ensure that adequate facilities are available. Planning for future public facilities and services in <i>Community and Rural Regions</i> shall be based upon the following criteria:</p> <p>Community Regions</p> <ul style="list-style-type: none"> a. public water and sewer b. retention of existing emergency response time c. intercommunity-transit 	<p>Yes</p>	<p>As discussed in Section 3.13, Public Services and Utilities, implementation of the proposed project would not impede upon adequate emergency response to be provided by the Higgins Area Fire Protection District.</p>
<p>Policy 3.14 In order to ensure that capacity of public facilities is coordinated with the timing of development the County shall require for any development requiring a discretionary permit, and for any General Plan amendment, a determination of the adequacy of public facilities, or an impact fee program, to serve the proposed development.</p> <p>The adequacy of public facilities shall be determined upon the available capacity in existing facilities, plus the net additional capacity to support new development resulting from construction of the improvements in the Five-Year CIP of the County and other affected local agencies, the County 5-Year Road Improvement Program and the State Transportation Improvement Program.</p> <p>Additional capacity provided by such improvements to resolve existing deficiencies shall not be counted in the basis for determining capacity available to serve new development. When adequate public facilities are planned, but not yet available to serve a proposed development, the County may require that mitigating measures be undertaken by the proponent of the development. Such measures shall not be in lieu of development impact fees; such measures may include but are not limited to, alteration in the timing or phasing of the proposed development, construction of temporary improvements, or construction of off-site improvements necessary to serve that development.</p>	<p>Yes</p>	<p>The project proposes to amend the General Plan to establish a CCRC land use designation and to change the site's designation from PD-EST to PD-CCRC. The project also proposes to amend the County's Zoning Ordinance to establish and define a CCRC combining district and to rezone the site from RA-3-PD to PD-CCRC. The PD-CCRC land use designations would not significantly increase the intensity of the impacts to Public Services. Fire, law enforcement, schools and parks/recreation would all be able to adequately service can be provided to the proposed project. Existing water and wastewater public facilities along with proposed improvements would be adequate to serve the project site. Roadway improvements necessary to serve the project site are discussed in Section 3.14, Transportation and Circulation.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN LAW ENFORCEMENT POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 3.1 The levels of service and provision of public facilities in <i>Community Regions</i> shall be based upon improving the capacity of public facilities to serve higher levels of development directed to <i>Community Regions</i>. The levels of service and provision of public facilities <i>Rural Regions</i> shall be based upon limiting the amount of development to ensure that adequate facilities are available. Planning for future public facilities and services in <i>Community and Rural Regions</i> shall be based upon the following criteria:</p> <p>Community Regions</p> <ul style="list-style-type: none"> a. public water and sewer b. retention of existing emergency response time c. intercommunity-transit 	<p>Yes</p>	<p>Sufficient law enforcement capabilities to serve the project would be available or the project's fair share accounted for through the payment of fees as determined by the County's fee structure for new development. This would allow the current emergency response time to be maintained with implementation of the project.</p>
<p>Policy 3.10 The following specific level of service standards shall be applicable to Community Regions and Rural Regions for public facilities which the County has responsibility for providing:</p> <p>Overall County Services and Human Services</p> <ul style="list-style-type: none"> a. For <i>Community and Rural Regions</i> 2,500 square feet for each increase of 1,000 persons in county-wide population. <p>County Jail</p> <ul style="list-style-type: none"> B. For <i>Community and Rural Regions</i> one (1) inmate bed per 1,000 of the county-wide population. 	<p>Yes</p>	<p>The Sheriff's Department has indicated the proposed project will not adversely affect the current level of services within Nevada County. The project would not result in the need for additional facilities or inmate beds as calculated under this policy.</p>
<p>Policy 3.14 In order to ensure that capacity of public facilities is coordinated with the timing of development the County shall require for any development requiring a discretionary permit, and for any General Plan amendment, a determination of the adequacy of public facilities, or an impact fee program, to serve the proposed development.</p> <p>The adequacy of public facilities shall be determined upon the available capacity in existing facilities, plus the net additional capacity to support new development resulting from construction of the improvements in the Five-Year CIP of the County and other affected local agencies, the County 5-Year Road Improvement Program and the State Transportation Improvement Program.</p> <p>Additional capacity provided by such improvements to resolve existing deficiencies</p>	<p>Yes, with Mitigation</p>	<p>See analysis for Policy 3.14 above.</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with General Plan	Analysis
<p>shall not be counted in the basis for determining capacity available to serve new development. When adequate public facilities are planned, but not yet available to serve a proposed development, the County may require that mitigating measures be undertaken by the proponent of the development. Such measures shall not be in lieu of development impact fees; such measures may include but are not limited to, alteration in the timing or phasing of the proposed development, construction of temporary improvements, or construction of off-site improvements necessary to serve that development.</p>		

PROJECT CONSISTENCY WITH GENERAL PLAN EDUCATIONAL FACILITIES POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 7.5 The County will cooperate with the school districts and municipalities in the County, to the extent feasible, to explore methods for securing adequate funding of new school facilities. This may include the development of local funding mechanisms, as well as the utilization of state funds when available. Local resources to be considered may include the reservation or dedication of school sites, developer fees, development agreements, Mello-Roos CFDs, assessment districts, redevelopment funds, general obligation bond proceeds, special taxes, and other legal funding mechanisms.</p>	<p>Yes</p>	<p>The project will be required to pay school mitigation fees pursuant to Education Code Section 17620, Government Code Section 53080 and any fees required by state law or District policy.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN WATER SUPPLY AND SERVICE POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 3.5 Within Community Regions with existing public sewer and water systems, all new residential land divisions shall be required to connect to public sanitary sewer and water systems. Temporary use of private on-site systems may be allowed where public systems are not yet available but where a specific improvement plan and funding mechanisms are in place. A legally binding mechanism shall be required to insure that the development will connect to the public systems when available, and that the private systems will be discontinued.</p>	<p align="center">Yes</p>	<p>A mainline extension from the northeast corner of the site at Rodeo Flat Road will be constructed as part of the project. Any offsite construction will be located within existing Public Utility Easements (PUEs). Proposed water lines within the project site are shown on the Proposed Infrastructure Plan, Figure 2.0-16.</p>
<p>Policy 11.1 Adopt water conservation standards, consistent with State guidelines, for multi family, commercial and industrial development encouraging installation and use of low-flow plumbing fixtures, drip irrigation systems, and drought-tolerant landscape plantings.</p>	<p align="center">Yes</p>	<p>Project implementation would comply with the California Building Code as adopted by Nevada County and NID Regulations and Ordinances for water conservation. Landscape and landscape irrigation systems will comply with County requirements for drip irrigation and use of drought-resistant landscape plantings.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN SEWER SERVICE POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 3.5 Within Community Regions with existing public sewer and water systems, all new residential land divisions shall be required to connect to public sanitary sewer and water systems. Temporary use of private on-site systems may be allowed where public systems are not yet available but where a specific improvement plan and funding mechanisms are in place. A legally binding mechanism shall be required to insure that the development will connect to the public systems when available, and that the private systems will be discontinued.</p>	<p>Yes</p>	<p>The project will connect to the NCSD-1 Lake of the Pines WWTP.</p>
<p>Policy 3.16 Where community sewer or water systems are installed or required as a condition of development, there shall be a contract, development agreement, formation of an area service district, or other legally enforceable mechanism to insure long term maintenance of the community system.</p>	<p>Yes</p>	<p>The Nevada County Sanitation District will operate the wastewater system.</p>
<p>Policy 3.17 The use of community sewer and/or water systems are encouraged where such systems are economically feasible for the intended service area.</p>	<p>Yes</p>	<p>The project proposes to construct an onsite gravity wastewater system, directed to a lift station. The lift station will pump wastewater through a force main toward the northeast to another on-site lift station.</p>
<p>Policy 11.6 The County shall continue to enforce its regulations concerning the installation and operation of private sanitary waste disposal systems in order to protect the quality of surface and groundwater.</p> <p>The location of septic tanks and leachfields and their appropriate setbacks from water courses shall be in accordance with the guidelines of the Lahontan Regional Water Quality Control Board (eastern County) and the Central Valley Regional Water Quality Control Board (western County).</p>	<p>Yes</p>	<p>The proposed community wastewater treatment facility will be constructed in compliance with the County regulations concerning the installation and operation of private sanitary waste disposal systems. The proposed wastewater treatment facility will be permitted by the Central Valley Regional Water Quality Control Board and will be required to meet waste discharge requirements.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN SOLID WASTE SERVICE POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 3.24 The County, in cooperation with other affected agencies, shall continue to implement the County Integrated Waste Management Plan. Preparation of a comprehensive long-range facilities plan for the County shall consider the need for transfer stations, composting sites, hazardous waste collection facilities, and other solid waste disposal facilities.</p>	<p>Yes, with mitigation</p>	<p>Mitigation Measure 3.13.6.1 ensures compliance with the waste and recycling collection requirements for projects within Nevada County.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN PARK AND RECREATION POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy 5.9 Parks and recreation facilities shall be included in the County’s comprehensive impact fee program. The comprehensive development fees shall be in amounts sufficient to offset the costs identified as the appropriate share of the park and recreation facility improvements necessary to serve future development. The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts upon the County.</p>	<p>Yes</p>	<p>The County collects Quimby fees by recreation zone area. The project is located in the Bear River Recreation Benefit Zone and the project will pay the appropriate fees for this Zone.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN ELECTRICITY, PROPANE AND TELEPHONE POLICIES

General Plan Objectives and Policies	Consistency with General Plan	Analysis
<p>Policy 3.14 In order to ensure that capacity of public facilities is coordinated with the timing of development the County shall require for any development requiring a discretionary permit, and for any General Plan amendment, a determination of the adequacy of public facilities, or an impact fee program, to serve the proposed development.</p> <p>The adequacy of public facilities shall be determined upon the available capacity in existing facilities, plus the net additional capacity to support new development resulting from construction of the improvements in the Five-Year CIP of the County and other affected local agencies, the County 5-Year Road Improvement Program and the State Transportation Improvement Program.</p> <p>Additional capacity provided by such improvements to resolve existing deficiencies shall not be counted in the basis for determining capacity available to serve new development. When adequate public facilities are planned, but not yet available to serve a proposed development, the County may require that mitigating measures be undertaken by the proponent of the development. Such measures shall not be in lieu of development impact fees; such measures may include but are not limited to, alteration in the timing or phasing of the proposed development, construction of temporary improvements, or construction of off-site improvements necessary to serve that development.</p>	<p>Yes</p>	<p>The proposed project would be adequately served by Pacific Gas and Electric Company and AT&T and no significant impacts would occur as a result of the change in land use designations or project implementation.</p>
<p>Policy 3.21 Where water, sewer, and other underground utilities are extended through undeveloped natural areas, consideration shall be given to restoration of areas of cut, back-fill, and grading. All surfaces shall be revegetated with appropriate ground covers and plant materials.</p>	<p>Yes</p>	<p>The extension of water, sewer, electrical and telephone utilities lines would occur within areas proposed for development as part of the project and in existing PUEs.</p>
<p>Policy 3.23 The visual effects of telephone transmission lines and high voltage utility transmission lines shall be mitigated wherever feasible so that they are inconspicuous from Scenic Highways and viewsheds.</p>	<p>Yes</p>	<p>The project does not propose installation of overhead utility lines.</p>

PROJECT CONSISTENCY WITH GENERAL PLAN TRAFFIC AND CIRCULATION POLICIES

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy LU-4.1.1 The minimum level of service allowable in the <i>Rural Regions</i> of the County, as identified in the General Plan, shall be level of service (LOS) C, except where the existing LOS is less than C. In those situations, the LOS shall not be allowed to drop below the existing LOS. Level of service shall be based on the typical highest peak hour of weekday traffic. Special events may be permitted which temporarily exceed this minimum LOS.</p>	<p>Yes</p>	<p>The reader is referred to Impacts 3.14.1, 3.14.2, and 3.14.8 in Section 3.14, Traffic and Circulation, for a discussion of the project's consistency with this policy.</p>
<p>Policy LU-4.1.3 The land use pattern reflected in the Nevada County General Plan Land Use Map is correlated with the future ability of the transportation system, including the major roadway network, to adequately serve said land uses based upon the service criteria and levels of service identified in Policy 4.1, Policy 4.3, Policy 3.1, and Policy 3.10. All General Plan amendments shall be required to show that the proposed development is also correlated with the future provision of transportation facilities and levels of service according to the same criteria.</p>	<p>Yes</p>	<p>See analysis for Policy LU-4.1.1.</p>
<p>Policy LU-4.1.11 New roads built to serve discretionary projects shall be maintained through private maintenance agreements, homeowners associations, Permanent Road Divisions (PRDs), or Community Service Areas (CSAs)</p>	<p>Yes</p>	<p>The project site would be provided local access via Rincon Way, an existing public roadway.</p>
<p>Policy MV-4.2.4 The County shall maintain the function and integrity of arterial and major collector roads by limiting access wherever possible. For all new development, allow access via the lowest roadway classification, consistent with safe operation of the roadways and environmental constraints</p>	<p>Yes</p>	<p>The project site would be provided local access via Rincon Way, which is designated as a local road in the General Plan Circulation Element.</p>
<p>Policy MV-4.2.5 In the review of all discretionary permits, the County shall consider the effect of the proposed development on the area-wide transportation network and the effect of the proposed development on the road network and other transportation facilities in the immediate vicinity of the project site</p>	<p>Yes</p>	<p>A <i>Traffic Impact Analysis for Rincon del Rio Continuing Care Retirement Community, Nevada County, California</i>, was prepared for the proposed project by KD Anderson & Associates, Inc. (2011), included as Appendix M to this Draft EIR. The study area analyzed in the traffic analysis addresses traffic conditions on State Route 49 and County roads that would be used to access the site. In addition, section 3.14, Transportation and Circulation, of this Draft EIR analyzes transportation-related impacts</p>

APPENDIX 3.0-A – GENERAL PLAN CONSISTENCY TABLES

General Plan Policies	Consistency with General Plan	Analysis
		consistent with this policy.
<p>Policy MV-4.2.10 Discretionary development served by a dead end road and located beyond the dead end road limit shall be required, at a minimum, to construct secondary access roads in accordance with Chapters XVI and XVII of the Nevada County Land Use Code. Secondary access roads shall meet Nevada County Fire Standard Access Road standards unless a Petition for Exception is approved granting lesser standards.</p>	Yes	The project site would have a single public access connecting to SR 49 via Rincon Way. A second emergency vehicle access, which would be gated, has been identified along Rodeo Flat Road.
<p>Policy RD-4.3.1 All discretionary and ministerial non-residential projects shall consider the feasibility of providing transit alternatives to automobile transportation and ways to reduce the dependence on the automobile. For projects generating 50 or more employees, the applicant shall prepare an analysis documenting means to reduce automobile dependence. Wherever feasible, measures documented in the analysis shall be incorporated into the project. This process shall be coordinated with the applicable Transportation Management Association (TMA) or successor agencies.</p>	Yes	The proposed project is intended to provide a pedestrian-oriented environment with maximum on-site travel, and the site design locates shopping, services, and activities within walking distance of the residences in order to reduce the need for off-site trips (the farthest house would be less than a half mile from the mixed-use Village Center). In addition, the project would offer alternative on-site transportation options including staff-driven vehicles (golf carts) and employee-facilitated carpooling and organized ridesharing. Shared vehicles, electric cars, and bicycles would also be available for residents.
<p>Policy RD-4.3.6 Sidewalks, walkways, bicycle facilities and paths should be provided where necessary, and on an equitable basis with roadway improvements.</p>	Yes	The proposed project includes sidewalks, walking trails, and pedestrian bridges.
<p>Policy EP-4.4.1 The County shall require environmentally sound practices for transportation facility construction and maintenance. New roads or improvements to the existing road system and all trails and pathways shall be located, constructed and maintained in a manner compatible with the environment.</p>	Yes	As discussed throughout this Draft EIR, proposed development on the site will be clustered to avoid sensitive natural resources. Any construction on the site will be required to comply with county regulations intended to protect the environment. Furthermore, it is an objective of the project to ensure compatibility with the natural setting of the project site and surrounding neighborhood and promote internal connectivity.

